

# WESTERN AREA PLANNING COMMITTEE

## 18.02.2026

### UPDATE REPORT

**Item No:** 4(1)      **Application No:** 25/01669/FUL & 25/01670/LBC      **Page No.** 5-33

**Site:** Hambridge Farm, Hambridge Road, Newbury RG14 2QG

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#### 1. Description of development

As part of the amended plans received 17.12.2025, the originally proposed extension of the existing garage was removed from the proposal. Agreement to the below amended descriptions of the development was confirmed via email on 19.12.2025:

- 25/01669/FUL: Conversion of buildings to form 3 residential dwellings and associated works. (Reconsideration of application reference 24/02422/FUL following the High Court Consent Order dated 9th July 2025).
- 25/01670/LBC: Conversion of buildings to form 3 residential dwellings and associated works. (Reconsideration of application reference 24/02423/LBC following the High Court Consent Order dated 9th July 2025).

#### 2. Clarification of site boundary and private amenity space

Paragraphs 6.9 and 6.36 of the committee report refer to land adjoining the barn to the west as amenity space. This area is an existing gravel carpark and lies outside of the Location Plan red line for this application and therefore is not part of the proposal to change the use to residential and does not form proposed residential amenity space.

Private amenity space within the red line for use by proposed residents would be provided south of the access and to the front of Unit 3. The proposed amenity space provided is considered to be of sufficient size and quality in accordance with Policy DM30.

#### 3. Insulation condition - 25/01670/LBC

Upgraded insulation is not proposed, however in the event that this is required further details can be secured by condition under the application for listed building consent. In addition to those listed in the committee report (see Page 30 of the Public Document Pack), it is recommended that the following condition is attached to **25/01670/LBC**.

<b>7</b>	<b>Insulation</b> No new insulation shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. Thereafter the works to the ceiling shall incorporate and be undertaken in accordance with the approved details.  Reason: To protect the special architectural or historic interest of the building. This condition is imposed in accordance with the National Planning Policy Framework and Policies SP9 and DM10 of the West Berkshire Local Plan Review 2023-2041.
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#### 4. SuDs

Following the Committee site visit, the applicant has clarified that the sump pump to the rear of the buildings collects surface water from the tarmacked area and pumps it out when full.

Further to this verbal clarification, the Principal Drainage Engineer visited the site on 17<sup>th</sup> February 2026 to assess the existing drainage situation. They have advised that a revised FRA is required to explain the purpose of the pump and to demonstrate that its removal will not adversely affect the site or surrounding area. The FRA must also clarify what measures will be implemented to protect the property from potential flooding originating from the driveway.

Members are advised that complete and accurate FRA's should be submitted prior to determination of an application; therefore, it is not possible to secure this requirement by condition.

It is therefore recommended that Members delegate authority to the Development Manager to GRANT PLANNING PERMISSION, subject to the resolution of the drainage issues as set out below.

#### 5. Updated Recommendation for 25/01669/FUL

To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the satisfactory resolution of surface water drainage matters, within 6 months (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Western Area Planning Committee), and conditions listed in section 8 of the agenda 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) and any additional conditions required by the LLFA.

OR, if the drainage matters are not adequately addressed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reason listed below:

##### Refusal Reason

It has not been conclusively demonstrated that a satisfactory arrangement for disposing of surface water can be achieved and consequently a risk of flooding would remain as a result of the development proposed. Therefore, the application runs contrary to Policy SP6 of the West Berkshire Core Strategy (2006-2026) as well as the National Planning Policy Framework.