

Notice of Meeting

Western Area Planning Committee

Wednesday, 9th April, 2014 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday, 1 April 2014

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148
Email: planapps@westberks.gov.uk

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 519441 / 503043 / 5031 Email: ewalker@westberks.gov.uk / jlegge@westberks.gov.uk / jcollett@westberks.gov.uk



West Berkshire
COUNCIL

Agenda - Western Area Planning Committee to be held on Wednesday, 9 April 2014
(continued)

To: Councillors David Allen, Jeff Beck, Paul Bryant (Chairman), George Chandler, Hilary Cole, Paul Hewer, Roger Hunneman, Garth Simpson, Anthony Stansfeld, Julian Swift-Hook, Ieuan Tuck and Virginia von Celsing (Vice-Chairman)

Substitutes: Councillors Howard Bairstow, Billy Drummond, Adrian Edwards, Mike Johnston, Gwen Mason, Andrew Rowles and Tony Vickers

Agenda

Part I

	Page No.
(1) Application No. and Parish: 13/03164/OUTD - Meadow Rear Of Cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford.	1 - 2
Proposal: Outline application for construction of two new dwellings and garages. Matters to be considered: Access.	
Location: Meadow Rear Of Cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford.	
Applicant: Mr Nigel Thornton, Charnham Meadow Limited	
Recommendation: To DELEGATE to the Head of Planning and Countryside to REFUSE planning permission.	
(2) Application No. and Parish: 13/03234/FUL - Carbrook, Curridge Road, Curridge	3 - 4
Proposal: Creation of a new secondary access to serve outbuilding.	
Location: Carbrook, Curridge Road, Curridge, RG18 9EB.	
Applicant: Mark Talbot	
Recommendation: To DELEGATE to the Head of Planning and Countryside to GRANT Planning Permission subject to conditions.	
(3) Application No. and Parish: 14/00101/FULD - Land At Wallis Gardens, Adjoining West Berks Bowls Club, Pyle Hill, Newbury	5 - 6



West Berkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 9 April 2014
(continued)

Proposal: Erection of 3 two storey three bedroom houses with attached garages.

Location: Land At Wallis Gardens, Adjoining West Berks Bowls Club, Pyle Hill, Newbury, RG14 7SW

Applicant: West Berks Bowls Association Ltd

Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT** Planning Permission subject to the schedule of conditions (section 8) and the completion of a Section 106 legal agreement within two months of the date of Committee.
OR
If the s106 Legal Agreement is not completed within two months of the date of this Committee, **DELEGATE** to the Head of Planning and Countryside to **REFUSE PERMISSION**, given the failure of the application to mitigate the impact of the development on the local Infrastructure, where expedient.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the Replacement Minerals Local Plan for Berkshire, the Waste Local Plan for Berkshire and relevant Supplementary Planning Guidance and Documents.
- (c) Any previous planning applications for the site, together with correspondence and report(s) on those applications.
- (d) The case file for the current application comprising plans, application forms, correspondence and case officer's notes.
- (e) The Human Rights Act.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

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Agenda Item 4.(1)

WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

UPDATE REPORT

Item No: (1) **Application No:** 13/03164/OUTD **Page No.** 19 - 32

Site: Meadow rear of cottages 1 and 2 The Lamb Inn, Charnham Street, Hungerford

Planning Officer Isabel Johnson
Presenting:

Member Presenting:

Parish Representative speaking: Councillor Roger Thompson

Objector(s) speaking: Mr Chris Scorey – Town and Manor of Hungerford

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Chris Strang

Ward Member(s): Cllr Paul Hewer
Cllr James Podger

Update Information:

No update information.

DC

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Agenda Item 4.(2)

WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

UPDATE REPORT

Item No: (2) **Application No:** 13/03234/FUL **Page No.** 33 - 42

Site: Carbrook, Curridge Road, Curridge RG18 9EB

Planning Officer Derek Carnegie
Presenting:

Member Presenting:

**Parish Representative
speaking:** Mr Rob Crispin
Councillor Wood

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Chris Strang

Ward Member(s): Councillor Hilary Cole

Update Information:

Correction page 34 - Site History application 13/02848 should read 13/01532

The Highways Officer had added:-

The speed limit on the road fronting the site is 30 mph, however from observations made it is highly likely that vehicles speeds are less than 30 mph, especially for vehicles travelling east

The sight lines for vehicles leaving the sight are 2.4×43.0 metres, which according to the UK governments *Manual for Streets* (MfS) is suitable for 30 mph. The sight lines are therefore in excess of requirements.

The forward visibility for vehicles turning right into the site was recently measured at 31.0 metres. This according to MfS is suitable for vehicles travelling in the opposite direction at 24 mph. The extent of forward visibility is therefore advised to be appropriate.

No further update information.

DC

Agenda Item 4.(3)

WESTERN AREA PLANNING COMMITTEE ON 9 APRIL 2014

UPDATE REPORT

Item No: (3) **Application No:** 14/00101/FULD **Page No.** 43 - 62

Site: Land at Wallis Gardens, Adjoining West Berkshire Bowls Club, Pyle Hill, Newbury RG14 7SW

Planning Officer Derek Carnegie
Presenting:

Member Presenting:

**Parish Representative
speaking:** N/A

Objector(s) speaking:	Ms Debbie Kelly
	Ms Hannah Cooper
	Ms Ina Oakes
	Mr Terry South
	Mrs Denise South
	Mr Andy Gove
	Mrs Diane Hunt
	Mr Nigel Hunt

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Brian Mursell

Ward Member(s): Councillors Billy Drummond and Julian Swift-Hook

Update Information:

The Highways Officer has added:-

The existing 13 houses within Wallis Gardens are provided with a total of 24 parking spaces including 9 garages, an average rate of 1.84 spaces per dwelling.

The proposed three dwellings will be provided with 6 parking spaces including 3 garages, an average rate of 2.0 spaces per dwelling.

Concern has been raised regarding forward visibility of the existing wall around the bend. Some forward visibility

is already possible however it will now be improved further by reducing the wall along the frontage and round the corner, when required, to a height of 0.6 metres.

No further update information.

DC