

# Notice of Meeting



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## Western Area Planning Committee Wednesday, 20 March 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 19 March 2024 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, 12 March 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](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 - Western Area Planning Committee to be held on Wednesday, 20 March 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

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# Agenda

## Part I

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1. **Apologies for absence**  
To receive apologies for inability to attend the meeting (if any).
2. **Minutes**  
The Minutes from the previous meeting on 21 February 2024 are not yet available. They will be provided at the next meeting.
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: 23/01916/HOUSE Cold Ash**

7 - 16

**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.

**Agenda - Western Area Planning Committee to be held on Wednesday, 20 March 2024**  
(continued)

(2) **Application No. and Parish: 22/02754/OUTMAJ Newbury**

17 - 72

**Proposal:** Hybrid Planning Application:

1) Full planning permission for a food store with a floor area of 1800 square metres (Use Class E(a)) together with drainage, parking and associated access, infrastructure, and landscaping.

2) Outline planning permission (matters to be considered: access) for up to 75 residential units (Use Class C3) high-capacity Electric Vehicle (EV) charging area, and residential care accommodation, containing up to 70 beds (Use Class C2), together with open space, play space, drainage, parking and associated access, infrastructure, landscape, bund on the eastern boundary with the A339, ancillary and site preparation works.

**Location:** Land East of Newbury College, Monks Lane,  
Newbury

**Applicant:** NCII Ltd

**Recommendation:** To **DELEGATE** to the **Development Manager** to **GRANT PLANNING PERMISSION** subject to the schedule of conditions and the completion of a Section 106 legal agreement or Unilateral Undertaking as outlined in the heads of terms (Section 8 of the report).

**Or, if the Section 106 legal agreement or Unilateral Undertaking is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION.**

**Agenda - Western Area Planning Committee to be held on Wednesday, 20 March 2024**  
(continued)

(3) **Application No. and Parish: 23/02799/FUL Hamstead Marshall** 73 - 102

**Proposal:** Application for a temporary dwelling for a rural worker.

**Location:** Watery Lane Farm, Hamstead Marshall, Newbury, RG20 0JH

**Applicant:** Watery Lane Farm Ltd

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

5. **Exclusion of Press and Public**

RECOMMENDATION: That members of the press and public be excluded from the meeting during consideration of the following items as it is likely that there would be disclosure of exempt information of the description contained in the paragraphs of Schedule 12A of the Local Government Act 1972 specified in brackets in the heading of each item. Rule 8.10.4 of the [Constitution](#) also refers.

## Part II

(1) **Application No. and Parish: 23/02799/FUL Hamstead Marshall** 103 - 116

**Proposal:** Application for a temporary dwelling for a rural worker.

**Location:** Watery Lane Farm, Hamstead Marshall, Newbury, RG20 0JH

**Applicant:** Watery Lane Farm Ltd

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



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**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  
Gordon Oliver on (01635) 519 486.



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