

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 19 February 2020 at 6.30pm

in 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, 11 February 2020

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

To: Councillors Jeremy Cottam, Alan Law (Chairman), Royce Longton (Vice-Chairman), Ross Mackinnon, Alan Macro, Geoff Mayes, Graham Pask, Joanne Stewart and Andrew Williamson

Substitutes: Councillors Graham Bridgman, Gareth Hurley, Owen Jeffery, Nassar Kessell, Tony Linden and Keith Woodhams

Agenda

Part I

	Page No.
(1) Application No. & Parish: 19/02700/HOUSE - Clifton House, Upper Basildon	5 - 6
Proposal: Retrospective - Amendments to 4 dormers.	
Location: Clifton House, Upper Basildon, Berkshire	
Applicant: Stephen Orton and Karen Lally	
Recommendation: The Head of Development and Planning be authorised to GRANT planning permission.	
(2) Application No. & Parish: 19/02517/HOUSE - River Barn, Marlston, Hermitage, Thatcham	7 - 8
Proposal: Retrospective in part - Distributary channel with foot bridge; Two storey extension replacing single storey extension; Restoration of Mill Barn; Oak framestore; Partial demolition of outbuilding.	
Location: River Barn, Marlston Hermitage, Thatcham, Berkshire, RG18 9UX	
Applicant: Dr and Mr Mitchell	
Recommendation: The Head of Development and Planning be authorised to REFUSE planning permission.	

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.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 February 2020
(continued)

(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.



EASTERN AREA PLANNING COMMITTEE 19 FEBRUARY 2020

UPDATE REPORT

Item No: (1) **Application No:** 19/02700/HOUSE **Page No.** 11-19

Site: Clifton House, Upper Basildon, Reading, Berkshire, RG8 8LU

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor Geoff Couchman

Objector(s) speaking: Jacquie Davies
Eamon Bradley

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

1. Additional Consultation Responses

Public representations:	None
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2. Update information

Correction – In paragraphs 1.3 and 1.4, substitute 05/01857/**FUL** for 05/01857/**HOUSE**.

The Applicant has confirmed that in respect of dormer # 04 (bathroom window south- west elevation) a restrictor can be added to allow only a 100mm opening to the side hung casements. A revised condition is recommended accordingly.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

4. The bathroom window at second floor level in the south-west elevation shall be fitted with obscure glass with a privacy rating of 5 and any opening casements shall be fitted with restrictors to allow only 100mm opening when the remodelled dormer hereby permitted is constructed. The obscure glazing and opening restrictors shall be permanently retained in that condition thereafter.

Reason: In the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy Berkshire Core Strategy 2006-2026, Quality Design SPD (CS14 of the West 2006) and House Extensions SPG (July 2004).

EASTERN AREA PLANNING COMMITTEE ON 19/02/2020

UPDATE REPORT

Item No: (2) **Application No:** 19/02517/HOUSE **Page No.** 23-39

Site: River Barn, Marlston Hermitage, Thatcham, Berkshire, RG18 9UX

Planning Officer Presenting: Alice Attwood

Member Presenting: N/A

Parish Representative speaking: Councillor John Brims

Objector(s) speaking: N/A

Supporter(s) speaking: Mr Gordon Ashman

Applicant/Agent speaking: Mr Ben Mitchell

Ward Member(s): Councillor Graham Pask

Update Information:

No further updates on this application.

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