

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 5th June, 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, 28 May 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 webcast, 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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 5 June 2019
(continued)

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, 5 June 2019
(continued)

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

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

Agenda

Part I

Page No.

(2) **Application No. & Parish: 18/03287/FULD Land rear of 42-48 Long Lane, Tilehurst, Reading** 5 - 8

Proposal:	Erection of four detached dwellings including garages, new vehicular access and accommodation works.
Location:	Land rear of 42 – 48 Long Lane, Tilehurst, Reading, Berkshire
Applicant:	Tony Thorpe Associates
Recommendation:	The Head of Development and Planning be authorised to APPROVE planning permission

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.

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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EASTERN AREA PLANNING COMMITTEE DATED 05.06.2019

UPDATE REPORT

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

- Part 1 - relates to items not being considered at the meeting,
- Part 2 - any applications that have been deferred for a site visit,
- Part 3 - applications where members of the public wish to speak,
- Part 4 - applications that have not attracted public speaking.

Part 1

Part 2

Part 3 Item (1) 18/03287/FULD Land Rear Of 42 - 48 Long Lane, Tilehurst, Reading Pages 25-41

Part 4

**EASTERN AREA PLANNING COMMITTEE
ON 5TH JUNE 2019**

UPDATE REPORT

Item No: (1) **Application No:** 18/03287/FULD **Page No.** 25-41

Site: Land Rear Of 42 - 48 Long Lane, Tilehurst, Reading

Planning Officer Presenting: Sarah Melton

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Tony Thorpe (Agent)

Ward Member(s): Councillor Rick Jones
Councillor Thomas Merino
Councillor Andrew Williamson

Update information No updates received from consultees or third parties.

Ground levels

As noted by members during the site visit, the site is uneven. The committee report includes a planning condition requiring finished floor levels, however this condition is not necessary as conditioned plan 'Site Sections A/B' (reference DRN 1980B) includes details of the finished floor levels.

The ground level at the dwelling to the south, 26 Clarendon Rise is 8.3m, the site then rises to the north, plot 1 has a ground level of 7.3m, taking to rise in the ground level into consideration the overall height of plot 1 is 8.3m.

The site also varies in ground level from east to west, the highest level is towards the west (near Horsecroft Way). The ground level very gently slopes just before plot 2, then again before plots 3 and 4. From ground level plot 2 is 7.8m, plot 3 is 7.3m and plot 4 is 7.3m.

Updated recommendation

The recommendation remains to approve planning permission in accordance with the below amendments to the proposed conditions set out below:

1. Deletion of **'condition 3'**.
2. The development shall not commence until the visibility splays at the site accesses have been provided in accordance with drawing number 3544/211 received on February 18th 2019. The land within these visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metres above the carriageway level.

Reason: In the interests of road safety. This condition is imposed in accordance with the National Planning Policy Framework (February 2019) and Policy CS13 of the West Berkshire Core Strategy (2006-2026). – **'condition 4'**

3. Deletion of **'condition 5'**.
4. The dwellings shall not be occupied until the cycle parking and storage space has been provided in accordance with the approved details and retained for this purpose at all times.

Reason: To promote cycling by providing convenient and safe bicycle storage. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007), and Supplementary Planning Document Quality Design (June 2006). – **'condition 12'**

5. Deletion of **'condition 15'**
6. No development shall take place until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected and a full landscape plan have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved scheme before the buildings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development and the application is not accompanied by sufficient details to enable the Local Planning Authority to give proper consideration to these matters. This condition is imposed in accordance with the National Planning Policy Framework (February 2019), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006). – **'condition 16'**

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