

Notice of Meeting



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Western Area Planning Committee Wednesday 21 June 2023 at 6.30 pm in the Council Chamber Council Offices Market Street Newbury

This meeting will be streamed live here: [Link to Western 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 20 June 2023 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: Tuesday, 13 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.

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 June 2023
(continued)

To: Councillors Adrian Abbs (Chairman), Clive Hooker (Vice-Chairman), Phil Barnett, Dennis Benneyworth, Patrick Clark, Heather Codling, Carolyne Culver, Tony Vickers and Howard Woollaston

Substitutes: Councillors Antony Amirtharaj, Paul Dick, Billy Drummond, Denise Gaines and David Marsh

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 1 March 2023 and 25 May 2023.	7 - 18
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 <i>(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).</i>	19 - 20
(1) Application No. and Parish: 21/02529/COMIND, Ownham Farm, Newbury, RG20 8PL Proposal: Proposed change of use from agricultural to new equine facility (racehorse training and stabling) for 45No horses, including the installation of associated car park, all storm water and foul water drainage, and new landscaping. The installation of new entrance gates within existing vehicular access and gallops - (Part Implemented). Refurbishment of existing former farm buildings, demolition of existing hay barn, erection of new stable building, horse walker and lunge pen – (Retrospective).	21 - 88



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(continued)

Location: Ownham Farm, Unnamed Road From Valley Road
To Ownham, Ownham, Newbury, West Berkshire,
RG20 8PL.

Applicant: HDR Ltd

Recommendation: To **DELEGATE** to the **Development Control Manager** to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8 of the report), comments from Natural England with regard to the Habitats Regulation Assessment and the completion of a Section 106 legal agreement as a planning obligation to secure the Habitats Regulation Assessment recommendations.

OR

If the legal agreement is not completed by the 21st September 2023 (3 months of the committee meeting), or such other date as agreed in writing by the Development Control Manager in consultation with the Chairman of the Committee, to **DELEGATE** to the Development Control Manager to **REFUSE PLANNING PERMISSION**, for the reasons set out in Section 8 of the report.

- (2) **Application No. and Parish: 22/02695/MDOPO2, Land South Of Priory Road, Hungerford** 89 - 122

Proposal: Request under section 106A subsection (1)(a) to modify the planning obligations within the section 106 legal agreement dated 16th November 2018 in relation to planning permission 16/03061/OUTMAJ - To amend the mortgagee exemption clause so that it will be satisfactory to the Registered Provider's lender to ensure that they will be able to secure the maximum amount against the Affordable Housing Units so as to facilitate the ongoing delivery of affordable housing within the area.

Location: Land South Of Priory Road, Hungerford

Applicant: Synergy Housing Ltd

Recommendation: To **DELEGATE** to the Development Control Manager to **GRANT APPROVAL** of the deed of variation.

- (3) **Application No. and Parish: 23/00584/OUT, Harefield House and The Gables, Hungerford** 123 - 136

Proposal: S73A Application for Variation of a Condition 13 (contamination remediation) following Grant of

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(continued)

Planning Permission 15/01355/OUTD - S73A - Variation of Conditions 4, 6, 7, 8, 10, 11, 13, 14, 15, 18 and Condition 20 of approved application 12/01584/OUTD - Residential development for two (2) detached houses with garages.

Location: Harefield House and The Gables, Upper Eddington, Hungerford

Applicant: NHBC

Recommendation: To **DELEGATE** to the Development Control Manager to **GRANT APPROVAL**.

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 (01635) 519462.



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