

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 18th January, 2017 at 6.30 pm

in Calcot Centre, Highview (off Royal Avenue), Calcot

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 January 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

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

Email: planapps@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 Stephen Chard / Charlene Hurd / Rob Alexander on (01635) 519462 / 519695 / 5196 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / robert.alexander@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 18 January 2017
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chairman), Richard Crumly, Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Manohar Gopal, Tony Linden and Quentin Webb

Agenda

Part I

Page No.

- (3) **Application No. & Parish: 15/02842/OUTMAJ - Lakeside, The Green, Theale** 5 - 6
- Proposal:** Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.
- Location:** Lakeside, The Green, Theale
- Applicant:** Central Corporation Securities Ltd; Alliance Security(The Green) Ltd, Central Corporation Estates Ltd and Insistmetal2 Ltd
- Recommendation:** **DELEGATE** to the Head of Planning & Countryside to make representations at appeal that planning **permission should be granted** subject to conditions and planning obligations.
- (4) **Application No. & Parish: 16/01846/OUTMAJ - North Lakeside, The Green, Theale** 7 - 8
- Proposal:** Residential development comprising the erection of 25 dwellings with associated access, parking and landscaping works. Matters to be considered Access.
- Location:** North Lakeside, The Green, Theale
- Applicant:** Central Corporation Securities Ltd; Alliance Security(The Green) Ltd, Central Corporation Estates Ltd and Insistmetal2 Ltd
- Recommendation:** **DELEGATE** to the Head of Planning & Countryside to make representations at appeal that planning **permission should be granted** subject to conditions and planning obligations.

Background Papers

Agenda - Eastern Area Planning Committee to be held on Wednesday, 18 January 2017
(continued)

- (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.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact
Moira Fraser on telephone (01635) 519045.

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE ON 18TH JANUARY 2017

UPDATE REPORT

Item No: (3) Application No: 15/02842/OUTMAJ Page No. 71-90
Site: Lakeside, The Green, Theale

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor David Wood

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Malcolm McPhail

Ward Member(s): Cllr Lock reading a statement from Cllr Macro

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

None.

3. Additional representations

An objection has been submitted direct to the Planning Inspectorate on behalf of United Asphalt Ltd, which operates an asphalt plant from Theale Depot to the south. UA raise no objection in principle but have stated that they object unless any grant of planning permission includes appropriately worded conditions ensuring the issue of noise is effectively dealt with on site (as it was with the original permission) as recommended by the appellant's noise report. This is to ensure the existing uses at Theale Depot are safeguarded.

Environmental Health has reviewed the objection and confirm they are satisfied that the recommendations made by Environmental Health for the protection from external noise is appropriate to safeguard the noise environment (internal and external) of future residents. A condition will be recommended to the Planning Inspectorate that, prior to the commencement of development, a scheme for works for protecting the occupiers of the development from externally generated noise shall be submitted to and approved by the Council, and all such implemented thereafter.

4. Updated recommendation

No change.

EASTERN AREA PLANNING COMMITTEE ON 18TH JANUARY 2017

UPDATE REPORT

Item No: (4) Application No: 16/01846/OUTMAJ Page No. 91-106
Site: North Lakeside, The Green, Theale

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor David Wood

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr Lock reading a statement from Cllr Macro

1. Introduction

This report complements the Application Report published prior to the Committee and provides an update on matters that have changed in the meantime.

2. Additional consultation responses

Highways: We have no comments to make on the above application and therefore have no objections to what is proposed especially as elements of the proposal in whole or part have previously been approved (by WBC and at Appeal).

3. Additional representations

None.

4. Updated recommendation

No change.

This page is intentionally left blank