

Notice of Meeting



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Western Area Planning Committee Wednesday 22nd November 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 21st November 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, 14 November 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.



WestBerkshire
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**Agenda - Western Area Planning Committee to be held on Wednesday, 22 November
2023 (continued)**

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.



Agenda - Western Area Planning Committee to be held on Wednesday, 22 November 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 20 th September 2023.	7 - 24
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>	
(1) Application No. and Parish: 23/02379/COND - Land South of Tower Works, Lambourn Woodlands, Hungerford	25 - 36
Proposal:	Application for Approval of Details Reserved by Condition 9 (Zero carbon) of planning permission 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

Agenda - Western Area Planning Committee to be held on Wednesday, 22 November 2023 (continued)

Applicant: Walker Logistics Limited
Recommendation: To delegate to the Development Manager to GRANT APPROVAL OF THE SUBMITTED DETAILS

(2) **Application No. and Parish: 22/02870/FUL - Greengates, Front Street, East Garston** 37 - 54

Proposal: Demolition of existing structurally compromised cottage and provision of a replacement cottage, with provision for access and related landscaping.

Location: Greengates, Front Street, East Garston, RG17 7HW

Applicant: Whittonditch Farm Barns Development Ltd

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.

(3) **Application No. and Parish: 23/01260/HOUSE - Kates Cottage, Craven Road, Inkpen, Hungerford** 55 - 66

Proposal: Additional vehicular access and new workshop building.

Location: Kates Cottage, Craven Road, Inkpen, Hungerford,

Applicant: Briony Malden

Recommendation: That the Development Manager be authorised to REFUSE 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.

**Agenda - Western Area Planning Committee to be held on Wednesday, 22 November
2023 (continued)**

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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