

Notice of Meeting



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Western Area Planning Committee

Wednesday, 30 June, 2021 at 6.30pm

**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 29 June 2021, 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, 22 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, 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 - 46
To approve as a correct record the Minutes of the meeting of this Committee held on 28 April 2021. Minutes for 9 June 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).



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- (1) **Application No. and Parish: 20/02779/COMIND, Land South of Newbury College, Monks Lane, Newbury, Greenham** 47 - 78
- Proposal:** Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.
- Location:** Land South of Newbury College, Monks Lane, Newbury.
- Applicant:** Re-Format LLP on behalf of 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).
- (2) **Application No. and Parish: 20/02294/COMIND, The Kiosk, Victoria Park, Newbury** 79 - 106
- Proposal:** Development of a new community cafe to replace outdated facilities and provide a new cafe with indoor/outdoor seating areas, catering facilities, public toilets, changing facilities and storage.
- Location:** The Kiosk, Victoria Park, Newbury.
- Applicant:** Newbury Town Council.
- Recommendation:** To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8).

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

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- 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.

