

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 13 May 2020 at 6.30pm

Written Submissions

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: Monday 4 May 2020

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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

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



WestBerkshire
C O U N C I L

To: Members and Substitutes of the Eastern Area Planning Committee

Agenda

Part I

Page No.

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|-----|---|---------|
| (1) | Application No. & Parish: 20/00221/HOUSE - West Streatley House, High Street, Streatley | 5 - 10 |
| | Proposal: Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. | |
| | Location: West Streatley House, High Street, Streatley | |
| | Applicant: Anita Parratt c/o Maria Peralta, Project Design Studio Ltd | |
| | Recommendation: Delegate to the Head of Development and Planning to grant planning permission. | |
| (2) | Application No. & Parish: 20/00222/LBC2 - West Streatley House, High Street, Streatley | 11 - 12 |
| | Proposal: Demolition of side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house. | |
| | Location: West Streatley House, High Street, Streatley | |
| | Applicant: Anita Parratt c/o Maria Peralta, Project Design Studio Ltd | |
| | Recommendation: Delegate to the Head of Development and Planning to grant listed building consent. | |
| (3) | Application No. & Parish: 19/02522/FUL - Church View Barn, Back Lane, Stanford Dingley | 13 - 16 |
| | Proposal: The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use. | |
| | Location: Church View Barn, Back Lane, Stanford Dingley, RG7 6LR | |
| | Applicant: Ms C Garbutt | |
| | Recommendation: Delegate to the Head of Development and Planning to grant planning permission. | |

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
- (b) The West Berkshire District Local Plan (Saved Policies September 2007), the

Agenda - Eastern Area Planning Committee to be held on Wednesday, 13 May 2020
(continued)

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.



West Berkshire
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Eastern Area Planning Committee

Wednesday 13th May 2020

Written Submissions

Item:	6(1)
Application Number:	20/00221/HOUSE
Location:	West Streatley House, High Street, Streatley, RG8 9HY
Proposal:	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
Applicant:	Anita Parratt

Submissions received

Streatley Parish Council	None
Adjoining Parish Council	N/A
Objectors	Lloyd Jenkins – joint submission
Supporters	None
Applicant/ Agent	Agent – Maria Peralta

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By email to: planapps@westberks.gov.uk

FAO: Gary Lugg, Head of Development and Planning

From: Lloyd and Gemma Jenkins
Fergus and Sarah Brownlee
Michael and Philippa Seymour
P W Philips
Fred and Vera Tomlin
Terence and Sue Gallagher
Christopher and Pamela King
Patricia Hoare
John and Gill McGahan
Vinita and Colin Lenaghan
Corinne Hollingworth and Robert Gabriel

Subject: **REPRESENTATIONS TO THE COMMITTEE* (JOINT SUBMISSION)**

*Eastern Area Planning Committee, 13 May 2020.

Re: **APPLICATION NUMBER(S): 20/00221/HOUSE & 20/00222/LBC2**
PROPOSAL: The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
SITE: West Streatley House, High Street, Streatley, Reading
Your Refs: OBINV/20/00221/HOUSE & OBINV/20/00222/LBC2

Date: 11 May 2020 (9am)

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1. This is a joint submission by 11 separate households of local residents who object to the above application(s). I act as signatory on their collective behalf.
 2. We have reviewed the Committee Reports prepared by Lucinda Pinhorne-Smy and make the following further **representations to the Members of the Committee**:
 - a. The planning officer has rightly dismissed the applicant's stated primary motivation for these applications – namely to gain temporary access to the rear of the property for building works – as not being a valid basis for planning consent.
 - b. However, rather than reject the applications on this fundamental basis, the planning officer continues to review secondary proposals for minor works to the extension itself. Clearly, the scope of these works does not require the entire extension, a listed building, to be fully demolished and rebuilt; a purpose serving only to achieve the (irrelevant) access described above. As such, we do not believe enough emphasis is placed on the *excessive* nature of the proposals to demolish and rebuild the extension, given only the ancillary works to it.
 - c. The Committee has a duty to consider the wider impact of individual applications. In this case, two dangerous precedents risk being set:

- i. Allowing an unnecessary demolition of a listed building could *open the flood gates* to similarly excessive applications, contrary to the interests of the Secretary of State; and
 - ii. Providing the applicant with grounds to pursue a legal case for access across protected land owned by Streatley Parish Council. If consent is granted, the applicant will use temporary access to build a garage and standing area for six cars in the garden; with the extension rebuilt and no front access, the garage's existence can be used in a legal case to force access to it from the rear, over ground not intended for vehicular use. This too risks *opening the flood gates* to similar applications.
3. In summary, local residents remain united in their objections to these applications, driven solely by an intent to build to the rear of West Streatley House and force access from that direction, something the community will at no point contemplate.
4. We note the following press coverage:
<https://www.readingchronicle.co.uk/news/18431214.plans-demolish-part-grade-ii-listed-streatley-house/>

Yours sincerely,



Lloyd Jenkins MEng(Hons) BFP FCA ACGI

Submission length: 496 words.



PROJECT DESIGN STUDIO LTD

The Old Parsonage, Bedford Street, Woburn, MK17 9QL

PLANNING COMMITTEE STATEMENT

THE SITE – West Streatley House, High Street, Streatley on Thames, Berkshire, RG8 9HY

THE SCHEME – The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.

PROJECT NO. – 1618

PLANNING COMMITTEE STATEMENT

The single storey northerly extension to be replaced was built in the 1970's as a garage and was refurbished at the turn of the 21st Century to a storage/ancillary space for the Grade II listed building of West Streatley House.

The design of the existing extension is poorly constructed and out of character with the main house, with incorrect proportions and inadequate detailing at the eaves where it abuts the house.

The current proposal rectifies the short-comings of the existing structure whilst aiding the construction of the consented scheme for the rear single storey extension – one project aiding the other.

This scheme delivers: -

- Improvements to the proportions of the street-side elevation to West Streatley House.
- The build will take place prudently and as drawn.
- Improve the efficiency of the construction process for the consented scheme by the management of construction vehicle movement, where possible, to reduce any potential pressure on the already busy High St.
- Enable the construction work to be completed within a satisfactory building programme.

West Streatley House is in a sad state of repair and in urgent need of the construction programme commencing. Our client is keen to occupy the building as her home with the improvements complete. The building will undergo a scheme of consented refurbishment and extension that will benefit the property for many years to come. The programme will include landscaping and general enhancement of the setting, a scheme befitting a Grade II Listed Building of such quality.

The consented and recent proposals have been beset by rumours and inaccuracies through social media and the local parties, but has also gained much local support.

Our client is currently living in a rented property and ultimately is wanting to start work on site to be able to live in the house as her main residence and thrive within and the local community; where West Streatley House will be allowed to embrace its standing as an asset of Streatley's High street.

Prepared 11.05.2020

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Eastern Area Planning Committee

Wednesday 13th May 2020

Written Submissions

Item:	6(2)
Application Number:	20/00222/LBC2
Location:	West Streatley House, High Street, Streatley, RG8 9HY
Proposal:	The demolition of the side extension (utility room) and the rebuilding of the extension to be more in keeping with the architectural style of the main house.
Applicant:	Anita Parratt

Submissions received

Streatley Parish Council	None
Adjoining Parish Council	N/A
Objectors	Lloyd Jenkins – joint submission
Supporters	None
Applicant/ Agent	Agent – Maria Peralta

NB: same submissions for Item 1

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Eastern Area Planning Committee

Wednesday 13th May 2020

Written Submissions

Item:	6(3)
Application Number:	19/02522/FUL
Location:	Church View Barn, Back Lane, Stanford Dingley, RG7 6LR
Proposal:	The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use.
Applicant:	Ms C Garbutt

Submissions received

Streatley Parish Council	None
Adjoining Parish Council	N/A
Objectors	Mr H R D Fullerton
Supporters	None
Applicant/ Agent	None

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Dear sirs,

I wish to make representation at the Eastern Area Planning meeting on 13th May in connection with;

APPLICATION NUMBER: 19/02522/FUL

PROPOSAL: The demolition of the existing stable block and the construction of a three-bay replacement garage building with adjoining log store, alongside associated parking, access and landscaping works and the change of use of the land to a residential use.

SITE: Church View Barn, Back Lane, Stanford Dingley, Reading

Here is my statement:

I am the direct neighbour of Church View Barn and owner of Chalk Pit Cottage.

This updated planning application for a new garage (to be clear, not a replacement one, as the current structure is wooden stable block, designed for equestrian use and with a much lower roof line), change of use to residential use, associate parking and landscaping is an improvement to the previous planning application siting which I objected to (and so did a further 10 residents), as the new proposed location has been moved away from being opposite to our Grade II listed cottage and nearer to the main building of the property. However, I believe the committee should still consider that this application is a fundamental change to the workings of the property, with a change to the main driveway and thus a change to how the original planning application for the build of the house was approved (some 12 years ago). I have concerns about the change of use of the paddock area to residential use and if this is approved it must come with restrictions on any further building on the land whatsoever (I would not think it fair if this application was then only used for getting the change of use, followed by a new planning application to position the garage at the previous location).

I also think that the committee should consider how this planning design for the property was applied for in two parts, firstly by gaining planning application for the conversion of the existing internal garages into living accommodation and only then later applying for separate planning permission for this detached garage. This has been tried unsuccessfully by another new build near our property (Blossom Cottage) and this new application may set some precedent for such a method of getting new detached garages built, especially at the other property.

Yours,

Mr H R D Fullerton
Resident of Stanford Dingley

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