

Notice of Meeting



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Western Area Planning Committee Wednesday 8 June 2022 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 7 June 2022, if they wish to attend the Planning Committee.

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: Friday, 27 May 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

Further information, Planning Applications and Minutes are also available on the Council's website at www.westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Western Area Planning Committee to be held on Wednesday, 8 June 2022
(continued)

Any queries relating to the Committee should be directed to Democratic Services Team on
Email: executivecycle@westberks.gov.uk

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(continued)

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

Substitutes: Councillors Jeff Beck, James Cole, Lynne Doherty, David Marsh, Steve Masters, Andy Moore, Erik Pattenden 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 - 42
To approve as a correct record the Minutes of the meeting of this Committee held on 16 March 2022, 6 April 2022 and 10 May 2022.
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: 22/00493/FUL, Sterling Gardens, Hectors Way, Newbury** 43 - 70

Proposal: New link road connecting Hectors Way to Kings Road through the Sterling Estate Development with associated retaining walls.

Location: Sterling Gardens, Hectors Way, Newbury

Applicant: Nelson Land Limited

Recommendation: To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.3 of the report) and the completion of a Section 106 legal agreement.

OR



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If the legal agreement is not completed by the 09th September 2022, to **DELEGATE** to the Service Director, Development and Regulation to **REFUSE PLANNING PERMISSION**, for the reasons set out in Section 8.4 of the report or to extend the period for completion if it is considered expedient to do so.

- (2) **Application No. and Parish: 21/03132/HOUSE, 14 Lime Close, Newbury, RG14 2PW** 71 - 80
Proposal: Partial Retrospective: Retention of existing metal staircase to side gable end wall and addition of proposed privacy screen.
Location: 14 Lime Close, Newbury, West Berkshire RG14 2PW
Applicant: Mr Pawel Kuzdak
Recommendation: To **DELEGATE** to the Service Director – Development and Regulation to **GRANT PLANNING PERMISSION** subject to conditions.
- (3) **Application No. and Parish: 22/00648/FULD, 61 Russell Road, Newbury, RG14 5JX** 81 - 92
Proposal: Demolition of existing dwelling and erection of four dwellings
Location: 61 Russell Road, Newbury, RG14 5JX
Applicant: Bartlett Property Development
Recommendation: To **DELEGATE** to the Service Director – Development and Regulation to **REFUSE PLANNING PERMISSION** for the reasons listed in Section 8 of the report.

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)

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