

Notice of Meeting



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Western Area Planning Committee

Wednesday 18th September 2024 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 make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on Tuesday 17th September 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, 10 September 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, 18 September 2024 (continued)

To: Councillors Phil Barnett (Chairman), Clive Hooker (Vice-Chairman), Adrian Abbs, Antony Amirtharaj, Paul Dick, Nigel Foot, Denise Gaines, Tony Vickers and Howard Woollaston

Substitutes: Councillors Dennis Benneyworth, Martin Colston, Carlyne Culver, Billy Drummond 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**
To approve as a correct record the Minutes of the meeting of this Committee held on 24th July and 21st August 2024.
 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: 23/02782/FULMAJ - 20 - 28A Pound Street, Newbury** 7 - 60
- Proposal:** Demolition of existing buildings (including former Jewson's site); existing dwellings 26 and 28 Pound Street; and, 28a Pound Street (former Newbury Bathroom Store) and erection of 79no. residential dwellings alongside access works, landscaping, open space, drainage and other associated works
- Location:** 20 - 28A Pound Street, Newbury
- Applicant:** Archel Homes
- Recommendation:** PROVIDED THAT a Section 106 Agreement has been completed by 18th November 2024 (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area



Agenda - Western Area Planning Committee to be held on Wednesday, 18 September 2024 (continued)

Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in section 8 of this report (or minor and inconsequential amendments to those conditions authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee).

OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in section 8 of this report.

- (2) **Application No. and Parish: 23/02550/FULMAJ - Elm Farm, Hamstead Marshall, Newbury** 61 - 88
- Proposal:** Demolition of Redundant Farmstead Buildings, New House, Relocated Barn, Change of Use of Field Area for Relocation of Solar Panels and Significant Landscape/ Biodiversity Enhancement.
- Location:** Elm Farm, Hamstead Marshall, Newbury, RG20 0HR
- Applicant:** Mr and Mrs D Oppenheim
- Recommendation:** To delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in section 8 of this report.
- (3) **Application No. and Parish: 4/01602/REG4 - Northcroft Leisure Centre, Northcroft Lane, Newbury** 89 - 104
- Proposal:** Proposed new single storey entrance lobby and canopy. New entrance facade cladding, new door/window openings and new roof top plant.
- Location:** Northcroft Leisure Centre, Northcroft Lane, Newbury, RG14 1RS
- Applicant:** Everyone Active
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed within this report.

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.

**Agenda - Western Area Planning Committee to be held on Wednesday, 18 September
2024 (continued)**

- (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.

