

Supplemental Items for Eastern Area Planning Committee

Wednesday, 6 March, 2024 at 6.30 pm
In the Council Chamber, Council Offices,
Market Street, Newbury

Part I

Page No.

- (1) **23/01552/REG3, Four Houses Corner Caravan Site, Reading Road, Ufton Nervet, Reading, Stratfield Mortimer** 3 - 4

Proposal: It is proposed to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch is to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq m amenity building consisting of a kitchen/dayroom, bathroom, separate WC and utility area. In addition to the amenity buildings a recycle storage facility, children play area and sewerage treatment plant are to be located within the site.

Location: Four Houses Corner Caravan Site, Reading Road, Ufton Nervet, Reading

Applicant: West Berkshire Council

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to conditions.



Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 6 March 2024 (continued)

- (2) **23/02187/FULMAJ, Thatcham Memorial Playing Fields, Brownsfield Road, Thatcham** 5 - 6

Proposal: Flood Alleviation Scheme including detention basin and swale. New cricket facilities to replace those lost by the scheme (full description available at paragraphs 1.4 and 1.5 of the report).

Location: Thatcham Memorial Playing Fields, Brownsfield Road, Thatcham

Applicant: West Berkshire Council

Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to conditions.

Sarah Clarke.

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on e-mail: executivecycle@westberks.gov.uk

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West Berkshire
C O U N C I L

EASTERN AREA PLANNING COMMITTEE 6TH MARCH 2024

UPDATE REPORT

Item No: 4(1) **Application No:** 23/01552/REG3 **Page No.** 27-63

Site: Four Houses Corner, Reading Road, Ufton Nervet, Reading, RG7 4QJ

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	3 additional objections have been received since the publication of the committee report, raising the following summarised issues: <ul style="list-style-type: none">• Concerned regarding the accuracy of the ecological reports• Traffic generation• Lack of parking on site• Implications for AWE DEPZ• Anti-social behaviour• Association of the site with PC Harper's death
Environment Agency:	Following a third party enquiry, confirmation that the application does not fall within the EA remit for consultation, and that they will not be making any comments.

3. Corrections and clarifications

It has been brought to the Council's attention that the reference to the sewerage treatment plant in the application description is not correct as the site waste will go to mains drainage. Accordingly, this part of the application description has been deleted in agreement with the applicant.

The reference to drainage being private relates only to surface water run-off and not sewerage. Accordingly, the EA has confirmed that consultation with them is not required.

Bullet point 9 under paragraph 6.1 should read "Ecology".

4. Updated Recommendation

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

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EASTERN AREA PLANNING COMMITTEE 6TH MARCH 2024

UPDATE REPORT

Item No: 4(2) Application No: 23/02187/FULMAJ Page No. 65-92

Site: Thatcham Memorial Playing Fields, Brownsfield Road, Thatcham

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	<p>We have received 2 additional letters of objection and one of support.</p> <p>To summarise the objection letter raises concerns with the justification of the scheme, concerns with flooding, the loss of trees and their replacements, the ecological impact, both temporary and permanent loss of green infrastructure and its contribution to the community and wellbeing. Comments received regarding public expense this is not a material planning consideration.</p> <p>The letter of support that supports the justification of the scheme advising this final scheme captures residual flows from the urban estates and manages the flow. The scheme utilises the only available site to accommodate this need. Comments received regarding funding this is not a material planning consideration.</p>
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3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amendments to condition 2 (Approved plans) and 15 (Replacement cricket equipment) making corrections (indicated in bold). It is also recommended an additional condition is applied for details of the new fence to be submitted and approved prior to their installation as the details on the plans are indicative and not finalised. The pre-commencement conditions (no.4-8) were agreed with the applicant and agent on 27.02.2024.

2. Approved plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

- (i) Drawing 2004241-016 P2 (Site Location Plan) received on 22.12.2023;
- (ii) Drawing 2004241-001 C (General Arrangement) received on **05.01.2024**;
- (iii) Drawing 2004241-002 P2 (Red line Boundary) received on 22.12.2023;
- (iv) Drawing 2004241-005 (Proposed Earthworks: Cut and Fill Volumes) received on 18.09.2023;
- (v) Drawing 2004241-006 A (Tree Removal Plan) received on 18.09.2023;
- (vi) Drawing 2004241-007 (Site Cross Sections Sheet 1 of 2) received on

- 18.09.2023;
- (vii) Drawing 2004241-008 (Site Cross Sections Sheet 2 of 2) received on 18.09.2023;
 - (viii) Drawing 2004241-009 (Bund and Swale: Construction Details Sheet 1 of 4) received on 18.09.2023;
 - (ix) Drawing 2004241-010 (Bund and Swale: Construction Details Sheet 2 of 4) received on 18.09.2023;
 - (x) Drawing 2004241-011 (Bund and Swale: Construction Details Sheet 3 of 4) received on 18.09.2023;
 - (xi) Drawing 2004241-012 (Bund and Swale: Construction Details Sheet 4 of 4) received on 18.09.2023;
 - (xii) Drawing 2004241-013 (Flow Control Structure Detail) received on 18.09.2023;
 - (xiii) Drawing **2004421-014 A** (Exolum Pipeline Protection Plan) received on 29.11.2023;
 - (xiv) Drawing 2004241-015 P1 (Pedestrian Footbridge Detail) received on 22.09.2023;
 - (xv) Drawing 2004241-024 (Relocation of Practice Nets and Artificial Wicket) received on 22.12.2023;
 - (xvi) Drawing NSTTCC001 (Triple Lane Practice Facility) received on 22.12.2023;
 - (xvii) Slatter Cricket and Play: Thatcham Town Cricket Club Quotation received on 22.12.2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

15. Replacement cricket equipment

Within six months of the construction site set-up commencing the cricket nets and non-turf wicket (as shown on Drawings **2004241-024** and NSTTCC 001B) hereby approved shall have been constructed and brought into use.

Reason: To ensure that the proposed development does not result in the loss sport facilities. This condition is applied in accordance with the NPPF and Policies CS14 and CS18 of the West Berkshire Core Strategy 2006-2026.

21. Fencing (prior approval)

The new fence hereby approved shall not be installed until details of the fence have first been submitted to and approved in writing by the Local Planning Authority. The details of the fence shall include height, style, and materials. The new fence shall be installed in accordance with these approved details.

Reason: To ensure that the proposed fence does not have a harmful impact on the character of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.