

# Notice of Meeting



Scan here to access the public documents for this meeting

## Eastern Area Planning Committee

Wednesday, 5 July, 2023 at 6.30 pm

In the Council Chamber, Council Offices,  
Market Street, Newbury

This meeting will be streamed live here: [Link to Eastern Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

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 4 July 2023 by emailing [planningcommittee@westberks.gov.uk](mailto: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: Tuesday, 27 June 2023

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

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 the Democratic Services Team by emailing [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk).



WestBerkshire  
C O U N C I L

**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2023**  
(continued)

**To:** Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),  
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,  
Justin Pemberton, Vicky Poole and Clive Taylor

**Substitutes:** Councillors Jeff Brooks, Laura Coyle, Lee Dillon, Jane Langford, Biyi Oloko  
and Joanne Stewart

---

# Agenda

## Part I

Page No.

1. **Apologies for absence**  
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 7 - 14  
To approve as a correct record the Minutes of the meeting of this Committee held on 26 April and 25 May 2023.
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 23/00376/FULMAJ, Awberry Farm Beenham** 15 - 32

**Proposal:** Full application for the change of use of the site to a flexible events venue, [120 guests maximum] including the provision of overnight accommodation. The barn/site to be used for no more than 28 weddings/major events per annum, on Saturdays only.

**Location:** Awberry Farm, Beenham

**Applicant:** Nigel Hopes

**Recommendation:** That the Service Director of Development and Regulation be authorised to GRANT conditional permission.

**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2023**  
(continued)

- (2) **Application No. and Parish 23/01014/LBC, Awberry Farm, Beenham** 33 - 44

**Proposal:** Retention of unauthorised works, retrospective application for full restoration and conversion of the barn. Add internal insulation and air cooling with the addition of a new porch to West elevation to provide the key reception area for a flexible events venue.

**Location:** Awberry Farm, Beenham

**Applicant:** Nigel Hopes

**Recommendation:** The Service Director of Planning and Regulation be authorised to GRANT listed building consent.

- (3) **Application No. and Parish: 22/02945/REG4, Francis Baily Primary School** 45 - 60

**Proposal:** Proposed phased development which involves erection of a new single storey teaching block in a new location followed by the demolition of the existing single storey teaching block.

**Location:** Francis Baily Primary School, Skillman Drive, Thatcham, West Berkshire, RG19 4GG

**Applicant:** Francis Baily Primary School.

**Recommendation:** The Service Director Development and Regulation be authorised to grant planning permission subject to conditions.

- (4) **Application No. and Parish: 22/02533/REG4, Francis Baily Primary School** 61 - 70

**Proposal:** Erection of 3 No temporary teaching blocks and 3 No temporary toilet blocks.

**Location:** Francis Baily Primary School, Skillman Drive, Thatcham, West Berkshire, RG19 4GG

**Applicant:** Francis Baily Primary School

**Recommendation:** The Service Director Development and Regulation be authorised to grant planning permission subject to conditions.



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2023**  
(continued)

**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*

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 telephone (01635) 519462.



**West Berkshire**  
C O U N C I L