

Notice of Meeting

Eastern Area Planning Committee

Wednesday 3 May 2017 at 6.30pm

in 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: Monday 24 April 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 Jessica Bailiss on (01635) 503124
Email: jessica.bailiss@westberks.gov.uk



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 3 May 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, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting.
 2. **Minutes** 5 - 12
To approve as a correct record the Minutes of the meeting of this Committee held on 12 April 2017.
 3. **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](#).
 4. **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.*)
- (1) **Application No. & Parish: 17/00182/COMIND - Land North of Floral Way, Opposite Foxglove Way, Thatcham** 13 - 44

Proposal: The scheme comprises the construction of a flood detention basin with an area of 1.7 ha. and 2.8 m high earth bund to the south, in farmland to the north of Floral Way, Thatcham. The crest of the bund will have a level of 90.5m AOD and accommodate a 50m length spillway at a level of 90.0m AOD. A 0.6m diameter flapped culvert will incorporate an existing ditch to the east of the proposed basin. As a feature of the scheme, there will be realignment of 370m of the existing ditch to the north of the site taking the flow through the basin. The base level of the detention basin is to be set at 87.25m AOD and will utilise the existing 1.2m by 0.6m box culvert under Floral Way as an outlet control. The scheme will provide a Standard of Protection against flooding



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(continued)

Location: of 1 in 100 year plus Climate Change.
Land North of Floral Way, Opposite Foxglove Way,
Thatcham, Berkshire

Applicant: West Berkshire Council

Recommendation: To **DELEGATE** to the Head of Development and
Planning to **GRANT PLANNING PERMISSION.**

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 45 - 46
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

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.

