

# Notice of Meeting



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## Western Area Planning Committee Wednesday 23rd August 2023 at 6.30pm 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 Tuesday 22<sup>nd</sup> August 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, 15 August 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).



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**Agenda - Western Area Planning Committee to be held on Wednesday, 23 August 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

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# Agenda

Part I	Page No.
1. <b>Apologies for absence</b> To receive apologies for inability to attend the meeting (if any).	
2. <b>Minutes</b> To approve as a correct record the Minutes of the meeting of this Committee held on 19 July 2023.	7 - 40
3. <b>Declarations of Interest</b> 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' <a href="#">Code of Conduct</a> .	
4. <b>Schedule of Planning Applications</b> <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>	
(1) <b>Application No. and Parish: 23/01650/FUL - Norgate House, Tealgate, Hungerford</b> <b>Proposal:</b> Change of use of office building (Class E) to education use (Class F1(a)), minor external alterations and associated works to curtilage, including provision of outdoor amenity space and erection of fencing. <b>Location:</b> Norgate House, Tealgate, Hungerford, RG17 0YT <b>Applicant:</b> Sir Peter Birkett <b>Recommendation:</b> To <b>DELEGATE</b> to the Development Control Manager to <b>GRANT PLANNING PERMISSION</b>	41 - 52

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- (2) **Application No. and Parish: Institute For Animal Health - Institute For Animal Health, High Street, Compton, RG20 7NN** 53 - 74
- Proposal:** Discharge of Conditions 16, 17, 18 Part A, 18 Part B-D, 19, 20 and 21 of planning permission 20/01336/OUTMAJ
- Location:** Institute For Animal Health, High Street, Compton, RG20 7NN
- Applicant:** Homes England
- Recommendation:** To **DELEGATE** to the Development Control Manager to **GRANT APPROVAL**
- (3) **Application No. and Parish: 22/00858/COND1- Land South of Tower Works, Lambourn Woodlands, Hungerford** 75 - 98
- Proposal:** Application for approval of details reserved by condition 9 'zero carbon', 10 'CEMP', 11 'LEMP', 16 'levels' and 18 'travel plan' of approved application 19/02979/OUTMAJ: Outline application for the erection of a new logistics warehouse building (for occupation by Walker Logistics) (Use Class B8) with ancillary office floorspace, an aircraft museum building (Use Class D1), and associated access, car parking and landscaping. Matters to be considered: Scale
- Location:** Land South of Tower Works, Lambourn Woodlands, Hungerford
- Applicant:** Walker Logistics Limited
- Recommendation:** To **DELEGATE** to the **Development Control Manager** to **GRANT APPROVAL OF THE SUBMITTED DETAILS.**
- (4) **Application No. and Parish: 21/02865/REG3 - The Downs School, Compton, Newbury** 99 - 120
- Proposal:** Extension and refurbishment of existing school sports hall. Temporary overflow car parking space to be resurfaced and reused for the duration of the construction process. External plant compound.
- Location:** The Downs School, Compton, Newbury, RG20 6AD

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**Applicant:** West Berkshire Council  
**Recommendation:** To **DELEGATE** to the Development Control  
Manager to **GRANT 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 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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