

# Notice of Meeting



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## Western Area Planning Committee

### Wednesday 11 November 2020 at 6.30pm

**This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).**

**Please note:** As resolved at the Council meeting held on 10 September 2020, public speaking rights are replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team by no later than midday on Monday 9 November 2020. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to [planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk).

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team ([planapps@westberks.gov.uk](mailto:planapps@westberks.gov.uk)) by no later than 4.00pm on Tuesday 10 November 2020 if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/westernareaplanninglive>

You can view all streamed Council meetings here:  
<https://www.westberks.gov.uk/councilmeetingslive>

#### 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

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.



WestBerkshire  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November 2020 (continued)**

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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

Any queries relating to the Committee should be directed to Jenny Legge on (01635) 503043 Email: [jenny.legge@westberks.gov.uk](mailto:jenny.legge@westberks.gov.uk)

Date of despatch of Agenda: Tuesday, 3 November 2020



**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November 2020 (continued)**

- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Hilary Cole, Carlyne Culver, Clive Hooker (Chairman), 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

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting (if any).
  2. **Minutes** 7 - 34  
To approve as a correct record the Minutes of the meeting of this Committee held on 14 October 2020.
  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: 20/01326/FUL, 11 - 13 Market Place, Newbury** 35 - 44
- Proposal:** Change of use of the ground floor from betting shop (Sui Generis) use to adult gaming and amusement centre with bingo (Sui Generis). Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.
- Location:** 11 - 13 Market Place, Newbury RG14 5AA.
- Applicant:** Cashino Gaming Ltd.
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.

**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November 2020 (continued)**

- (2) **Application No. and Parish: 20/01327/ADV, 11 - 13 Market Place, Newbury** 45 - 52  
**Proposal:** Installation of associated signage comprising 1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign.  
**Location:** 11 - 13 Market Place, Newbury RG14 5AA.  
**Applicant:** Cashino Gaming Ltd.  
**Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT ADVERTISEMENT CONSENT** subject to Conditions.
- (3) **Application No. and Parish: 20/01620/FULD, Denford House, Denford Park, Hungerford, Kintbury** 53 - 70  
**Proposal:** Erection of 1 bedroom North Lodge to be occupied in connection with Denford Park Estate with ancillary parking, turning, landscaping and garden area. Alterations to existing access arrangements including replacement boundary wall and gates.  
**Location:** Denford House, Denford Park, Hungerford RG17 0PG.  
**Applicant:** HRH Prince Faisal Bin Salman Al Saudand.  
**Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to Conditions.

**Items for Information**

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

There are no appeal decisions to be considered at this meeting.

**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.



**Agenda - Western Area Planning Committee to be held on Wednesday, 11 November  
2020 (continued)**

- (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  
Service Director (Strategy and Governance)

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

