

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 11th March, 2020 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, 3 March 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



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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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- 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
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Agenda

Part I

Page No.

- (1) **Application No. & Parish: 19/02333/FULD - Three Cliffs, Bere Court Road, Pangbourne, Reading, Berkshire** 5 - 6
- Proposal:** Retention of existing house, demolition of existing barn building and greenhouse. Division of plot to allow for the construction of a new family dwelling and double garage. New double garage outbuilding for the existing house and associated works to the driveway.
- Location:** Three Cliffs, Bere Court Road, Pangbourne, Reading, Berkshire, RG8 8JY
- Applicant:** Mr Geoff Finch
- Recommendation:** The Head of Development and Planning be authorised to GRANT planning permission.
- (2) **Application No. & Parish: 19/02947/FULD - Maple Corner, Maple Lane, Upper Basildon, Reading** 7 - 8
- Proposal:** New 4 bed dwelling to the side garden of Maple Corner including new access, hardstanding and landscaping.
- Location:** Maple Corner, Maple Lane, Upper Basildon, Reading, RG8 8PF
- Applicant:** Colony Architects Ltd
- Recommendation:** The Head of Development and Planning be authorised to GRANT planning permission.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.

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- (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.

EASTERN AREA PLANNING COMMITTEE 11TH MARCH 2020

UPDATE REPORT

Item No: (1) **Application No:** 19/02333/FULD **Page No.** 17-40

Site: Three Cliffs, Bere Court Road, Pangbourne

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor Brenda Kerr Muir

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mike Milton (Agent)

Ward Member(s): Councillor Gareth Hurley

1. Additional Consultation Responses

None.

2. Update Information

None.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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EASTERN AREA PLANNING COMMITTEE 11TH MARCH 2020 UPDATE REPORT

Item No: (2) **Application No:** 19/02947/FULD **Page No.** 41-57

Site: Maple Corner, Maple Lane, Upper Basildon

Planning Officer Presenting: Sarah Melton

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Anna Wakeman

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

1. Additional Consultation Responses

None.

2. Sykes Gardens

Member requested details of a previously refused planning application at Sykes Gardens. This application is reference 10/00590/FUL, the application was refused by the LPA and dismissed at appeal by the Planning Inspectorate. The application was for; '*Change of Use from redundant land to residential and erection of new hardstanding, retaining wall and fence (Retrospective)*' – essentially a parking area accessed directly of Aldworth Road.

The application was refused by the LPA and dismissed by the Planning Inspectorate for reasons of highways safety, as there was insufficient space within the site for vehicles to be able to turn and leave the site in a forward gear. This is not the case for the current application. The Highways Officer has raised no objections to the proposal scheme and has no concerns relating to highway safety. There is sufficient space within the site for vehicles to turn and leave the site in a forward gear.

3. Accuracy of plans

Members were also concerned that the site measurements did not accord with the measurements on the submitted plans. The case officer has manually carried out checks on the measurements on site. This query was also raised with the agent who has also confirmed that the site measurements are correct. A topographical survey has been provided, and accordingly the case officer is satisfied with the measurements of the plans and the site.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report.