

Notice of Meeting



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Western Area Planning Committee

Wednesday, 9th June, 2021 at 6.30 pm

**in the Council Chamber Council Offices
Market Street Newbury**

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>

If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday DATE, if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

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, 1 June 2021

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.

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: planningcommittee@westberks.gov.uk



WestBerkshire
C O U N C I L

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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 on (01635) 503043 Email: jenny.legge@westberks.gov.uk



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- To:** Councillors Adrian Abbs, Phil Barnett, Dennis Benneyworth (Chairman), Jeff Cant, Hilary Cole, Carolyn Culver, Clive Hooker, Tony Vickers (Vice-Chairman) and Howard Woollaston
- Substitutes:** Councillors Jeff Beck, Lynne Doherty, 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 - 8
To approve as a correct record the Minutes of the meeting of this Committee held on 4 May 2021.

Minutes for the meeting held on 28 April 2021 will be available for the next meeting of the Western Area Planning Committee.
 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: 20/02026/PACOU, St Gabriels Farm, Cold Ash** 9 - 46
- Proposal:** Prior approval of change of use of agricultural buildings to 5 dwellings.
- Location:** St Gabriels Farm, The Ridge, Cold Ash
- Applicant:** Rivar Limited
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PRIOR APPROVAL subject to conditions.
- (2) **Application No. and Parish: 20/02062/COMIND, St Gabriels Farm, Cold Ash** 47 - 84



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Proposal: A full planning application (submitted in parallel with the submission of a Class Q Prior Approval application) to facilitate limited works to: Establish an access way (including a turning head) which links the driveways of the new dwellings created under the parallel Class Q Prior approval application, to the existing approved driveway and access track at the St Gabriels Farm site. Regularise improved site parking arrangements. Achieve proportionate extensions to some of the limited residential curtilages established for the new dwellings being approved under the Class Q Prior Approval application. Add additional drainpipes to the dwellings being approved under the Class Q Prior Approval application. Site landscaping improvements. Demolition of a barn redundant following approval of the parallel Class Q Prior application. Creation of a paddock in place of the redundant barn being demolished. Filling in of three slurry pits ew0073.

Location: St Gabriels Farm, The Ridge, Cold Ash

Applicant: Rivar Ltd

Recommendation: To delegate to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

(3) **Application No. and Parish: 21/00412/FUL, Hazelhanger Farm, North Heath, Chieveley** 85 - 100

Proposal: Change of use of Hazelhanger Farm from a guesthouse (use class C1) to a dwellinghouse (use class C3)

Location: Hazelhanger Farm, North Heath, Chieveley

Applicant: Mr and Mrs Abbott

Recommendation: To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to conditions

(4) **Application No. and Parish: 21/00429/HOUSE, White Lodge, Donnington Grove, Shaw Cum Donnington** 101 - 114



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Proposal:	Two storey rear extension and external alterations to existing dwelling, following demolition of existing outbuildings (resubmission of application 20/01193/HOUSE)
Location:	White Lodge, Donnington Grove, Donnington
Applicant:	Mr and Mrs Baynham
Recommendation:	To delegate to the Head of Development and Planning to REFUSE PLANNING PERMISSION

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

Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on (01635) 519462.

