

# Notice of Meeting

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## Eastern Area Planning Committee

**Wednesday, 7th August, 2019 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, 30 July 2019

### 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. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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](mailto:planapps@westberks.gov.uk)

Further information, Planning Applications and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)



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*(continued)*

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



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**To:** Councillors Peter Argyle, Jeremy Cottam, Alan Law (Chairman), Royce Longton, Alan Macro, Geoff Mayes, Graham Pask, Joanne Stewart and Andrew Williamson

**Substitutes:** Councillors Gareth Hurley, Owen Jeffery, Nassar Kessell, Ross Mackinnon and Keith Woodhams

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# Agenda

## Part I

**Page No.**

1. **Apologies**  
To receive apologies for inability to attend the meeting.
2. **Minutes** 7 - 26  
To approve as a correct record the Minutes of the meeting of this Committee held on 26 June 2019.
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: 19/00344/COMIND Stonehams Farm, Long Lane, Tilehurst** 27 - 42  
**Proposal:** Demolition of existing structures, and erection of an 85 bed care home (Class C2) with associated works including one access, parking, services, and landscaping.  
**Location:** Stonehams Farm, Long Lane, Tilehurst  
**Applicant:** Frontier Estates Limited  
**Recommendation:** The Head of Development and Planning be authorised to **GRANT** planning permission.

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- (2) **Application No. & Parish: 19/00772/RESMAJ Land adjacent to Primrose Croft, Reading Road, Burghfield Common** 43 - 64  
**Proposal:** Approval of reserved matters application following outline application 16/01685/OUTMAJ for 28 dwellings. Matters to be considered: Appearance, Landscaping, Layout and Scale.  
**Location:** Land Adjacent To Primrose Croft, Reading Road, Burghfield Common  
**Applicant:** Crest Nicholson South  
**Recommendation:** The Head of Development and Planning be authorise to **GRANT** approval of reserved matters subject to conditions
- (3) **Application No. & Parish: 19/01171/FULD Blacknest Farm, Brimpton Common, Reading, RG7 4RN** 65 - 88  
**Proposal:** Demolition, salvage and rebuild of the existing buildings to create three live-work units together with access, landscaping and associated works.  
**Location:** Blacknest Farm, Brimpton Common, Reading, Berkshire, RG7 4RN  
**Applicant:** Feltham Properties  
**Recommendation:** The Head of Development and Planning be authorise to **REFUSE** planning permission
- (4) **Application No. & Parish: 19/00713/COMIND Bere Court Farm Bungalow, Bere Court, Pangbourne, Reading RG8 8HT** 89 - 102  
**Proposal:** Section 73A: Variation of condition 2: approved plans, of planning permission 16/01419/COMIND  
**Location:** Bere Court Farm Bungalow, Bere Court, Pangbourne, Reading, Berkshire, RG8 8HT  
**Applicant:** Mr Rehman Mohammed  
**Recommendation:** To delegate to the Head of Development and Planning to **GRANT** planning permission subject to the schedule of conditions (section 8.2).

**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.

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(e) The Human Rights Act.

Sarah Clarke  
Head of Legal and 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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