

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 23rd May 2018 at 5.30pm

At 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: Tuesday, 15 May 2018

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

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 on (01635) 519462
Email: stephen.chard@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 23 May 2018
(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 Rob Denton-Powell, Lee Dillon, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 17/01683/MINMAJ - Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth** 7 - 10
- Proposal:** S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ.
- Location:** Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth
- Applicant:** Veolia ES (West Berkshire) Ltd
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** for the reasons outlined in Section 7.2 of the report.
- (2) **Application No. & Parish: 17/01684/MINMAJ - Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth** 11 - 14
- Proposal:** Change of use to amend the approved details to enable the receipt of non-recyclable waste at the Household Waste Recycling Facility
- Location:** Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth
- Applicant:** Veolia ES (West Berkshire) Ltd
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** for the reasons outlined in Section 7.2 of the report.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 23 May 2018
(continued)

- (3) **Application No. & Parish: 17/03411/OUTMAJ - Land north of Stretton Close, Bradfield Southend** 15 - 16
- Proposal:** Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered.
- Location:** Land North Of Stretton Close, Bradfield Southend, Reading, Berkshire
- Applicant:** Westbuild Homes
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions and the completion of a Section 106 agreement.
- OR
- If the legal agreement is not completed by the 23 July 2018, to **DELEGATE** to the Head of Planning & Countryside to **REFUSE PLANNING PERMISSION**
- (4) **Application No. & Parish: 18/00332/FULD - Pamber Green, Blandys Lane, Upper Basildon** 17 - 18
- Proposal:** Replacement house type for previously approved plot 1 under application 17/02446/FULD
- Location:** Pamber Green, Blandys Lane, Upper Basildon, Reading, Berkshire RG8 8PG
- Applicant:** Bellmore Homes
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in Section 8.1 of the report.
- (5) **Application No. & Parish: 18/00415/FULD - Home Farm, Purley Village, Purley On Thames** 19 - 22
- Proposal:** Demolition of existing bungalow and double car port, erection of replacement house with triple car port and storage. New roof and cladding to existing outbuilding.
- Location:** Home Farm, Purley Village, Purley On Thames, Reading, Berkshire
- Applicant:** Mr and Mrs Timothy Metcalfe
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the conditions set out in section 8.1 of this report.

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 23 May 2018
(continued)

- (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.

EASTERN AREA PLANNING COMMITTEE ON 23 MAY 2018

UPDATE REPORT

Item No: (1) **Application No:** 17/01683/MINMAJ **Page No.** 31-110

Site: Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth

Planning Officer Presenting: Andrew Morrow

Member Presenting: N/A

Parish Representative speaking: John Russell
Mike Warner

Objector(s) speaking: Mr Bailey (Pegasus Planning) on behalf of the residents

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Mollie Lock
Councillor Graham Bridgman

Update Information:

During the committee site visit, queries arose around signage at the HWRC which indicated what types of waste were currently accepted. It was also queried as to how this could change as a result of the planning applications. The types of waste referred to on the signage at the HWRC have been discussed below.

There are 3 main factors which will determine this: the planning permission issued by the planning authority; the Environment Agency permit; and the contract between the waste management authority and the waste contractor.

Asbestos is not recyclable so is not currently accepted by the HWRC. The Environment Agency permit at the site allows the receipt of asbestos but the site currently does not accept it. The Council as waste management authority could request that the site accepts it in the future if planning permission is granted for 17/01684/MINMAJ.

Waste oils and solvents are currently accepted at the HWRC.

The Environment Agency permit allows the receipt of gas bottles but the site currently does not accept them. The Council as waste management authority could request that the site accepts them in the future.

Plasterboard is currently accepted at the HWRC.

Mixed municipal waste is not currently accepted at the HWRC and would be in the future if planning permission is granted for 17/01684/MINMAJ.

Bulky waste such as furniture is not currently accepted at the HWRC and would be in the future if planning permission is granted for 17/01684/MINMAJ. However, where furniture was recyclable, the Council as waste management authority could currently request that it be taken at the site.

The table below shows the types of waste which are currently accepted, and not accepted at the Facility. If planning permission is granted for 17/01684/MINMAJ, then in theory all the types of waste marked as 'no' could be taken at the Facility, however it is understood that at this time, operationally, it is only intended to additionally take black bag / residual waste and bulky waste / furniture at the Facility should permission be granted for 17/01684/MINMAJ.

Asbestos - No
Batteries - Yes
Bicycles - No
Black bag rubbish - No
Books - Yes
Bric-a-brac - No
Bulky waste - No
Car batteries - Yes
Card - Yes
CDs and DVDs - Yes
Ceramics - Yes
Cooking oil - Yes
Food and drink cartons - Yes
Furniture - No
Garden waste - Yes
Gas bottles - No
Hardcore and rubble - Yes
Household and garden chemicals - Yes
Large and small appliances - Yes
Mixed glass (bottles and jars) - Yes
Light bulbs - Yes
Mixed textiles and clothing - Yes
Mobile phones - Yes
Paint - Yes
Paper - Yes
Paper cups - Yes
Plasterboard - Yes
Plastic bottles and cans - Yes
Printer cartridges - Yes
Scrap metal - Yes

Shoes - Yes
Soil - Yes
Toys - Yes
TVs and monitors - Yes
Tyres - Yes
Used engine oil - Yes
Wood and timber - Yes

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EASTERN AREA PLANNING COMMITTEE ON 23 MAY 2018

UPDATE REPORT

Item No: (2) **Application No:** 17/01684/MINMAJ **Page No.** 111-182

Site: Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth

Planning Officer Presenting: Andrew Morrow

Member Presenting: N/A

Parish Representative speaking: John Russell
Mike Warner

Objector(s) speaking: Mr Bailey (Pegasus Planning) on behalf of the residents

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Mollie Lock
Councillor Graham Bridgman

Update Information:

During the committee site visit, queries arose around signage at the HWRC which indicated what types of waste were currently accepted. It was also queried as to how this could change as a result of the planning applications. The types of waste referred to on the signage at the HWRC have been discussed below.

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Asbestos is not recyclable so is not currently accepted by the HWRC. The Environment Agency permit at the site allows the receipt of asbestos but the site currently does not accept it. The Council as waste management authority could request that the site accepts it in the future if planning permission is granted for 17/01684/MINMAJ.

Waste oils and solvents are currently accepted at the HWRC.

The Environment Agency permit allows the receipt of gas bottles but the site currently does not accept them. The Council as waste management authority could request that the site accepts them in the future.

Plasterboard is currently accepted at the HWRC.

Mixed municipal waste is not currently accepted at the HWRC and would be in the future if planning permission is granted for 17/01684/MINMAJ.

Bulky waste such as furniture is not currently accepted at the HWRC and would be in the future if planning permission is granted for 17/01684/MINMAJ. However, where furniture was recyclable, the Council as waste management authority could currently request that it be taken at the site.

The table below shows the types of waste which are currently accepted and not accepted at the Facility. If planning permission is granted for 17/01684/MINMAJ, then in theory all the types of waste marked as 'no' could be taken at the Facility, however it is understood that at this time, operationally, it is only intended to additionally take black bag / residual waste and bulky waste / furniture at the Facility should permission be granted for 17/01684/MINMAJ.

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Black bag rubbish - No
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Bric-a-brac - No
Bulky waste - No
Car batteries - Yes
Card - Yes
CDs and DVDs - Yes
Ceramics - Yes
Cooking oil - Yes
Food and drink cartons - Yes
Furniture - No
Garden waste - Yes
Gas bottles - No
Hardcore and rubble - Yes
Household and garden chemicals - Yes
Large and small appliances - Yes
Mixed glass (bottles and jars) - Yes
Light bulbs - Yes
Mixed textiles and clothing - Yes
Mobile phones - Yes
Paint - Yes
Paper - Yes
Paper cups - Yes
Plasterboard - Yes
Plastic bottles and cans - Yes
Printer cartridges - Yes
Scrap metal - Yes

Shoes - Yes
Soil - Yes
Toys - Yes
TVs and monitors - Yes
Tyres - Yes
Used engine oil - Yes
Wood and timber - Yes

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Agenda Item 4.(3)

EASTERN AREA PLANNING COMMITTEE ON 23 MAY 2018

UPDATE REPORT

Item No: (3) **Application No:** 17/03411/OUTMAJ **Page No.** 183-216

Site: Land North Of Stretton Close, Bradfield Southend, Reading, Berkshire

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: Andrew House

Objector(s) speaking: Jon Alderman on behalf of residents

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

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

Update Information:

There are no updates since the publication of the committee report.

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EASTERN AREA PLANNING COMMITTEE ON 23RD MAY 2018

UPDATE REPORT

Item No: (4) **Application No:** 18/00332/FULD **Page No.** 217-234

Site: Pamber Green, Blandys Lane, Upper Basildon

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: Ian Parsons

Objector(s) speaking: Mark Williamson

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

Update information

1. Heights of buildings and floor areas

At the Committee site visit, the relative heights of the proposed and surrounding dwellings were queried. Approximate heights and floor areas taken from the Council's records of planning applications on Hampstead House, High Banks (both east of the site) and Moorings (south of the site) are presented in the table below:

Name of dwelling	Approximate ridge height (metres)	Approximate level of ridge (above sea level)*	Approximate floor area (square metres)
Proposed dwelling	8.3m	108.7 m	365 sq. m
Plot 1 (previous approved)	8.3m	108.7m	339 sq. m
Pamber Green (demolished dwelling)	6 m	107.9 m	125 sq. m
Hampstead House	6.5 m	106.5 m	460 sq. m

High Banks	11 m	111.7 m	220 sq. m
Moorings	7.8 m	106.8 m	250 sq. m
Plot 2 (under construction)	8.3 m	109.4 m	401 sq. m
*For reference, road datum height is 99m alongside Moorings, 99.2m to southern boundary.			

Members also queried the first floor level of the proposed dwelling. This is shown in the sections accompanying the planning application as 2.9 metres above the finished floor level of the lounge, the same as previously approved under planning permission 17/02446/FULD and with levels matching those approved under discharge of conditions application 17/03221/COND1, which incorporated the requirements of condition 15 for levels to be reduced by 1 metre from those shown in the approved drawings.

2. Southern wall and roof

Members of the public attending the site meeting queried the amount of additional wall of the proposed dwelling presented towards the southern boundary with Moorings. This wall remains at a distance of seven metres from the boundary and 23 metres from the rear elevation of Moorings. The following information relates to the southern wall:

Scale of wall of approved plot 1 dwelling = 52.5 square metres

Scale of wall of proposed plot 1 dwelling = 55 square metres

The proposed works would maintain the approved eaves height of 5 metres, and would increase the width of the lower part of the roof slope from 9 metres to 12 metres due to the loss of a dormer from the front elevation of the proposed dwelling.

3. Note to landscaping scheme

During the site visit members of the public queried landscaping associated with the proposed works, and in particular the proposal to impose a second line of hedging alongside the southern boundary with Moorings, for the purpose of softening the impact of the development on the setting of the Grade II listed building. Your officer noted an error in the submitted drawings and queried this with the agent, who has confirmed in an email dated 22 May 2018 that the new line of hedging is to include hedging between points D to A on the submitted block plan that forms the southern boundary of the site.

EASTERN AREA PLANNING COMMITTEE ON 23RD MAY 2018

UPDATE REPORT

Item No: (5) **Application No:** 18/00415/FULD **Page No.** 235-246
Site: Home Farm, Purley Village, Purley On Thames

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Councillor Tim Metcalfe speaking as applicant

Ward Member(s): Councillor Tim Metcalfe

Update information

1. **Amended list of conditions**

Following discussions with the agent a number of alterations to the list of recommended conditions have been agreed. These include:

- Amendment of condition 4 to remove reference to security hoardings and to expand on the reason for the condition (to prevent disruption of traffic associated with Home Farm, Purley Village and residential dwellings using the access track);
- Amendment of condition 5 to include a scheme of landscaping (including trees to be retained and tree protection, means of enclosure and hard surfacing treatments);
- Deletion of conditions 6, 7 and 12 to accommodate the amendment of condition 5.
- Amendment of condition 9 (now condition 8) to allow the continuation of business activities associated with the wider Home Farm site from the detached office building;

A revised list of the recommended conditions is given below:

- (1) The development hereby approved 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).

- (2) The development of the replacement dwelling hereby approved shall be carried out in accordance with the location plan and drawing numbers 201-04, 201-06, 201-05, 201-03, 201-02 registered on 22 February 2018.

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

- (3) Irrespective of any details given in the approved plans and application form no development of the approved replacement dwelling shall commence until a schedule and samples of materials to be used in the external surfaces of the replacement dwelling has been submitted and approved under a formal discharge of conditions application. Thereafter development of the replacement dwelling shall take place in accordance with the approved schedule.

Reason: In order to ensure that sufficient consideration is given to the impact of materials on visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (4) No demolition of the existing dwelling or development of the approved dwelling shall take place until a Construction Method Statement has been submitted and approved under a formal discharge of conditions application. The development shall be carried out in accordance with the approved Construction Method Statement. The Construction Method Statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Delivery, loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel washing facilities
- (e) Measures to control the emission of dust and dirt during construction
- (f) A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: The site is located adjacent to land in an existing agricultural use that generates traffic flow into Purley Village and past the access to existing residential properties, and where construction activities might have a detrimental impact on existing traffic flow and the existing agricultural use if not appropriately controlled. The proposed works might also result in high levels of dust and mud arising from the development which would impact detrimentally on highway safety without appropriate measures for their control in place. This condition is imposed in order to safeguard the amenity of land uses and occupiers surrounding the site and in the interests of highway safety, in accordance with the National Planning Policy Framework (March 2012), Policies CS5, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

- (5) Development of the approved replacement dwelling shall not commence until details of a scheme of hard and soft landscaping and boundary treatments to be implemented on the site have been submitted and approved under a formal discharge of conditions application. Such details shall ensure:
- (a) The identification of all trees to be retained;

- (b) The use of native species of trees and shrubs;
- (c) The full implementation of the scheme of soft landscaping in the first planting season following completion of the development;
- (d) The full implementation of the approved hard landscaping before the approved dwelling is occupied;
- (e) The implementation of the approved boundary treatments before the dwelling is occupied.
- (f) Measures for the protection of any trees and shrubs to be retained on the site through the course of development;
- (g) Retention of all approved landscaping for a period of five years;
- (h) Any trees or shrubs that become diseased, damaged or die shall be replaced with examples of the same species and a similar size within the following planting season.

Irrespective of the provisions of Schedule 2, Part 2, Class A of the Town and Country (General Permitted Development) Order 2015, or any subsequent version thereof, no means of enclosure shall be erected on the site apart from in accordance with the approved details of means of enclosure unless planning permission has been granted on a planning application made for this purpose.

Reason: The site is located in a visually prominent location within the North Wessex Downs AONB. This condition is imposed in order to ensure that the development is provided with a comprehensive scheme of landscaping in order to soften its impact in surrounding views, and to ensure that no harm to the character of the surrounding AONB results from the use of visually intrusive means of enclosure and hard surfaces in the development of the site, in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (6) The finished floor levels in the approved dwelling shall match those shown in the approved drawings.

Reason: In order to safeguard visual amenity in the North Wessex Downs AONB and to assist in flood resilience in accordance with the NPPF (2012) and Policies CS13, CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

- (7) Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, no extensions or alterations shall be made to the dwelling hereby approved, or alterations and extensions made to its roof, nor any outbuildings erected in its curtilage, without planning permission first having been granted in respect of a planning application made for this purpose.

Reason: The site is located in a visually prominent part of the North Wessex Downs AONB, and the works hereby permitted significantly increase the amount of built form on the site. This condition is required in order to prevent an accumulation of outbuildings and extensions that might otherwise detrimentally impact on the character and appearance of the site within the surrounding AONB, in the interests of visual amenity in the North Wessex Downs AONB in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (8) Irrespective of the provisions of the Town and Country (General Permitted Development) Order 2015 or any subsequent version thereof, the outbuilding and car

port hereby approved shall be used only for purposes ancillary to a) the residential enjoyment of the main dwelling on the site OR b) business activities associated with the surrounding agricultural landholding/business known as Home Farm. The outbuilding and car port shall not be sold, leased, rented or otherwise separately used or disposed of from the main dwelling. No separate curtilage shall be created. The car port shall be retained for the purpose of parking vehicles and storage and shall not be used for other purposes.

Reason: In order to prevent the creation of a separate dwelling unit and to avoid pressure for additional outbuildings which would result in an increase in built form on a visually prominent site in the North Wessex Downs AONB in the interests of visual amenity in accordance with the NPPF (2012), Policies CS14 and CS19 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policies C3 and C7 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.

- (9) The hours of work for all contractors, site operatives and other persons employed in the development of the replacement dwelling hereby approved, for the duration of the site development, shall be limited to:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and NO work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with the NPPF (2012) and Policy CS14 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012.

- (10) No development of the approved dwelling shall take place until a scheme of parking and turning has been submitted and approved under a discharge of conditions application made for this purpose. The dwelling shall not be occupied until the parking and turning has been surfaced and laid out in accordance with the approved details. The parking and turning shall be retained on the site for the parking of private motor cars in accordance with the approved details thereafter.

Reason: In order to ensure that sufficient parking and turning for the use of the approved dwelling are provided on the site in the interests of highways safety in accordance with Policy TRANS 1 of the West Berkshire District Local Plan (1991-2006) Saved Policies 2007, Policy CS13 of the West Berkshire Local Plan Core Strategy (2006-2026) 2012 and Policy P1 of the West Berkshire Housing Site Allocations Development Plan Document (2006-2026) 2012.