

Notice of Meeting



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Western Area Planning Committee

Wednesday 6 November 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 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 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 Jo Reeves on (01635) 519486 Email: joanna.reeves@westberks.gov.uk

Date of despatch of Agenda: Tuesday, 29 October 2019



WestBerkshire
C O U N C I L

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(continued)

To: Councillors Adrian Abbs, Phil Barnett, Jeff Cant, Hilary Cole, Carlyne 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

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 7 - 20
To approve as a correct record the Minutes of the meeting of this Committee held on 25 September 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: 17/02092/OUTMAJ - Land off Lambourn Road, Speen, Newbury** 21 - 66
- Proposal:** Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.
- Location:** Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA
- Applicant:** Sir Richard Sutton Ltd
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT OUTLINE PLANNING PERMISSION** subject to conditions and the completion of a s106 legal agreement;
- Or, if the s106 legal agreement is not completed, to delegate to the Head of Development and Planning to REFUSE OUTLINE PLANNING PERMISSION.**



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- (2) **Application No. and Parish: 17/02093/OUTMAJ - Land off Lambourn Road, Speen, Newbury** 67 - 104
Proposal: Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.
Location: Land off Lambourn Road, Speen, Newbury, Berkshire, RG20 8AA
Applicant: Sir Richard Sutton Ltd
Recommendation: To delegate to the Head of Development and Planning to **GRANT OUTLINE PLANNING PERMISSION** subject to conditions and the completion of a s106 legal agreement;

Or, if the s106 legal agreement is not completed, to delegate to the Head of Development and Planning to REFUSE OUTLINE PLANNING PERMISSION.
- (3) **Application No. and Parish: 19/02072/REM - Garden Land at 5 Normay Rise, Newbury** 105 - 120
Proposal: Reserved matters application for a new dwelling with integral garage of appeal reference APP/W0340/W/17/3191372 (17/01808/OUTD). Matters to be considered: Appearance, Landscaping, Layout and Scale.
Location: Garden Land at 5 Normay Rise, Newbury
Applicant: Mr and Mrs W Power
Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.
- (4) **Application No. and Parish: 19/02126/FULD - Park House, West Woodhay, Newbury** 121 - 142
Proposal: Demolition and replacement of the existing dwelling to provide a five bedroom family home within the estate.
Location: Park House, West Woodhay, Newbury, Berkshire
Applicant: Harry and Sarah Henderson
Recommendation: To **DELEGATE** to the Head of Planning and Countryside to **REFUSE PLANNING PERMISSION.**
- (5) **Application No. and Parish: 19/02150/HOUSE - The Old Coach House, Bath Road, Speen** 143 - 152
Proposal: Annexe to the Old Coach House
Location: The Old Coach House, Bath Road, Speen
Applicant: Ms L Purton
Recommendation: **The Head of Development and Planning be authorised to REFUSE planning permission**



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(continued)

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.

