

Notice of Meeting



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Eastern Area Planning Committee Wednesday 3 June 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: Tuesday 26 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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 3 June 2020
(continued)

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

Substitutes: Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

Agenda

Part I

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| <p>(1) Application No. & Parish: 19/02879/FULD - Theale Motor Ltd, Theale Proposal:</p> <p>Location:</p> <p>Applicant:</p> <p>Recommendation:</p> | <p>Demolition of former commercial unit and erection of a retail unit, 7 dwellings including parking, bins and landscaping.</p> <p>Theale Motor Ltd, Church Street, Theale, RG7 5BU</p> <p>Red Line Land Theale Ltd</p> <p>Delegate to the Head of Development and Planning to grant planning permission subject to the completion of a Section 106 Legal Agreement (otherwise refuse planning permission).</p> | <p>3 - 8</p> |
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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
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

Eastern Area Planning Committee

Wednesday 3rd June 2020

Written Submissions

Item:	(1)
Application Number:	19/02879/FULD
Location:	Theale Motor Ltd, Church Street, Theale, RG7 5BU
Proposal:	Demolition of former commercial unit and erection of a retail unit, 7 dwellings including parking, bins and landscaping.
Applicant:	Red Line Land Theale Limited

Submissions received

Parish Council	Theale Parish Council
Adjoining Parish Council	N/A
Objectors	None
Supporters	None
Applicant/ Agent	Agent – Tom Rumble

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THEALE PARISH COUNCIL

Parish Office, The Pavilion, Englefield Road, Theale, Reading, RG7 5AS

Telephone: 0118 9306592 – E-mail: enquiries@thealeparishcouncil.gov.uk



Lydia Mather

Case Officer

Development and Planning Service

Council Offices

Market Street

Newbury

Berkshire

RG14 5LD

Ref: PCINV/19/02879/FULD

Wednesday 28th May 2020

Dear Lydia,

**Representations to the Eastern Area Planning Committee from Theale Parish Council for:
APPLICATION NUMBER: 19/02879/FULD
PROPOSAL: Demolition of former commercial unit and erection of a retail unit, 7 dwellings
including parking, bins and landscaping
SITE: Theale Motor Ltd, Church Street, Theale, Reading**

On behalf of the parish council, thank you for your letter dated 26th May 2020, inviting Theale Parish Council to submit representations for the above application to be presented to the Eastern Area Planning Committee on 3rd June 2020.

Theale Parish Council strongly objects to the proposed development and would like to restate its objections. Despite repeated objections on the same grounds, the parish council feels they have not been addressed.

The objections are as follows:

1. loss of light to neighbouring properties
2. inadequate parking provision
3. lack of clarity about bin storage and how they will be collected
4. the development is not in keeping with the existing street scene
5. inadequate amenity space for residents
6. overlooks neighbours' gardens on Station Road
7. inappropriate development near a Conservation Area and listed buildings
8. inadequate provision for short-stay deliveries, which will disrupt traffic flow on Station Road and deliveries to other businesses in the vicinity such as Co-op and Crown Kiosk

I would be grateful if you could acknowledge receipt of these representations by email.

Yours faithfully,


Paul Manley
Assistant Clerk

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Good evening members.

I act as planning consultant and thank you for the opportunity to present comments upon this application.

Your officer's report is a positive one that details the merits of the application as recommended for approval. This reflects the lengthy and **collaborative** approach to the application process undertaken with your officers over the past year.

The application has been revised following consultation responses on a number of occasions so to respond to the comments of in particular the Council's conservation officer. This has resulted in there being **no objections** to the scheme from either the Council's conservation or highway officers.

Your officer's report confirms the **sustainable** location of the site within Theale and its **brownfield** status. The existing site has no inherent quality in architectural or historic terms and does little to benefit the village and its Conservation Area. By comparison, the proposed scheme will offer an **enhanced retail** offer and **new residential dwellings**. It will enable the introduction of a **positive, active frontage** and **soft landscaping**. The site's sustainable, brownfield location therefore means that the principle of development in this location is consistent with the Council's development plan.

Through dialogue with your officers, a traditional design style has been developed. This has included **significant amendments** to the design to reduce the number of dwellings from 9 to 7; the inclusion of a traditional pitched roof; reductions in ridge and eaves heights; and a traditionally designed shopfront. As is visible in the 3D perspectives, the building's main facade has been broken into three architectural styles to represent the **diversity** of architectural expressions found in Theale. This enables an **attractive** street scene to develop and the building's overall bulk and mass to be broken up. In addition, the scale of the building reduces as it moves towards the west so to ensure an appropriate relationship with adjacent properties.

The scheme has been therefore designed to reflect the mixed character of the surrounding environment. Further, it incorporates appropriate shared and private amenity space, car / cycle parking and balconies to the rear.

In relation to highway considerations, the scheme is **acceptable** as confirmed by the absence of an objection from the Council's highway officer. This includes in relation to parking provision, vehicle turning and servicing arrangements. In other respects, including residential amenity, drainage and environmental health, the scheme is entirely **acceptable**.

To conclude, your officer's report sets out a comprehensive assessment of the proposal having regard to the various consultation responses received. It concludes, having regard to all relevant planning policy and associated material considerations that the scheme should be **approved** subject to the completion of a legal agreement.

I believe that through a **collaborative** approach, the applicant and your officers have found the appropriate balance between using a **brownfield site effectively**, introducing a **high quality and active design** and **respecting the qualities and setting of the adjacent Conservation Area**.

It is for these reasons that I respectfully ask you to **endorse** your officer's recommendation.

Thank you.
