

Notice of Meeting



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Western Area Planning Committee Wednesday 21 February 2024 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 February 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 February 2024

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 February 2024
(continued)

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

Substitutes: Councillors Carlyne Culver, Paul Dick, Billy Drummond, Denise Gaines and Stuart Gourley

Agenda

Part I

Page No.

1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 7 - 26
To approve as a correct record the Minutes of the meeting of this Committee held on 22nd November 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: 23/00397/OUTMAJ - Bath Road, Speen, Newbury** 27 - 66
Proposal: Section 73 - Application for Removal or Variation of a Condition following Grant of Planning Permission 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land.

Location: Covered Reservoir, Bath Road, Speen, Newbury

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(continued)

Applicant: David Wilson Homes (Southern)

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

(2) **Application No. and Parish: 22/01235/RESMAJ - Bath Road, Speen, Newbury** 67 - 92
Proposal:

Application for Approval of Reserved Matters following Outline Approval 17/02092/OUTMAJ - Hybrid planning application comprising an outline planning application for up to 93 dwellings and associated works - all matters reserved; a change of use of land from agricultural to public open space; a changes of use of land to provide extension to existing allotments; and a full planning application for the erection of 11 new dwellings, new access and associated works on previously developed land] Reserved matters approval for the erection of 93 homes, with associated open space and other infrastructure. Matters to be considered: Access, Appearance, Landscaping, Layout and Scale

Location: Covered Reservoir, Bath Road, Speen, Newbury

Applicant: David Wilson Homes (Southern).

Recommendation: To delegate to the Development Manager to GRANT RESERVED MATTERS APPROVAL subject to conditions.

(3) **Application No. and Parish: 23/00373/RESMAJ - Land Off, Lambourn Road, Speen Newbury** 93 - 110

Proposal: Approval of reserved matters following Outline Permission 17/02093/OUTMAJ (Outline planning application for up to 14 dwellings and associated works - all matters reserved except access.) Matters seeking consent: Appearance, Landscaping, Layout and Scale

Location: Land Off, Lambourn Road, Speen Newbury

Applicant: David Wilson Homes (Southern)

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(continued)

Recommendation: To delegate to the Development Manager to GRANT RESERVED MATTERS APPROVAL subject to the conditions listed below.

- (4) **Application No. and Parish: 23/02915/FUL - Battery End Hall, Battery End, Newbury, RG14 6NX** 111 - 130
- Proposal:** One 4 bed two storey dwelling with parking, cycle and refuse storage.(Re-submission of Approval 19/00995/FULD without any amendments)
- Location:** Battery End Hall
Battery End
Newbury
RG14 6NX
- Applicant:** Prudential Properties
- Recommendation:** The Development Manager be authorised to grant Planning Permission subject to conditions
- (5) **Application No. and Parish: 23/01916/HOUSE - Birkdale, The Ridge, Cold Ash, RG18 9HT** 131 - 140
- Proposal:** Erection of a single timber shed to the western side of the property
- Location:** Birkdale, The Ridge, Cold Ash
RG18 9HT
- Applicant:** Mr Martin Sutherland
- Recommendation:** That the Development Manager be authorised to APPROVE conditional 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.



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(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.



West Berkshire
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