

Notice of Meeting



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Western Area Planning Committee Wednesday 3 July 2019 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 webcast, 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 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 / Rachel Craggs / Jo Reeves on (01635) 503043/519441/519486 Email:



WestBerkshire
C O U N C I L

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(continued)

jenny.legge@westberks.gov.uk / rachel.craggs@westberks.gov.uk /
jo.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 25 June 2019



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(continued)

- To:** Councillors Adrian Abbs, Phil Barnett, Jeff Cant, Hilary Cole, Carolynne Culver, Clive Hooker (Chairman), Claire Rowles, Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, James Cole, David Marsh, Steve Masters, Andy Moore, Erik Pattenden, Garth Simpson and Martha Vickers
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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 - 16
To approve as a correct record the Minutes of the meeting of this Committee held on 12 June 2019.
 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: 19/01035/HOUSE, Gilberts, Hill Green, Leckhampstead** 17 - 28
- Proposal:** Demolition of porch and single storey extensions, new single storey extension and other alterations
- Location:** Gilberts, Hill Green, Leckhampstead
- Applicant:** Mrs V Von Celsing
- Recommendation:** To DELEGATE to the Head of Development and Planning to **REFUSE** PLANNING PERMISSION



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- (2) **Application No. and Parish: 19/00806/HOUSE, 24 Donnington Square, Newbury** 29 - 40
Proposal: Three storey side extension and new porch
Location: 24 Donnington Square, Newbury
Applicant: Mr & Mrs Davies
Recommendation: To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to conditions
- (3) **Application No. and Parish: 18/01441/HOUSE, Hayward Green Farm, West Woodhay** 41 - 66
Proposal: Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (Retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage
Location: Hayward Green Farm, West Woodhay
Applicant: Mr Charles Brown
Recommendation: The Head of Development and Planning be authorised to **GRANT** planning permission
- (4) **Application No. and Parish: 18/03340/COMIND, The Lodge at Newbury Racecourse, Racecourse Road, Greenham** 67 - 76
Proposal: Permanent use of hostel (Use Class Sui Generis) as a hotel (Use Class C1)
Location: The Lodge at Newbury Racecourse, Racecourse Road, Greenham
Applicant: Newbury Racecourse
Recommendation: The Head of Development & Planning be authorised to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement
- (5) **Application No. and Parish: 19/00225/COMIND, The Lodge at Newbury Racecourse, Racecourse Road, Greenham** 77 - 88
Proposal: Erection of a three storey extension to the front elevation of The Lodge to provide additional rooms.
Location: The Lodge at Newbury Racecourse, Racecourse Road, Greenham
Applicant: Newbury Racecourse
Recommendation: The Head of Development & Planning be authorised to **GRANT** conditional planning permission subject to completion of a Section 106 legal agreement



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- (6) **Application No. and Parish: 19/00577/FULD, 6 Northwood Drive, Newbury** 89 - 108
Proposal: New single family dwelling
Location: 6 Northwood Drive, Newbury, RG14 2HB
Applicant: Mr Hamey and Mrs Woodhead
Recommendation: To DELEGATE to the Head of Development and Planning to **GRANT** PLANNING PERMISSION subject to conditions
- (7) **Application No. and Parish: 18/03398/HOUSE, Winterley House, Kintbury** 109 - 118
Proposal: Two storey and single storey extensions
Location: Winterley House, Kintbury
Applicant: Mr and Mrs McNally
Recommendation: The Head of Development and Planning be authorised to **REFUSE** planning permission

Items for Information

5. **Appeal Decisions relating to Western Area Planning Committee** 119 - 134
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.

Sarah Clarke
Head of Legal and Strategic Support

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