

Notice of Meeting



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Western Area Planning Committee

Wednesday 4 April 2018 at 6.30pm

in the 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.

Further information for members of the public

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Council Chamber, Market Street, Newbury between 6.15pm 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 Rachel Craggs on (01635) 519441 Email: rachel.craggs@westberks.gov.uk

Date of despatch of Agenda: Friday, 23 March 2018



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 4 April 2018
(continued)

- To:** Councillors Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hower, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing
- Substitutes:** Councillors Howard Bairstow, Jeanette Clifford, James Fredrickson and Mike Johnston
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Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 7 - 38
To approve as a correct record the Minutes of the meeting of this Committee held on 21 February 2018 and 14 March 2018.
3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable 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: 18/00223/FULD - Chieveley** 39 - 58

Proposal:	Erection of a detached dwelling, garaging and associated works
Location:	Land adjacent to Morphe, Downend, Chieveley
Applicant:	Charles Manly and Jane Parkin
Recommendation:	The Head of Planning and Countryside be authorised to APPROVE PLANNING PERMISSION
 - (2) **Application No. and Parish: 17/02772/FULC - Hampstead Norreys Parish Council** 59 - 84



Agenda - Western Area Planning Committee to be held on Wednesday, 4 April 2018
(continued)

Proposal:	Change of use of a grain storage building to B8 use class.
Location:	The Grain Store, Wyld Court Farm
Applicant:	Empire State Land Company
Recommendation:	To DELEGATE to the Head of Development and Planning to APPROVE PLANNING PERMISSION subject to conditions

(3) **Application No. and Parish: 17/01550/FULEXT - Greenham**

85 - 110

Proposal:	Change of use of agricultural land to land for siting 40 additional holiday lodges, construction of access road, parking spaces and hard standing bases and associated landscape planting and infrastructure
Location:	Land South of Lower Farm, Hambridge Lane, Newbury
Applicant:	West Berkshire Council
Recommendation:	To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1) and the completion of a planning obligation (Section 8.2) by 30 th April 2018. OR If the planning obligation is not completed by 30 th April 2018, 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 and services as set out in Section 8.3, 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.