

Notice of Meeting



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Western Area Planning Committee Wednesday 21 September 2022 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

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

You can view all streamed Council meetings here: <https://www.youtube.com/c/westberkshire>

If members of the public wish to attend the meeting they can do so either remotely or in person. Members of the public who wish to attend must notify the Planning Team by no later than 4.00pm on 20 September 2022 by emailing planningcommittee@westberks.gov.uk.

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: Monday, 12 September 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 or email planningcommittee@westberks.gov.uk.

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 the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



WestBerkshire
C O U N C I L

**Agenda - Western Area Planning Committee to be held on Wednesday, 21 September
2022 (continued)**

- To:** Councillors Clive Hooker (Chairman), Tony Vickers (Vice-Chairman), Adrian Abbs, Phil Barnett, Dennis Benneyworth, Jeff Cant, Carlyne 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
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Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes**

To approve as a correct record the Minutes of the meeting of this Committee held on 31 August 2022. To
Follow
 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: 21/03083/COMIND Land Adjacent to M4, Membury Airfield, Hungerford** 7 - 30
- Proposal:** Change of use of land to Class B8
- Location:** Land Adjacent To M4
Membury Airfield
Road Known As Ramsbury Road
Lambourn Woodlands
Hungerford
- Applicant:** Putnam Properties Ltd
- Recommendation:** To **DELEGATE** to the Service Director, Development and Regulation to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.2 of the report)



Agenda - Western Area Planning Committee to be held on Wednesday, 21 September 2022 (continued)

- (2) **Application No. and Parish: 21/01843/HOUSE Lake House, West Woodhay Road, West Woodhay** 31 - 68

Proposal: Section 73 variation/removal of condition 3 (approved plans) of approved 18/01441/HOUSE - Demolition of garden store. External alterations to the Eastern Pavilion including the provision of rooflights (Retrospective). Erection of new Western Pavilion to provide home office facilities at ground level, guest accommodation at first floor and a basement level garage.

Location: Lake House (formerly Hayward Green Farm), West Woodhay Road, West Woodhay, Newbury, West Berkshire, RG20 0BU

Applicant: Mr. C. Brown

Recommendation: To **DELEGATE** to the Service Director – Development and Regulation to make representations at appeal that planning **permission should be granted** subject to conditions together with the authority to negotiate or amend those conditions during the course of the appeal.

- (3) **Application No. and Parish: 21/02145/FULEXT Land adjacent to Phoenix Centre, Newtown Road, Newbury** 69 - 88

Proposal: Construction of 18 no. new homes composed of one and two bed dwellings, all with associated access, parking, amenity and landscaping.

Location: Land adjacent to Phoenix Centre, Newtown Road, Newbury

Applicant: Homes for West Berkshire LLP

Recommendation: To delegate to the Service Director - Development and Regulation to grant planning permission subject to conditions and completion of a section 106 agreement within four months (or such longer period that may be authorised). If a section 106 agreement is not completed within four months to delegate to the Service Director of Development and Regulation 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

Agenda - Western Area Planning Committee to be held on Wednesday, 21 September 2022 (continued)

- 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.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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

