

Notice of Meeting

Western Area Planning Committee

Wednesday, 11 December, 2013 at 6.30pm

**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, 03 December 2013

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) 503043 Email: jlegge@westberks.gov.uk



West Berkshire
COUNCIL

Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (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

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1. Apologies

To receive apologies for inability to attend the meeting (if any).

2. Minutes

1 - 8

To approve as a correct record the Minutes of the meeting of this Committee held on 13 November 2013.

3. Declarations of Interest

To remind Members of the need to record the existence and nature of any Personal, Disclosable Pecuniary or other interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).

4. Schedule of Planning Applications

(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications).

(1) Application No. and Parish: 13/02615/COMIND - The Limes Guest House and 370a and 370b London Road, Newbury

9 - 22

Proposal: Section 73. Variation of Condition 3 [build in accord with approved plans] of planning permission reference 13/00252/comind.

Location: The Limes Guest House and 370a and 370b London Road, Newbury.

Applicant: Gracewell Healthcare 2 Ltd.

Recommendation: The Head of Planning and Countryside be authorised to **GRANT** planning permission.



West Berkshire
COUNCIL

Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

(2) **Application No. & Parish: 13/02622/COMIND - The Limes Guest House and 370a and 370b London Road, Newbury.** 23 - 34

Proposal: Section 73. Variation of Condition 17 on planning permission 13/00252/comind.

Location: The Limes Guest House and 370a and 370b London Road, Newbury.

Applicant: Gracewell Healthcare 2 Ltd.

Recommendation: The Head of Planning and Countryside be authorised to **GRANT** planning permission.

(3) **Application No. & Parish: 13/02408/FULD 3 - 7 Sandleford Farm, Sandleford, Newtown, Newbury** 35 - 50

Proposal: Demolition of existing buildings [Gilson Engineering] and erection of 9 dwellings, two 2 bed, four 3 bed and three 4 bed. New access and sound barrier. Parking and landscaping.

Location: 3 - 7 Sandleford Farm, Sandleford, Newtown, Newbury.

Applicant: Gilson Engineering.

Recommendation: The Head of Planning and Countryside be authorised to **GRANT** planning permission, subject to the completion of a s106 planning obligation.



Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

(4) **Application No & Parish: 13/01848/FULD - Wellington Arms, 4 Andover Road, Newbury** 51 - 70

Proposal: Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into 4 new residential units. Demolition of rear extension to main building, garage/store and toilet blocks, extension linking main building to function suite and boundary wall adjacent to Derby Road. Hard and soft landscaping and provision of 3 car park spaces.

Location: Wellington Arms, 4 Andover Road, Newbury, Berkshire, RG14 6LR.

Applicant: Vokins Construction.

Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT** Planning Permission subject to the schedule of conditions (section 8.2) 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 as set out in section 8.4, where expedient.

(5) **Application No. & Parish: 13/01849/LBC - Wellington Arms, 4 Andover Road, Newbury** 71 - 84

Proposal: Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into 4 new residential units. Demolition of rear extension to main building, garage/store and toilet blocks, extension linking main building to function suite and boundary wall adjacent to Derby Road. Hard and soft landscaping and provision of 3 car park spaces.

Location: Wellington Arms, 4 Andover Road, Newbury, Berkshire, RG14 6LR.

Applicant: Vokins Construction.

Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT** Planning Permission subject to the schedule of conditions (section 8.2).



West Berkshire
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Agenda - Western Area Planning Committee to be held on Wednesday, 11 December 2013 (continued)

Items for Information

5. **Appeal Decisions relating to Western Area Planning Committee** 85 - 92
Purpose: To inform Members of the results of recent appeal decisions relating to the Western Area Planning Committee.

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.