

# Notice of Meeting



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## Western Area Planning Committee Wednesday, 12 January 2022 at 6.30pm in the Second Floor Meeting Area, 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](mailto:planningcommittee@westberks.gov.uk)) by no later than 4.00pm on Tuesday 11 January 2022, 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 meeting area. 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, 4 January 2022

### 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](mailto:planningcommittee@westberks.gov.uk)



WestBerkshire  
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 12 January 2022**  
*(continued)*

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)

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(continued)

**To:** Councillors Dennis Benneyworth (Chairman), Clive Hooker, Jeff Cant, Carolyne Culver, Adrian Abbs, Phil Barnett, Tony Vickers (Vice-Chairman), Howard Woollaston and Claire Rowles

**Substitutes:** Councillors Jeff Beck, Andy Moore, Erik Pattenden, Steve Masters, David Marsh, Martha Vickers and Lynne Doherty

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# Agenda

## Part I

Page No.

- 1. Apologies**  
To receive apologies for inability to attend the meeting (if any).
- 2. Minutes**  
Minutes of the meetings held on 3 November 2021 and 15 December 2021 will be available for the next meeting of this 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).*



## Agenda - Western Area Planning Committee to be held on Wednesday, 12 January 2022

(continued)

- (1) **Application No. and Parish: 20/01336/OUTMAJ, Institute for Animal Health, High Street, Compton** 7 - 74

**Proposal:** Hybrid application: 1) Outline planning permission (all matters reserved with the exception of access), for development comprising of up to 160 residential units (Class C3), the provision of landscaping, construction of access and street lighting, car and cycle parking, other associated infrastructure, sustainable drainage systems, engineering works and mitigation measures including the construction of internal roads. The proposal includes at least 1.75 hectares of employment land (Class B1) associated with the retention of the Intervet building and a playing field (Class D2) associated with the retention of the existing Cricket Pitch. 2) Full planning permission for the demolition of existing buildings, structures and hardstanding along with preparatory works including earthworks, remediation, utility works and associated mitigation measures. The change of use of land including the creation of public open space and wildlife area.

**Location:** Institute for Animal Health, High Street, Compton.

**Applicant:** Homes England.

**Recommendation:** To DELEGATE to the Service Director – Development & Regulation to GRANT planning permission subject to conditions and the completion of a S106 legal agreement.

- (2) **Application No. and Parish: 21/01911/FULD Land Adjoining, 11 Pond Close, Newbury** 75 - 98

**Proposal:** Removal of derelict garages and erection of 2 no houses and 2 no flats, together with associated landscaping and parking.

**Location:** Land Adjoining, 11 Pond Close, Newbury.

**Applicant:** A, D and E Property Ltd

**Recommendation:** To DELEGATE to the Service Director - Development and Regulation to REFUSE PLANNING PERMISSION for the reason set out at part 8 of the officer's report.

### Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.  
(b) The West Berkshire District Local Plan (Saved Policies September 2007), the



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*(continued)*

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.

