

# Notice of Meeting



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## Eastern Area Planning Committee Wednesday, 18th October 2017 at 6.30pm At the Calcot Centre, 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, 10 October 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](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)

Any queries relating to the Committee should be directed to Jessica Bailiss on (01635) 503124  
Email: [jessica.bailiss@westberks.gov.uk](mailto:jessica.bailiss@westberks.gov.uk)



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 18 October 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 and Mollie Lock

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# Agenda

## Part I

**Page No.**

- (1) **Application No. & Parish: 17/02012/FULD - Green Gables, Tidmarsh Lane, Tidmarsh, Reading** 5 - 16
- Proposal:** Erection of replacement dwelling and 4no. Dwellings and associated works; demolition of Class B buildings and extinguishment of lawful plant storage and distribution operations; removal of hard standing.
- Location:** Green Gables, Tidmarsh Lane, Tidmarsh, Reading
- Applicant:** Mr S Holland
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **REFUSE PLANNING PERMISSION** for the reasons for refusal set out in section 8.1 of this report
- (2) **Application No. & Parish: 17/02365/HOUSE - 4 Beechfield, Frilsham, RG18 9XF** 17 - 20
- Proposal:** Single storey side and rear extension
- Location:** 4 Beechfield, Frilsham, RG18 9XF
- Applicant:** Adam and Bryoney Pusey
- Recommendation:** To **DELEGATE** to the Head of Planning and Countryside to **GRANT PLANNING PERMISSION.**



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 18 October 2017**  
(continued)

- (3) **Application No. & Parish:17/01967/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN** 21 - 22
- Proposal:** Demolition of existing house containing 3 units and erection of 3 houses.
- Location:** Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN
- Applicant:** Mr John Wakefield
- Recommendation :** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions and the completion of a S106 legal agreement between the Council, the applicant and the owners of Hollins and Southfields.

**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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## EASTERN AREA PLANNING COMMITTEE ON 18 OCTOBER 2017

### UPDATE REPORT

**Item No:** (1)      **Application No:** 17/02012/FULD      **Page No.** 25-44  
**Site:** Green Gables, Tidmarsh Lane, Tidmarsh

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**Planning Officer Presenting:** Cheryl Willett

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** Mrs Deirdre Cuthbert on behalf of residents of Maidenhatch  
Mr and Mrs Hornblow

**Applicant/Agent speaking:** Mr Mark Leedale

**Ward Member(s):** Councillor Tim Metcalfe  
Councillor Rick Jones

#### Update Information:

##### 1. Plans and consultee updates

1.1 The requested visibility splays plan has been submitted, and is acceptable to the Highways Authority. This would be secured by condition in the event of approval.

1.2 No response has been forthcoming from the ecology team. However, as the ecological survey did not find priority species, that there were limited opportunities for priority species, and that further surveys were not required, no further assessment is to be made.

1.3 Environmental Health have responded and state that their previous comments still stand (as set out on page 28 of the main committee report).

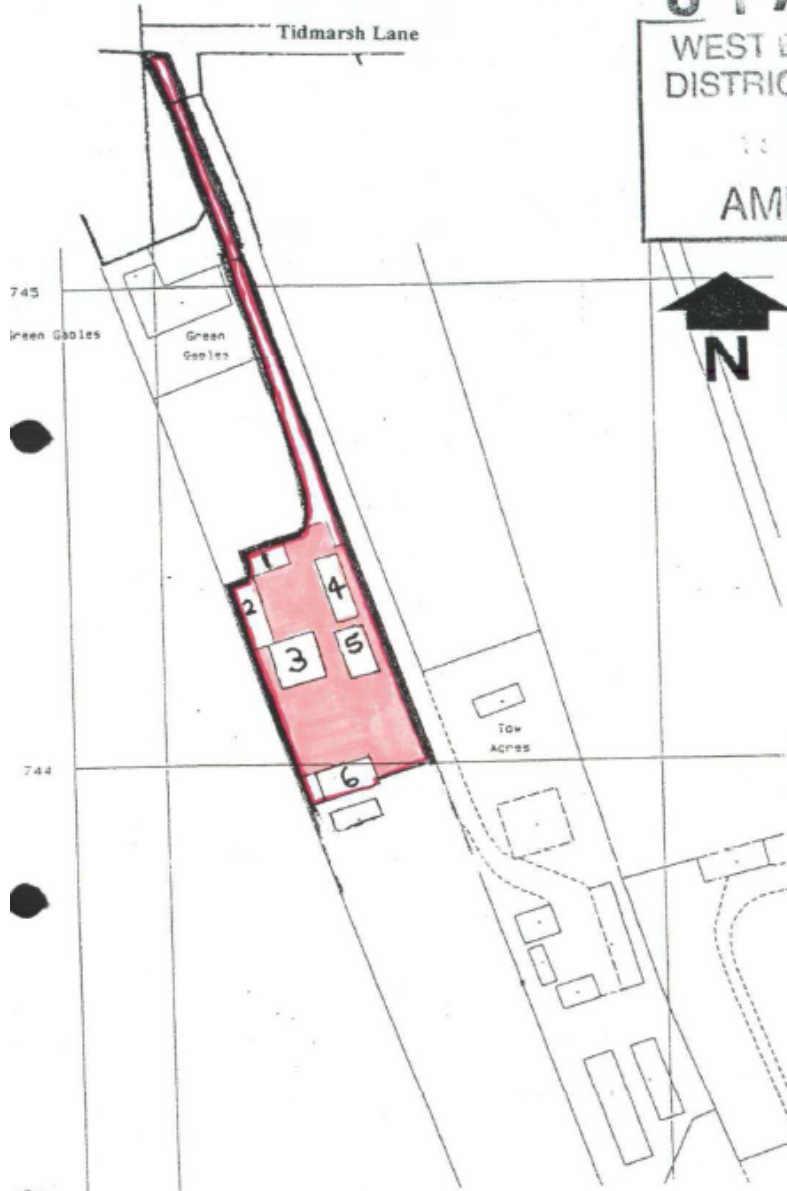
1.4 The Council's housing officer has stated that the contribution is acceptable.

1.5 Maps of the areas of the previous certificates of lawfulness and planning permissions were omitted from the committee report. These are included as part of the update.

## **2. CONCLUSION**

3.1 Following the updated information the recommendation to refuse permission remains unchanged.

PLAN 'A'



01/00500

WEST BERKSHIRE  
DISTRICT COUNCIL  
Do not scale except for planning & building  
regulations purposes  
1:1,250  
AMENDED



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**Planning**  
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Revision notes:
A
B
C
Client:
Mr & Mrs C F Holland
Location:
Green Gables, Tidmarsh Lane, Tidmarsh
Drawing title:
Site identification plan
Scale:
1:1,250
Date:
December 2003
Drawing number:
MLP/ 02

Plans/Drawings



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04/02148

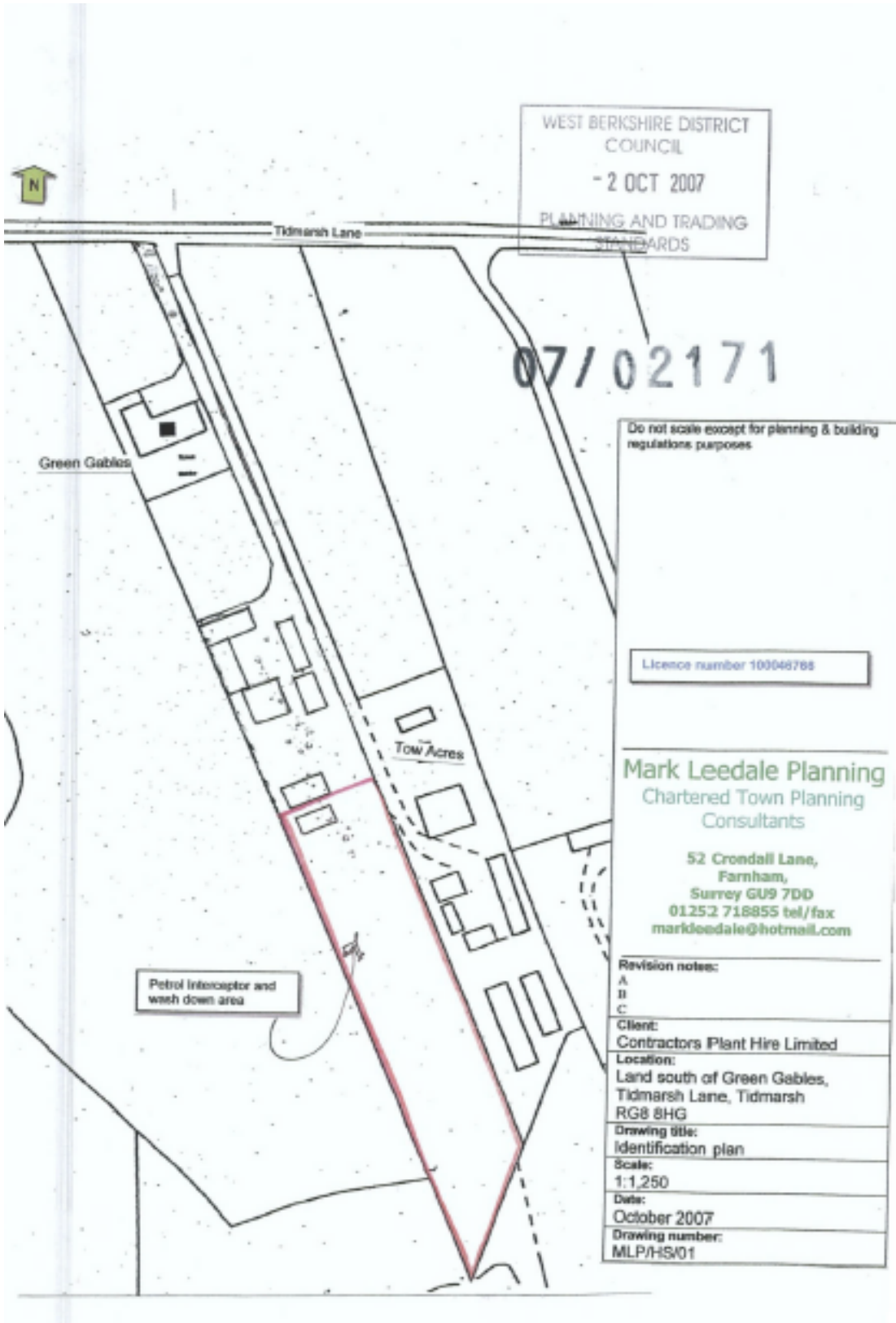
WEST BERKSHIRE DISTRICT  
COUNCIL  
01 SEP 2004  
SP  
PLANNING AND TRANSPORT  
STRATEGY

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Revision notes:
A
B
C
Client:
Contractors & C F Holland
Location:
Green Gables, Tidmarsh Lane, Tidmarsh
Drawing title:
Location Plan
Scale:
1:2,500
Date:
August 2004
Drawing number:
MLP101

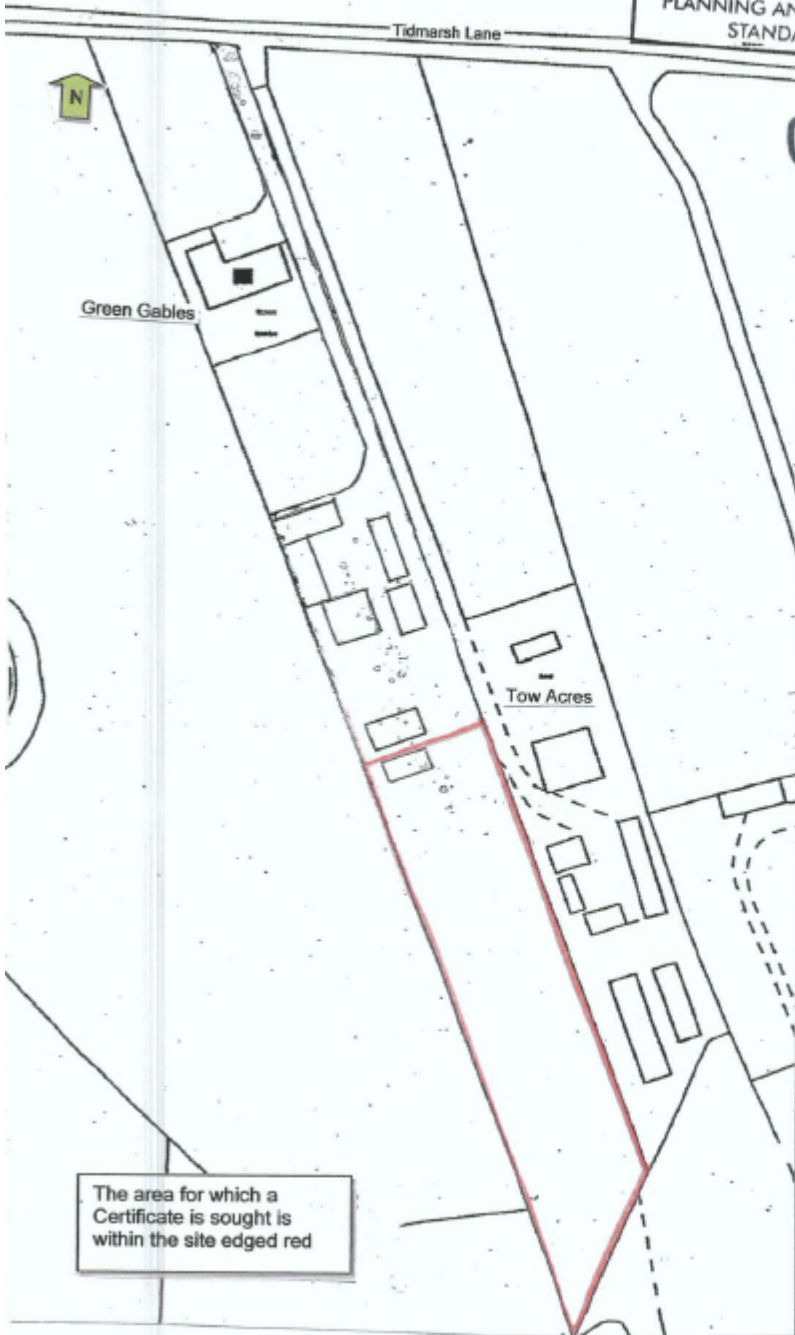
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WEST BERKSHIRE DISTRICT  
COUNCIL  
- 2 OCT 2007  
PLANNING AND TRADING  
STANDARDS

07/02172



The area for which a Certificate is sought is within the site edged red

Do not scale except for planning & building regulations purposes

Licence number 100046766

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Revision notes:  
A  
B  
C

Client:  
Contractors Plant Hire Limited

Location:  
Land south of Green Gables,  
Tidmarsh Lane, Tidmarsh  
RG8 8HG

Drawing title:  
Identification plan

Scale:  
1:1,250

Date:  
October 2007

Drawing number:  
MLP/PH/01

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09/02579



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License number 103048796  
WEST SUSSEX COUNTY COUNCIL  
11 DEC 2009  
PLANNING AND BUILDING REGULATIONS

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Revision notes:  
A  
B  
C

Client:  
CPHL

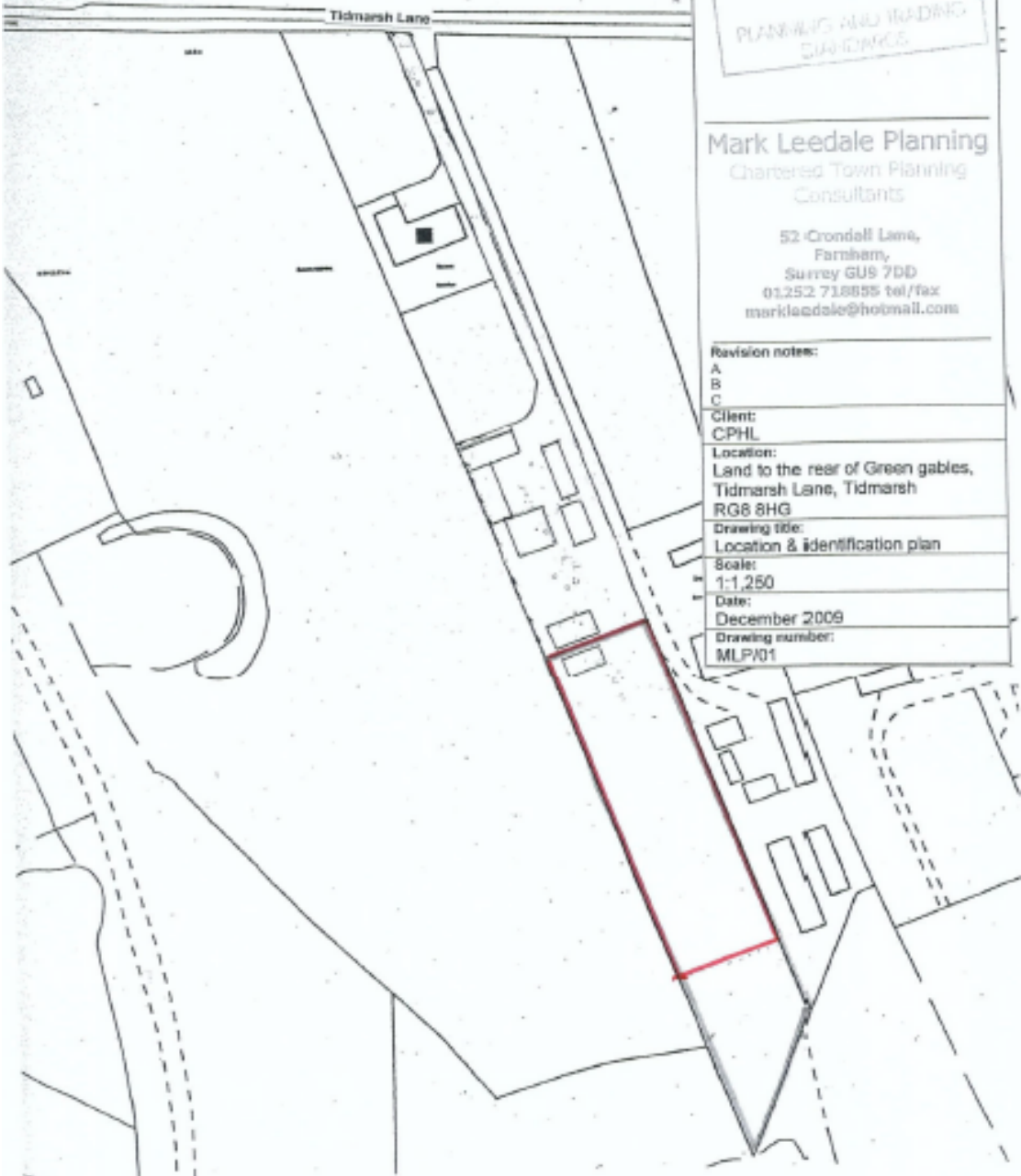
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Land to the rear of Green gables,  
Tidmarsh Lane, Tidmarsh  
RG8 8HG

Drawing title:  
Location & identification plan

Scale:  
1:1,250

Date:  
December 2009

Drawing number:  
MLP/01



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## EASTERN AREA PLANNING COMMITTEE ON 18 OCTOBER 2017

### UPDATE REPORT

**Item No:** (2)      **Application No:** 17/02365/HOUSE      **Page No.** 45-54  
**Site:** 4 Beechfield, Frilsham, RG18 9XF

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**Planning Officer Presenting:** Dave Pearson

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Mr Henry Burgoyne Probyn  
Mr Charles Burgoyne Probyn

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Adam Pusey

**Ward Member(s):** Councillor Graham Pask  
Councillor Quentin Webb

#### Update Information:

##### 1. RECOMMENDATION

1.1 The recommendation is altered to grant planning permission subject to conditions. The conditions are as follows:

1. Time limit:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004), to enable the Local Planning Authority to review the desirability of the development should it not be started within a reasonable time.

2. Plans approved:

The development hereby permitted shall be carried out in accordance with the approved drawing numbers P01 01, P01 03, P01 04, P01 05, P01 06 and P01 07 received on 17.08.2017.

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

3. Materials as specified:

The materials to be used in this development shall be as specified on the plans or the application forms. No other materials shall be used unless prior agreement in writing has been obtained from the Local Planning Authority.

Reason: In the interest of proper planning in accordance with Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026).

4. Permitted Development removal:

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, C and E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area and qualities of the North Wessex Downs Area of Outstanding Natural Beauty. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), Policies C1, C3 and C6 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026), and the West Berkshire Supplementary Planning Document Quality Design (June 2006).

Plus informatives:

Right to enter third party land: You must obtain the prior consent of the owner and occupier of any land upon which it is necessary for you to enter in order construct, externally finish, decorate, or in any other way carry out any works in connection with this development, or to obtain any support from adjoining property. This permission granted by the Council in no way authorises you to take such action without first obtaining this consent.

Damage to footway, cycleway or verge: The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge, arising during building operations.

Damage to carrigeway: The attention of the applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

Reason for decision (objections received): This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance

conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.

Reasons for approval: The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of the adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service or the Council website

1.2 No other information or further representations have been received.

## **2. CONCLUSION**

3.1 Following the updated information the recommendation to grant permission remains unchanged, but is subject to the conditions listed above.

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# Agenda Item 4.(3)

## EASTERN AREA PLANNING COMMITTEE ON 18<sup>TH</sup> OCTOBER 2017

### UPDATE REPORT

Item No: (3)      Application No: 17/01967/FULD      Page No. 55-82

Site: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN

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Planning Officer Presenting: David Pearson

Member Presenting:

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Parish Representative speaking: N/A

Objector(s) speaking: Ms Carol Reed

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Cllr Alan Law

### Update information

#### 1. REPRESENTATIONS

1.1 No letters of representation have been submitted following the publication of the committee report.

#### 2. ADDITIONAL INFORMATION

##### 2.1 Legal Agreement update

2.1.1 The Council's Legal Department is still negotiating with the applicant's solicitors on securing a Legal Agreement for the provision of visibility splays at the access onto Pangbourne Road.

## 2.2 Revised Recommendation

2.2.1 The Officer recommendation at Section 8 of the Committee Report has been revised as follows:

### 2.2.2 Full Recommendation

**DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the completion, within 2 months of the date of committee, of a legal agreement to secure the provision of visibility splays at the access onto Pangbourne Road in accordance with Policy CS 13 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document: Planning Obligations. The respective permission to be subject to the following conditions:

OR

If the Legal Agreement is not completed by 18<sup>th</sup> December 2017, to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason set out below, or to extend the period for completion if it is considered expedient to do so.

The development fails to provide an appropriate scheme of works or mitigation measures to accommodate the impact of development on local infrastructure, services or amenities. Specifically, a legal agreement or other planning obligation has not been entered into in respect of securing adequate provision of visibility splays at the access to Pangbourne Road. These are measures considered necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in function, scale and kind to the development. Road safety in West Berkshire is a key consideration for all development, the development therefore fails to comply with the National Planning Policy Framework, Policies CS13 which seeks to ensure appropriate highways mitigation (CS13), as well as West Berkshire District Council's adopted Planning Obligations SPD.