

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 13th June 2018 at 6.30pm

At the 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, 5 June 2018

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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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



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Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 June 2018
(continued)

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

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(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 Rob Denton-Powell, Lee Dillon, Sheila Ellison, Tony Linden and Mollie Lock

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/03489/FUL - Sabre House, Bath Road, Midgham, Reading** 5 - 6
- Proposal:** Mixed use of the site for: vehicle sales and leasing (sui generis), vehicle preparation and washing (B1), and MOT and servicing (B2). Alteration to east elevation to remove roller shutter door and install glazing to provide for vehicle display, internal alterations to workshop layout, visitor reception and WC and replacement windows to office area. Variation to authorised operating hours (for customers, workshop based operations, and lighting). Alternative scheme to the development approved under 16/03528/FUL.
- Location:** Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU
- Applicant:** Mr Graham Joyce – Anchor Vans Ltd
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **APPROVE PLANNING PERMISSION** subject to conditions
- (2) **Application No. & Parish: 18/00386/HOUSE - Norton Cottage, Tutts Clump, Reading** 7 - 8



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- Proposal:** Demolition of existing detached garage and construction of ground and first floor side extension, rear single storey extension.
- Location:** Norton Cottage, Tutts Clump, Reading, Berkshire, RG7 6JY
- Applicant:** Waveney Thomson
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **APPROVE PLANNING PERMISSION** for reasons given below (Section 8.1).

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.



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EASTERN AREA PLANNING COMMITTEE ON 13 JUNE 2018

UPDATE REPORT

Item No: (1) Application No: 17/03489/FUL Page No. 57-76

Site: Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU

Planning Officer Presenting: Mr David Pearson

Member Presenting: N/A

Midgham Parish Council Representative speaking: Councillor Anthony Fenn

Objector(s) speaking: Mr Steve Russell

Supporter(s) speaking: Mr P Felton

Applicant/Agent speaking: Mr A Joyce

Ward Member(s): Councillor Dominic Boeck

Update Information:

Updated recommendation:

Following discussion with the applicant and environmental health your officer has confirmed that opening of the new roller shutter door to the northern elevation would not result in any detrimental impact to neighbouring residential occupants. Therefore an amendment to condition 21 is proposed to reflect the specific circumstances of the site and the nature of any potential noise nuisance from activities within the building:

Amend proposed condition 21 as follows (new text in bold)-

*'Other than details permitted under planning condition no.10 above relating to the location of external pressure washing of vehicles within the site, all MOT testing, vehicle servicing, repair, refurbishment and valeting on the site shall only be undertaken inside the building on the site when all openings **to the***

eastern, western and southern elevations to the building including the roller/sliding doors and windows are shut.

Additional Consultee Response

Environmental Health Services - No objection to amended wording for condition no. 21.

EASTERN AREA PLANNING COMMITTEE ON 13 JUNE 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/00386/HOUSE **Page No.** 77-90

Site: Norton Cottage, Tutts Clump, Reading RG7 6JY

Planning Officer Presenting: Mr Simon Till

Member Presenting: N/A

Parish Council Representative speaking: N/A

Objector(s) speaking: Mrs Janetta Kennedy
Mr Roderick Grafton

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Waveney Thomson

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

1. Dimensions and distances

During the Committee site visit the applicant noted a discrepancy between her measurements of the proposed works to the boundary and those given by the officer presenting to Members. Subsequent to the site visit the following distances were confirmed:

- The ground floor of the side extension is 2.1 metres from the north eastern boundary;
- The porch is 1.9 metres from the north eastern boundary;
- The first floor is 3 metres from the north eastern boundary

These distances are as set out in the floorplans.

Members also queried the height of the single storey flat roofed element proposed to the rear.

Height of single storey flat roofed element = 3.2 metres

Height of 2 storey flat roofed element=5.2 metres (as existing 2 storey flat roofed element)

2. Discrepancy between elevation and floorplans

During the site visit a discrepancy was noted between the ground floor elevation and the ground floor floorplan. Five ground floor windows are shown in the side elevation, while the floorplan shows four. The applicant has confirmed that only four ground floor windows are proposed, and has submitted an elevation correcting this error in the drawings. The following amendment to condition 2 is recommended to address this error:

“2. The development hereby permitted shall be carried out in accordance with the approved drawings: Location plan received 23 January 2018; Block Plan; Existing and proposed elevations received 06 June 2018.”

3. Amenity space

During the site visit Members queried the remaining amenity space for the dwelling. A rear garden amenity space of approximately 115 square metres is proposed to be retained following completion of the works. The Council's Quality Design SPD recommends a minimum of 100 square metres for a single dwellinghouse.

4. Neighbouring oil tank

During the site visit the neighbouring occupant of Rosewood to the south west raised concerns in terms of the proximity of the proposed single storey element to an oil tank on their land. Officers advised Members that this matter is not the proper remit of planning as it is subject to the Building Regulations. Officers have queried this matter with building control officers, who have advised that the Building Regulations and OFTEC inspections would address such matters.