

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 8th February, 2017 at 6.30 pm

in 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, 31 January 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Rob Alexander on (01635) 519462 / 519695 / 5196 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / robert.alexander@westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 8 February 2017
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping (Vice-Chairman), Richard Crumly, Marigold Jaques, Alan Law, Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Manohar Gopal, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

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- 1. Election of the Chairman**
To elect a Chairman for this meeting of the Eastern Area Planning Committee.
- 2. Apologies**
To receive apologies for inability to attend the meeting.
- 3. Minutes** 5 - 18
To approve as a correct record the Minutes of the meetings of this Committee held on 18 January 2017.
- 4. Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
- 5. Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)



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- (1) **Application No. & Parish: 16/01947/OUTMAJ - Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG** 19 - 52

Proposal:	Residential development of up to 15 dwellings, and the creation of a new woodland belt on the northern boundary.
Location:	Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG
Applicant:	Andrew Sears and family members
Recommendation:	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 9.1 of the report) and the completion of a Section 106 agreement. OR If the legal agreement is not completed by the 7 th April 2017, to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION , for the reason set out in Section 9.2 of the report or to extend the period for completion if it is considered expedient to do so.

- (2) **Application No. & Parish: 16/03070/FUL - The Coach House, Turners Drive, Thatcham, Berkshire.** 53 - 68

Proposal:	Change of use from B1 office to 64 place children's' day nursery falling within use Class D1.
Location:	The Coach House, Turners Drive, Thatcham, Berkshire.
Applicant:	Khaira.
Recommendation:	To DELEGATE to the Head of Planning & Countryside to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8.1).

Items for Information

6. **Appeal Decisions relating to Eastern Area Planning** 69 - 70
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

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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.

Andy Day
Head of Strategic Support

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