

Notice of Meeting

Western Area Planning Committee

Wednesday, 5 February, 2014 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, 28 January 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 Elaine Walker on (01635) 519441 Email: ewalker@westberks.gov.uk



West Berkshire
COUNCIL

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(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

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To approve as a correct record the Minutes of the meeting of this Committee held on 15 January 2014.

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:13/02707/FULD, Greenham Parish Council.

11 - 22

Proposal: Demolition of existing dwelling, and erection of 4 number dwellings with associated parking.

Location: Land at 1 Dalby Crescent, Newbury.

Applicant: Priory Land Limited.

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



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(2) Application No and Parish: 13/02569/FULEXT, Newbury Town Council 23 - 40

Proposal: Change of Use from offices (Class B1) to provide 17 dwellings (Class C3)

Location: 3 and 9 London Road, Newbury, Berkshire, RG14 1JL

Applicant: J Curtis and Sons

Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION** subject to the completion of a Section 106 agreement and within two months of the date of the committee. Or within two months of the date of the committee to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the following reason:
The development fails to provide an appropriate scheme of works or off site mitigation measures to accommodate the impact of development on local infrastructure, services or amenities or provide an appropriate mitigation measure such as a planning obligation. The proposal is therefore contrary to government advice and Policies CS5 and CS6 of the West Berkshire Core Strategy (2006-2026) as well as West Berkshire District Council's adopted Supplementary Planning Document – Delivering Investment from Sustainable Development.

(3) Application No and Parish: 13/01937/FULMAJ, Newbury Town Council 41 - 56

Proposal: Proposed Change of Use of offices (Class B1) to provide 10 Dwellings (Class C3)

Location: Phoenix House, 50 And 52 Bartholomew Street, Newbury

Applicant: J Curtis And Sons

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, where expedient.



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Items for Information

5. **Appeal Decisions relating to Western Area Planning Committee** 57 - 62
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.