

WESTERN AREA PLANNING COMMITTEE

21 FEBRUARY 2024

UPDATE REPORT

Item No: (4)	Application No: 23/02915/FUL	Page No. 111-129
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Site: Battery End Hall, Battery End, Newbury RG14 6NX

1. REGISTERED SPEAKERS

Please refer to List of Speakers provided under separate cover.

2. ADDITIONAL CONSULTATION RESPONSES

Newbury Town Council:

Objection / comment:

On the same grounds as previous comments submitted for application 19/00995/FULD:

Objection / comment: Members felt that is an overdevelopment of the area, and that the original hedge should be retained to protect the wildlife.

Ecology Officer comments

An updated recommendation from the Council's Ecologist will be forthcoming prior to the meeting.

3. ADDITIONAL INFORMATION

During the committee site visit, queries were raised by Members and residents relating to a number of matters which are addressed below:

Discrepancy on submitted plans.

Concerns were raised that the submitted plans do not properly reflect the relationship of the application site to the neighbouring property to the east, No. 23A.

This discrepancy is noted by Officers but having regard to Land Registry plans viewed by Officers they are satisfied that the proposed site plans and Land Registry plans do properly reflect the extent of the site being considered within this application. It is also the case that the application plans are identical to those approved under application 19/00995/FULD and those submitted under application 22/03007/FUL where Officers raised no concerns as to the same discrepancies.

It is noted that there is no requirement in planning law for application plans to accurately show buildings outside the site boundaries and Officers are satisfied that there is sufficient detail of the site itself to accurately describe and identify the works for purposes of determining the application.

Hedge Retention

Retention of the hedge along the western site boundary was also raised at the committee site visit but this matter is considered to be sufficiently covered in the Officers committee report where it is noted that the Council's Tree Officer was satisfied the hedge could be retained with an appropriately worded tree protection condition, which Members will note is included as Condition 3.

External amenity space.

The amount of external amenity space provided for the dwelling was queried at the committee site visit and Officers can confirm that the proposal provides 108 square metres of space which is greater than that recommended in the Quality Design SPD of 100 square metres for houses with 4 beds or greater.

4. UPDATED RECOMMENDATION

The recommendation remains as set out in the agenda committee report, subject to final comments from the Council's Ecologist.