

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 16th August, 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, 8 August 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)

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

Substitutes: Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/00968/FULD - The Rancher, Manor Farm Lane, Tidmarsh, Reading, RG8 8EX** 5 - 6
- Proposal:** Demolition of existing B8 (egg distribution warehouse) and five garages, relocation of sewage treatment plant and erection of 4 houses; 2 x semi-detached 2-bed and 2 x semi-detached 3-bed homes with associated garden and parking.
- Location:** The Rancher, Manor Farm Lane, Tidmarsh Reading, Berkshire, RG8 8EX
- Applicant:** Manor Farm (Tidmarsh) Ltd
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (section 7.2).
- (2) **Application No. & Parish: 17/01276/HOUSE - 4 Mortons Lane, Upper Bucklebury, RG7 6QQ** 7 - 8
- Proposal:** Loft conversion with roof alterations and velux windows
- Location:** 4 Mortons Lane, Upper Bucklebury, RG7 6QQ
- Applicant:** Mr & Mrs Dyson
- Recommendation:** To **DELEGATE** to the Head of Planning & Countryside to **GRANT PLANNING PERMISSION** subject to the schedule of conditions (Section 8.1).
- (3) **Application No. & Parish: 17/01889/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading RG7 4BB** 9 - 10



Agenda - Eastern Area Planning Committee to be held on Wednesday, 16 August 2017
(continued)

- Proposal:** Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout.
- Location:** Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB
- Applicant:** Malcolm Hatton
- Recommendation:** to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION** for the reasons given below (Section 9.1).

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.

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.



Agenda Item 4.(1)

EASTERN AREA PLANNING COMMITTEE ON 16TH AUGUST 2017

UPDATE REPORT

Item No: (1) **Application No:** 17/00968/FULD **Page No.** 21 - 42

Site: The Rancher, Manor Farm Lane, Tidmarsh, Reading, Berkshire, RG8 8EX

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: Mr Colin Tawson - Tidmarsh Parish

Objector(s) speaking: Mr James Hanley
Mr Alan Maskell
Mr Roy Preston
Ms Denice Preston
Ms Julie Broun

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Chris Keen – The Keen Partnership Ltd

Ward Member(s): Cllr Tim Metcalfe
Cllr Rick Jones

Update information

1. REPRESENTATIONS

1.1 One letter of representation has been submitted following the publication of the committee report. The letter was submitted from a neighbour, however it raised non - planning issues.

2. ADDITIONAL INFORMATION

2.1 Confirmation of ownership of the 4No garages along access

2.1.1 During the site visit, members requested details on the ownership of the first 4 garages along the proposed access into the site from Manor Farm Lane.

- 2.1.2 The applicant has provided details that the garages are owned by Nos 1-4 Manor Farm Lane. The applicant also states that there is no parking allocation opposite these garages.

2.2 Confirmation of measurements of the fenced area around the sewage treatment plant.

- 2.2.1 During the site visit, members requested the measurements of the area around the sewage treatment plant.
- 2.2.2 From the boundary with the site (existing gate opening), the fence enclosure would measure 18.6 metres southwards and 19.4 metres eastwards to the boundary along the A340.

2.3 Confirmation of access to the sewage treatment plant for maintenance.

- 2.3.1 During the site visit, members requested details of the alternative access to the sewage treatment plant for maintenance purposes.
- 2.3.2 The applicant has submitted the following Google Map plan showing the existing track which runs alongside The Rancher & then along the rear boundary to the area where the treatment plant will be sited.



2.4 Additional Informative.

- 2.4.1 It is recommended by Officers that the following informative is added to the informative list at Section 7.2 of the Committee Report:
- 2.4.2 *The land to the south east corner enclosing the Sewage Treatment Plant is agricultural land. The permission does not change the agricultural use status of this land to domestic curtilage.*

2.5 Recommendation.

- 2.5.1 The recommendation remains unchanged.

EASTERN AREA PLANNING COMMITTEE ON 16TH AUGUST 2017

UPDATE REPORT

Item No: (2) **Application No:** 17/01276/HOUSE **Page No.**
Site: 4 Mortons Lane, Upper Bucklebury, Berkshire, RG7 6QQ

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Update Information:

An email has been received from the applicants stating that they are unable to attend due to personal circumstances.

They are aware of the representations made. The space is required for their young family. They hope that the Committee will consider that the application be accepted for approval.

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EASTERN AREA PLANNING COMMITTEE ON 16TH AUGUST 2017

UPDATE REPORT

Item No: (3) **Application No:** 17/01889/OUTD **Page No.** 55-68

Site: Land adjacent to Larch House, Sulhamstead, Reading RG7 4BB

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Support(s) speaking: Mr Thomas Wright

Applicant/Agent speaking: Mrs Kim Cohen – Barton Willmore
Mr Malcolm Hatton - Applicant

Ward Member(s): Councillor Carol Jackson-Doerge
Councillor Ian Morrin

Update Information:

Additional consultation responses

One additional email in support of the application has been received saying that the writers have seen the plans which are adjacent to their shared driveway. The barns are in need of urgent repair and as they do not know what alternative uses there could be for them they are supportive. The conversion of the barns will reduce opportunists snooping and breaking in and fly tipping. We are the people most affected by the development are supportive of it.

Correction to paragraph 7.2.4

Line 13 of paragraph 7.2.4 contains a typing error and should read:-

“would result will be harmful to the rural scene, and detrimental to the rural character”

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