

Notice of Meeting



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Eastern Area Planning Committee Wednesday 7th November 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, 30 October 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



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, Tony Linden and Mollie Lock

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 18/00878/OUTMAJ, 72 Purley Rise, Purley on Thames, Reading** 5 - 6
- Proposal:** Residential development of up to 29 dwellings, with associated access, landscaping and public open space.
- Location:** 72 Purley Rise, Purley On Thames, Reading, Berkshire, RG8 8DH
- Applicant:** Messrs Venners
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT OUTLINE PLANNING PERMISSION** subject to conditions and the completion of a s106 legal agreement;
- Or, if the s106 legal agreement is not completed, to delegate to the Head of Development and Planning to **REFUSE OUTLINE PLANNING PERMISSION****
- (2) **Application No. & Parish: 18/00833/FULD, Lawrence Building, Newbury Road, Hermitage, Thatcham** 7 - 8
- Proposal:** Demolish garage and erect convenience store with 4 x apartments above and erect 4 dwellings
- Location:** Lawrence Building, Newbury Road, Hermitage, Thatcham, RG18 9TD
- Applicant:** Landmark Estates
- Recommendation:** to **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to conditions and completion s106 agreement in respect of affordable housing.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 November 2018
(continued)

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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EAST AREA PLANNING COMMITTEE ON 7 NOVEMBER 2018

UPDATE REPORT

Item No: (1) **Application No:** 18/00878/OUTMAJ **Page No.** 25-76
Site: 72 Purley Rise, Purley on Thames, Reading, Berkshire, RG8 8DH

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: John Print

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Henry Venners speaking as an agent on behalf of applicants

Ward Member(s): Councillor Tim Metcalf
Councillor Rick Jones

Update Information:

- Revised Planning Conditions:

Proposed Condition 13 is amended as follows:

Variation HIGH1 - Layout and Design Standards (YHA1)

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision and the developer shall enter into a S278 Agreement for the construction of the access, as detailed on drawing number 8170661/6103 Rev A, and a S38 Agreement for the adoption of the site. The approved access works shall be completed prior to the first occupation of any dwelling hereby permitted. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core

Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Members are asked to note that the full wording of the recommendation to approve the application subject to conditions - subject to the completion of a S106 agreement within 3 months and the alternative recommendation of refusal if the S106 is not completed is that reported on pages 52 and 74 of agenda, rather than the summary of these recommendations found on page 25.

EASTERN AREA PLANNING COMMITTEE ON 7TH NOVEMBER 2018

UPDATE REPORT

Item No: (2) **Application No:** 18/00833/FULD **Page No.** 77-110
Site: Lawrence Building, Newbury Road, Hermitage

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

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

Update Information:

1. Further to the publication of the updated NPPF in July 2018, and subsequent revisions to the NPPG also in July 2018, the submitted information with regard to the viability of the provision of affordable housing on the site, and the responses provided by the Council's consultant Dixon Searle has been made available on the Council's website.
2. The report contained within the agenda sets out the conclusion that the viability information submitted by the applicants had indicated that the provision of two of the dwellings on the site, as required by policy CS6 would not be financially viable. The Council's agent Dixon Searle did not accept all of the calculations and assumptions made in the reports, however, the differences in values from their own calculations and the submitted information, were not significantly different to the overall viability of the site, and concluded that the offer of one unit, should be accepted. As indicated in the report the offer of one of the three bedroom houses on a social rent tenure, whilst below the level specified within policy C6, has been justified in accordance with the economic viability of the site.

