

Notice of Meeting



Scan here to access the public documents for this meeting

Western Area Planning Committee Wednesday 24th April 2024 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury

Planning applications **23/01361/FULMAJ** and **23/01577/FUL** have been deferred and will not be considered at this meeting. Both applications have been deferred to the next meeting of Western Area Planning Committee on Wednesday 22nd May.

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 23 April 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 16 April 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, 24 April 2024
(continued)

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

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

Agenda

Part I

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1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
 2. **Minutes** 5 - 6
To approve as a correct record the Minutes of the meeting of this Committee held on 19th December 2023. The Minutes from the previous meetings on 21st February and 20th March 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: 23/01585/OUTMAJ - Sandleford Park West, New Warren Farm, Warren Road, Newbury** 7 - 124
- Proposal:** Outline application for the phased delivery of up to 360 dwellings; demolition of Warren House and other buildings; widening of Warren Road to provide access through to Andover Road to the west; emergency access via Kendrick Road; provision of open space; drainage, walking, cycling, green and other associated infrastructure, including 40% affordable housing provision. All matters to be reserved, except access into the site for vehicles, pedestrians and cycles along the Warren Road corridor.

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(continued)

Location: Sandford Park West, New Warren Farm, Warren Road, Newbury

Applicant: Donnington New Homes

Recommendation: To delegate to the Development Manager to GRANT OUTLINE PLANNING PERMISSION, subject to conditions and the satisfactory completion of a Section 106 Legal Agreement (or refuse outline planning permission if the S106 Legal Agreement is not completed).

- (2) **Application No. and Parish: 23/01361/FULMAJ - Land North of Spring Gardens, Andover Drive, Wash Water, Newbury (ITEM DEFFERED until next Committee on 22nd May)**

Proposal: The installation and operation of a solar farm with ancillary equipment including inverter and substation house, security cameras, deer fence, new highway access and landscaping scheme.

Location: Land North of Spring Gardens, Andover Drive, Wash Water, Newbury

Applicant: Calleva Community Energy Ltd

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to conditions set out in 8.1 of the report.

- (3) **Application No. and Parish: 23/01577/FUL - Buildings and Land to the rear of Londis Stores High Street, Church lane, Chieveley (ITEM DEFFERED until next Committee on 22nd May)**

Proposal: Demolition Of Industrial Units And Pigsty, And Construction Of 4no. Residential Dwellings And Parking Provision (Pursuant To Refusal 22/00106/FULD).

Location: Buildings and Land to the rear of Londis Stores High Street, Church lane, Chieveley, Newbury

Applicant: Chesterton Commercial Group

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to conditions and a S106 agreement.



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(continued)

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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