

# Notice of Meeting



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## Eastern Area Planning Committee Wednesday 7th August 2019 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 July 2019

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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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk). Any queries relating to the Committee should be directed to Stephen Chard/Jessica Bailiss on (01635) 519462/503124 Email: [stephen.chard@westberks.gov.uk](mailto:stephen.chard@westberks.gov.uk) / [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk)



WestBerkshire  
C O U N C I L

**Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 August 2019**  
(continued)

**To:** Councillors Peter Argyle, Jeremy Cottam, Alan Law (Chairman), Royce Longton, Alan Macro, Geoff Mayes, Graham Pask, Joanne Stewart and Andrew Williamson

**Substitutes:** Councillors Gareth Hurley, Owen Jeffery, Nassar Kessell, Ross Mackinnon and Keith Woodhams

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# Agenda

## Part I

**Page No.**

- |     |   |         |
|-----|---|---------|
| (1) | <p><b>Application No. &amp; Parish:</b> 19/00344/COMIND Stonehams Farm, Long Lane, Tilehurst</p> <p><b>Proposal:</b> Demolition of existing structures, and erection of an 85 bed care home (Class C2) with associated works including one access, parking, services, and landscaping.</p> <p><b>Location:</b> Stonehams Farm, Long Lane, Tilehurst</p> <p><b>Applicant:</b> Frontier Estates Limited</p> <p><b>Recommendation:</b> The Head of Development and Planning be authorised to <b>GRANT</b> planning permission.</p>   | 5 - 6   |
| (2) | <p><b>Application No. &amp; Parish:</b> 19/00772/RESMAJ Land adjacent to Primrose Croft, Reading Road, Burghfield Common</p> <p><b>Proposal:</b> Approval of reserved matters application following outline application 16/01685/OUTMAJ for 28 dwellings. Matters to be considered: Appearance, Landscaping, Layout and Scale.</p> <p><b>Location:</b> Land Adjacent To Primrose Croft, Reading Road, Burghfield Common</p> <p><b>Applicant:</b> Crest Nicholson South</p> <p><b>Recommendation:</b> The Head of Development and Planning be authorise to <b>GRANT</b> approval of reserved matters subject to conditions</p> | 7 - 10  |
| (3) | <p><b>Application No. &amp; Parish:</b> 19/01171/FULD Blacknest Farm, Brimpton Common, Reading, RG7 4RN</p> <p><b>Proposal:</b> Demolition, salvage and rebuild of the existing buildings to create three live-work units together with access, landscaping and associated works.</p> <p><b>Location:</b> Blacknest Farm, Brimpton Common, Reading, Berkshire, RG7 4RN</p> <p><b>Applicant:</b> Feltham Properties</p> <p><b>Recommendation:</b> The Head of Development and Planning be</p>  | 11 - 14 |

**Agenda - Eastern Area Planning Committee to be held on Wednesday, 7 August 2019**  
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authorise to **REFUSE** planning permission

- (4) **Application No. & Parish: 19/00713/COMIND Bere Court Farm Bungalow, Bere Court, Pangbourne, Reading RG8 8HT** 15 - 16
- Proposal:** Section 73A: Variation of condition 2: approved plans, of planning permission 16/01419/COMIND
- Location:** Bere Court Farm Bungalow, Bere Court, Pangbourne, Reading, Berkshire, RG8 8HT
- Applicant:** Mr Rehman Mohammed
- Recommendation:** To delegate to the Head of Development and Planning to **GRANT** planning permission subject to the schedule of conditions (section 8.2).

**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.

Sarah Clarke  
Head of Legal and 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 07.08.2019

### UPDATE REPORT

**Item No:** (1)      **Application No:** 1900344COMIND      **Page No.** 27-42  
**Site:** Stonehams Farm, Long Lane, Tilehurst

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A

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**Parish Representative speaking:** Clive Taylor  
Rose Reynolds

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Sam Rous (Applicant)  
Hannah Pearce (Agent)

**Ward Member(s):** Councillor Thomas Marino  
Councillor Andrew Williamson  
Councillor Rick Jones

#### Update Information:

Travel policy have submitted their response to the application. They note that the principal focus of the Travel Plan towards the work force is entirely appropriate, and they agree that the site is well located in sustainability terms. The preliminary targets set out in the Plan are acceptable but will need to be monitored. No objections are raised accordingly to the proposal.

The highways officer, in response to ongoing concerns raised at the site visit about access to the site has noted the following, in support of the application, and his recommendation of conditional permission as consultee on the proposal :

*This site was allocated for housing within the Housing Site Allocations DPD. The DPD was subject to public examination by a government appointed planning inspector in July 2016. The DPD was adopted in May 2017. It should be highlighted that there were four sites in this location that the developer Darcliffe Homes wished to have allocated included including two*

*along Long Lane and Sulham Hill. Due to concerns regarding traffic impact on Long Lane and Sulham Hill, the sites were limited to two including Stonehams Farm. The Highway Authority has accordingly taken Long Lane into full consideration, and will continue to resist further development. It was considered that two sites should not be objected to on highways grounds.*

*This proposal replaces planning application number 16/01947/OUTMAJ that was for the provision of up to 15 dwellings. This proposal is for the provision of an 85 bed residential care home.*

*There is a total projection of 12 vehicle movements, (6 in, 6 out) during the AM peak with 15 vehicle movements, (6 in, 9 out) during the PM peak, for the proposed scheme This is higher than the original consent above, that was projected with 7 vehicle movements (1 in, 6 out) during the AM peak and 8 vehicle movements (5 in, 3 out) during the PM peak. While this is an increase, it is not significant*

*Sight lines of 2.4 x 43.0 metres are proposed for the access which according to MfS [Manual for streets] is suitable for roads with a 30 limit. With the previous planning application, speed surveys were revealed with an 85th percentile speed of 29.1mph along Long Lane fronting the site.*

The applicant's agent is concerned about condition 16 in that they wish to seek a lower age limit of 55 years as some residents with dementia will be under 65 years old. The case officer is happy to accept this revision, given the continuing restriction on the nature of the care home use as defined in condition 19. If in some unusual cases a person with dementia is under 55 then the wording of the condition will still allow this, where appropriately justified by the applicant.

Recommendation - amend the wording of condition 16 -delete "65" and insert "55".

No further representations received on the application since the Report was prepared.

For clarity/information, there is no proposed footpath link between the application site and the housing to the north west. Although indicated in the HSADPD allocation plans, this was in relation to a housing allocation where there would be clear logic in supplying a new link. In this instance it is clear the new residents of the care home will not be walking outside the application site for health and safety reasons. Similarly, for "security" reasons it is not expected that through pedestrian movement in the application site should be encouraged, particularly in the light of the existing public footpath adjacent to the south east, and the new links proposed through the as approved housing site to the north.

## EASTERN AREA PLANNING COMMITTEE ON 07.08.2019

### UPDATE REPORT

**Item No:** (2)      **Application No:** 19/00772/RESMAJ      **Page No.** 43-64  
**Site:** Land Adjacent To Primrose Croft, Burghfield Common

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**Planning Officer Presenting:** Lydia Mather

**Member Presenting:**

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**Parish Representative speaking:** Andrea Hales  
Ian Morrin

**Objector(s) speaking:** Dr Gail Johnston  
Ben Tait

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Alastair Pott (Applicant)  
Michelle Quan (Agent)

**Ward Members:** Councillor Graham Bridgman (**Speaking**)  
Councillor Royce Longton  
Councillor Geoff Mayes

#### Update Information:

Four further letters of objection received. These raise matters that relate to the outline planning permission such as the number of houses and the highways impacts. The matter these additional letters raise regarding the reserved matters is primarily the proximity to and impact on The Hollies.

Updated plans received on:

- the orientation of the bin store to the front of the flats;
- updated street elevation drawing as it hadn't been updated with the amended plans for the changes to the block of flats;

- and an indicative section drawing of the fence between Primrose Croft and plot 17.

In order to incorporate the full set of amended plans the following corrections for condition 1 are required:

Plans received on 5 April – delete C-3030 Revision C as updated plan Revision H received on 18 July;

Plans received on 5 July 2019 - D7438.301 add 'Revision 05';

Add plans received on 26 July - C-1005 Revision L1 (site layout re bin store to flats), and 30 July - C-1010 Revision E (street elevations showing amendments to building of flats).

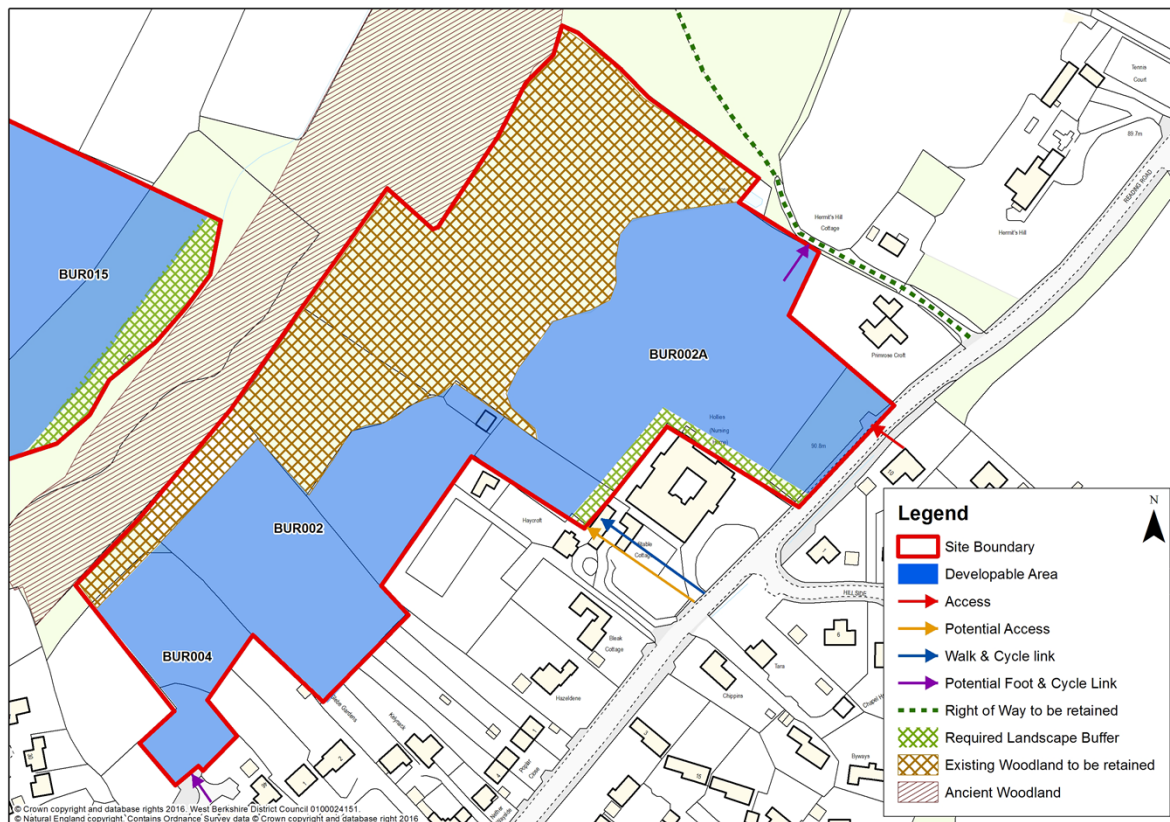
The rear garden to the flats has been reviewed by the applicant to see if a larger area of level garden could be provided. However, due to the topography of the site in this location and the level of retention that would be required this would then impact on the adjoining trees. It is considered that whilst the area of garden would be less than that outlined in the Quality Design SPD, it would nevertheless be of a suitable quality for providing an area to sit outside, hang washing, etc, and is private from the rest of the development.

In response to matters raised at the Committee site visit:

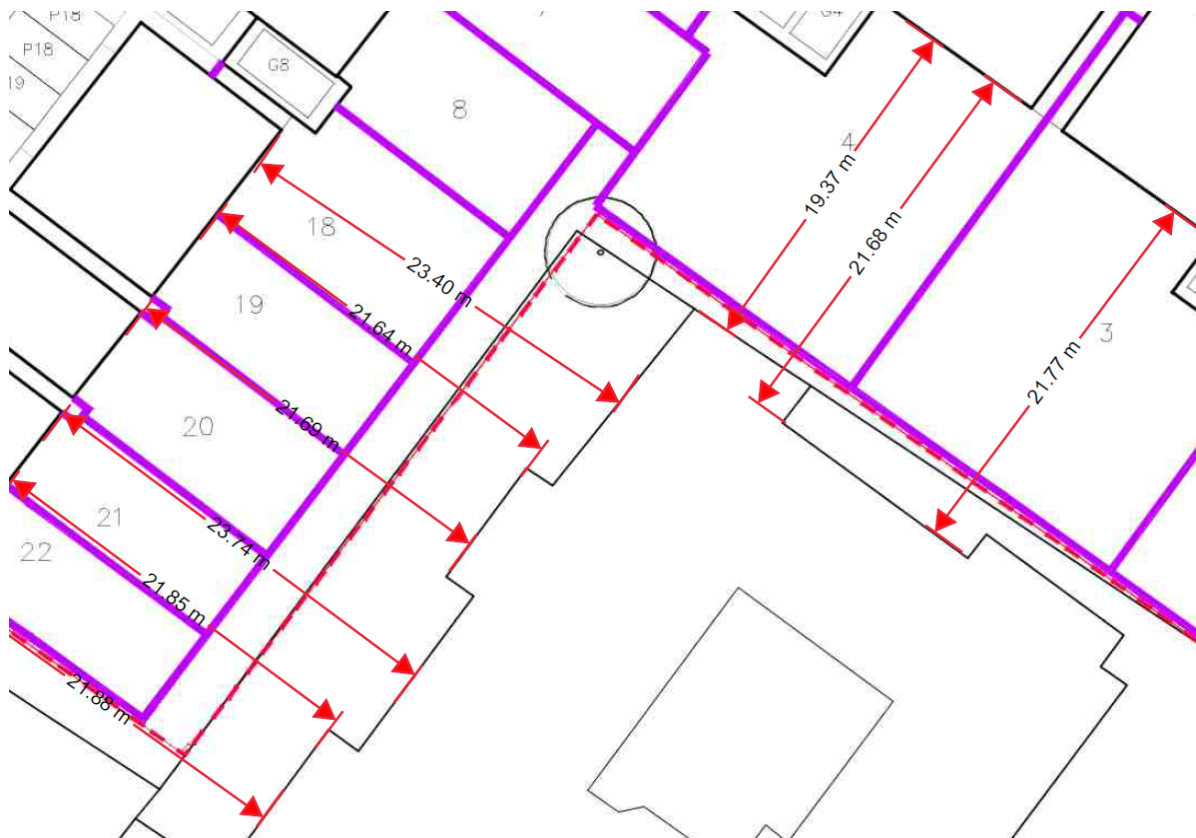
- The outline permission included an Ecological Scoping Survey dated April 2015. That survey concluded that further bat and reptile surveys were required. These were submitted – Reptile Survey dated July 2015, and Bat Activity Survey dated November 2015. Conditions on habitat management, external lighting, bats and reptiles were applied to the outline permission;
- The HSA16 policy map is included below;
- The distances to dwellings from The Hollies are also included on the plan below;
- If the landscaping within the buffer to The Hollies is not considered acceptable condition 8 could be changed to exclude this area. An additional condition could then be applied for details of landscaping within this buffer to be submitted prior to occupation of the dwellings on plots 2 to 4, 7 and 8, and 18 to 22.



# Policy HSA16



Distance of dwellings from The Hollies



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## EASTERN AREA PLANNING COMMITTEE ON 7<sup>TH</sup> AUGUST 2019

### UPDATE REPORT

**Item No:** (3)      **Application No:** 19/01171/FULD      **Page No.** 65-88  
**Site:** Blacknest Farm, Brimpton Common, Reading

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**Planning Officer Presenting:** David Pearson

**Member Presenting:**

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**Parish Representative speaking:** Councillor Mary Cowdery,  
Councillor Pete Main

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Sean Bates (Applicant),  
Steven Smallman (Agent)

**Ward Member(s):** Councillor Dominic Boeck

#### **Update information:**

##### **Bat Survey**

During the site visit, and in a subsequent email (05/08/2019) the agent provided further information regarding the applicant's intentions in respect of the requested Bat Survey Up-date report. As stated in the Committee report, a Bat Survey was submitted with the application, however this information is out-of-date, as such an update report was requested by the case officer.

As a survey has already taken place for the site, as such it was only an up-date report that was requested by the case officer, this report was requested three times during the determination period. The agent has claimed that a Bat Survey for the site would be expensive, therefore the applicant was not willing to commit to this financially until the principle of new residential development has been approved on this site. The agent has been informed as part of the current application and previous application 18/02134/FULD that the principle of new residential development on this site is contrary to policy and therefore not acceptable.

Whilst the agent and applicant have proposed that a new Bat Survey for the site would be expensive, the case officer did not request a new Bat Survey, merely an up-date report for the existing Bat Survey was requested, *“update reports are required for the submitted Bat Survey Report and Phase 1 Ecology Assessment”* (case officers email to agent 29 May 2019). During the determination period of the application the agent has had ample time to submit the requested up-date report. Bat Survey up-date reports are of a much lower cost than a new Bat Survey, as such the applicant/agents argument that the required up-date report would be costly is not accepted by the case officer.

Due to the above, the agent has expressed the applicants intension to request that at this Committee, Members assess and determine whether the principle of the development is acceptable on this site, and should Members be minded to find the principle acceptable, then request that the determination of the application is deferred to a later date in order to allow time for the up-date report to take place. It is the officer view that the application should be determined on the information that has been presented to Members at the time of Committee. The deferral of this application based on the above reason (cost to the developer) would be at an unnecessary and unjustifiable cost to the public purse.

However, should Members be agreeable to the above approach and accept the deferral of the application, it should be noted that Bat Survey works can only be under-taken at certain times of the year (April – September). The time for the applicant to have the works undertaken this year would be limited.

### **New Build Office (B1) Units**

The agent has clarified that the proposed office units will be new build units and not converting the existing structure on the site. The Committee report refers to these units being converted rather than new build as they are not included or referenced in the submitted document ‘Proposed Re-Development of Farm Buildings Sustainability Statement’.

Due to the office (B1) units being new build structures and not a conversion, in accordance with policy CS15 of the Core Strategy, these buildings will be required to be built to a standard of BREEAM Excellent and zero carbon.

### **Description of the Development – “live/work”**

At the site visit the agent queried the Committee report with the case officer in terms of how the proposed scheme has been assessed with reference to use classes. As per the Committee report, the proposed development has been assessed on the basis of separate office (B1) and residential (C3) uses and not a genuine ‘live/work’ (sui generis) development, this approach is consistent with the latest refusal on the site (18/02134/FULD) and advice from the Planning Policy Team.

### **Planning Consent 17/01857/FULD**

The site does have an extent planning consent for the conversion of the existing units. Whilst the proposed scheme would result in a development of the same appearance as 17/01857/FULD, there is an important difference in how these consents would be achieved. The consented (conversion) scheme is compliant with the Local Development Plan, however the proposed scheme is contrary to the Local Development Plan as it would result in the new build residential development in the countryside which is contrary to policy in principle. Should Members be minded to approve the proposed scheme, officers are of the view that this would have a damaging strategic impact on the implementation of the Development Plan policies relating to residential development in the countryside.

The case officer's report for the conversion consent 17/01857/FULD does consider the separate uses and conversion of the existing buildings to residential (C3) and office (B1) units, the proposal scheme is not considered as a genuine live/work development in the report. The planning conditions attached to this development specifically reference the 'dwellings' and not the 'live/work units', there is a planning condition that ties the office (B1) unit to the use of the residential (C3) dwellings, as to allow offices in this location independently would not be appropriate. The office use was found to be appropriate in connection with the conversion of the existing buildings to residential.

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## EASTERN AREA PLANNING COMMITTEE ON 07.08.2019

### UPDATE REPORT

**Item No:** (4)      **Application No:** 19/00713/COMIND      **Page No.** 89-101  
**Site:** Bere Court Bungalow, Pangbourne

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**Planning Officer Presenting:** Dave Pearson

**Member Presenting:** N/A

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**Parish Representative speaking:** Councillor John Higgs

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** Mark Pettitt  
Nikki Boughton-Smith

**Applicant/Agent speaking:** N/A

**Ward Member(s):** Councillor Gareth Hurley

#### Update Information:

##### 1. REPRESENTATIONS AND CONSULTATION RESPONSES

- 1.1 There are no additional letters of representation or consultation responses that have been received since the publication of the Committee report.

##### 2. ADDITIONAL INFORMATION

- 1.2 The applicant has written to the Council and asked whether the Council would consider amending condition No. 1 in the committee report, to amend the timeframe required for completing the work from the recommended 6 months to 9 months. Officers consider that 6 months is a reasonable time for the completion of the work.

- 1.3 There is a dispute with regard to the dimensions of the approved building, the constructed building and the

measurements of the current scheme. There has been a difference in the printed scales and the electronic versions submitted in pdf format. The agreed dimensions for members' consideration are outlined in the updated table below which supersedes the committee report table at section 6.2:

	Length	Width	Height
Original approved stables 16/01419/COMIND	21.1 metres	15.3 metres	5.6 metres
As constructed building (Unauthorised as shown on plan 18/01314/COMIND)	22.7 metres	15.3 metres	5.9 metres
Current amended building 19/00713/COMIND	21.1 metres	15.3 metres	5.9 metres

- 1.4 As the measurements indicate, the appellant proposes to complete the building as originally approved, except for the height which will increase by 0.3 metres.