

Notice of Meeting



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Eastern Area Planning Committee Wednesday, 5th July, 2017 at 6.30pm

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, 27 June 2017

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded.

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



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Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

Any queries relating to the Committee should be directed to Stephen Chard / Charlene Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



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Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), 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

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 7 - 24
To approve as a correct record the Minutes of the meeting of this Committee held on 24 May 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.)



Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

- (1) **Application No. & Parish: 16/03528/FUL - Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU** 25 - 42

Proposal:	S73a: Removal of conditions 7 roller shutter door shut, 11 paint spraying, 18 additional acoustic mitigation, and 19 acoustic boundary from previously approved application 16/01016/FUL: Proposed change of use from B1 (light industrial) and B8 (Storage and Distribution) use to mixed use to allow for vehicles sales and leasing (sui generis) and vehicle preparation and washing (B1) and MOT and servicing (B2) for Anchor Vans Ltd.
Location:	Sabre House, Bath Road, Midgham, Reading, Berkshire, RG7 5UU
Applicant:	Anchor Pension Plan
Recommendation:	To DELEGATE to the Head of Development & Planning to GRANT PLANNING PERMISSION subject to conditions

- (2) **Application No. & Parish: 17/00402/FULEXT - 1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE** 43 - 64

Proposal:	Section 73: Variation of Conditions (11) Landscaping, (21) Vehicle parking and (22) cycle parking and storage of planning permission 15/01983/FULEXT - (Section 73. Variation of conditions 2 Approved Plans, 5 Code for Sustainable Homes, 15 Landscaping, 16 Tree Protection, 17 Tree Root Protection, 18 Arboricultural Method Statement, 19 Arboricultural Watching Brief, 20 Bat Tubes and Bird Nest Boxes, 21 Construction Method Statement, 28 Vehicle Parking and Turning Space/Areas and 32 Landscape Management Plan of approved reference 14/01430/FULEXT. Full planning permission for the erection of 50 dwellings 1053, 1055, 1057 Oxford Road, Tilehurst including associated access, parking and landscaping. (Revised scheme following planning approval consent 13/02227/RESMAJ))
Location:	1053, 1055 and 1057 Oxford Road, Tilehurst, Reading, Berkshire, RG31 6YE
Applicant:	Shanly Homes Ltd
Recommendation:	To DELEGATE to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (section 9.2).

Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)

- (3) **Application No. & Parish:17/01042/OUTD - Land Adjacent to Larch House, Sulhamstead, Reading, RG7 4BB** 65 - 76

Proposal:	Outline planning permission for the redevelopment and change of use of the site to residential (C3) to provide a single storey detached dwellinghouse with rooms in the roof space. Matters to be considered: Access and Layout.
Location:	Land Adjacent to Larch House Sulhamstead Reading RG7 4BB
Applicant:	Malcolm Hatton
Recommendation:	to DELEGATE to the Head of Planning & Countryside to REFUSE PLANNING PERMISSION for the reasons given below (Section 9.1).

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 77 - 78
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.



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Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 July 2017
(continued)



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