

Notice of Meeting



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Eastern Area Planning Committee Wednesday 27 January 2021 at 6.30pm Written Submissions

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 19 January 2021

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

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: planningcommittee@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 / Jessica Bailiss on (01635) 519462/503124 Email: stephen.chard@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 27 January 2021
(continued)

To: Councillors Jeremy Cottam, Alan Law (Chairman), Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask and Jo Stewart

Substitutes: Councillors Peter Argyle, Graham Bridgman, Owen Jeffery, Nassar Kessell, Richard Somner and Keith Woodhams

Agenda

Part I

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|-----|--|---------|
| (1) | Application No. & Parish: 20/02410/RESMAJ - Land north of Stretton Close, Bradfield Southend, Reading | 5 - 12 |
| | Proposal: Approval of reserved matters following Outline Permission 17/03411/OUTMAJ: Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered. Matters seeking consent appearance and landscaping. | |
| | Location: Land north of Stretton Close, Bradfield Southend, Reading | |
| | Applicant: Westbuild Homes | |
| | Recommendation: Delegated to the Head of Development and Planning to grant the reserved matters approval subject to conditions. | |
| | | |
| (2) | Application No. & Parish: 20/02500/HOUSE - 19 Paradise Way, Chapel Row, Reading | 13 - 14 |
| | Proposal: Demolition of existing one storey side extension and erection of two storey side extension and associated works. | |
| | Location: 19 Paradise Way, Chapel Row, Reading, RG7 6PA | |
| | Applicant: Mr and Mrs James | |
| | Recommendation: Delegate to the Head of Development and Planning to grant planning permission subject to conditions. | |

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.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 27 January 2021
(continued)

- (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
Service Director (Strategy and Governance)

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

27th January 2021

Written Submissions

Item:	(1)
Application Number:	20/02410/RESMAJ
Location:	Land North Of Stretton Close, Bradfield Southend, Reading
Proposal:	Approval of reserved matters following Outline Permission 17/03411/OUTMAJ: Outline application for the proposed erection of 11 no. new dwellings; layout, means of access and scale to be considered. Matters seeking consent appearance and landscaping.
Applicant:	Westbuild Homes

Submissions received

Bradfield Parish Council	Andrew House – Chairman of Bradfield Parish Council
Adjoining Parish Council	N/A
Objectors	Jonathan Alderman Fiona McPherson
Supporters	None
Applicant/ Agent	None

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Eastern Area Planning Meeting 27th January 2020
Bradfield Parish Council submission
20/02410/RESMAJ – Land North of Stretton Close

Bradfield Parish Council were looking forward to the smooth integration of the proposed development into the settlement of Bradfield Southend, but the process has been far from that, hampered by missing and conflicted information, the piecemeal approach being adopted precluding discussion and comment of interrelated elements of the development as ‘not relevant’ and the perceived manipulation of WBC and officer processes. BPC object to this application.

Bradfield Parish Council and West Berkshire Councillors were on the same page with 17/03411/OUTMAJ, but that was approved at Appeal. The properties proposed are a mix of 1.5 and 2.5 storey dwellings and not the 1.5 storey dwellings that were approved. There is significant variation in the design of the properties and design characteristics that don’t fit with the local vernacular. With ridge heights of 8.5m on some proposed dwellings, dwarfing the existing adjacent properties, so hardly blending in with the surroundings.

The open appearance of the development has been compromised by the approval of a ‘shared surface’ for pedestrian and vehicle traffic. This is at the narrower highway width rather than the wider footway inclusive width. As the entire shared highway is to be block paved, transition onto private drives will be less visible in appearance. It is important that the ‘lost’ footway doesn’t result in boundary encroachment to the kerb. The safety of pedestrians is of great concern to Bradfield Parish Council – this development is within the AONB, a dark skies area.

There are covenants known by the developer concerning access restrictions of utilities to the site. The provision of utilities is therefore likely to have an impact to both appearance and landscape depending on access agreements. Topography, planting and surface treatments may require alteration from that currently proposed.

The topography of the site is to be extensively altered to accommodate the dwellings, the LPG provision and the SUD’s. The subsequent landscaping appears flawed particularly towards the east of the site, should there be issues with the SUD’s facilities. The introduction of the LPG supply to the plans (following ‘correction’ to individual plot irregularities noted by BPC) for heating requirements of the development doesn’t enhance the Ecological aspects of the development. Surely air source / ground source heat pumps for heating and solar would be more appropriate.

Bradfield Parish Council were supportive of the planned Bat and Bird boxes to be integral and attached to the individual dwellings. The Developer Decision to abandon this and place boxes around the site will alter the roosting area locations and clutter retained trees in the process. All rear gardens are to be enclosed by a 1.8m close-boarded fence. It is suggested that there should be hedgehog house provision and tunnels in the fence lines for hedgehogs and other mammals to pass through, in this wildlife rich area of Bradfield Southend. Bradfield Parish Council has great concern that there is no EV charging provision on the site for any dwelling. The development accounts and provides for 31 vehicles. There are 11 new properties and as such 11 EV charging points should be provided.

Bradfield Parish Council OBJECTS to this application.

Bradfield Parish Council 27.01.2021

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Submission to Eastern Area Planning Committee 27th January 2021
Planning Application 20/02410/RESMAJ

Mr. Chairman, fellow committee members,

The application before you introduced several amendments to the Design and Access statement document, site plan and street elevations attached to the outline planning permission.

During the consultation most of these have been reverted at the request of the case officer following objections from Bradfield Parish Council.

One amendment has not been reverted because the applicant claimed it had been approved in the outline planning permission.

This amendment proposes that plots 4 and 5 are 2 ½ storeys in height.

Higher site ground levels, than neighbouring properties, accentuates their height.

They do not respect the prevailing height of neighbouring properties, which are 1 ½ storeys, as prescribed in WBC's "Quality Design" Supplementary Planning Guidance.

They are not in keeping with the character of the local area.

The separation distances between plots 4 and 5 and neighbouring properties are mentioned as "acceptable".

This is not "acceptable" mitigation for 2 ½ storey houses on plots 4 and 5.

There is no TPO tree screening and the separation distances are merely in keeping with the character of the area.

The applicant claims this amendment, i.e., 2 ½ storey houses on plots 4 and 5, is included in the outline planning permission.

There is no evidence to support their claim.

There is evidence that the outline planning permission is for 1 ½ storeys in height, as follows:

- The Design and Access document (16.48-DAS1 revision C) attached to the outline planning permission states on page 16, paragraph 7.23:

"The houses will be 1½ storeys in height with first floor accommodation located partly within the roof".

- The site plan in the same document at page 14, shows **plots 4 and 5 with no roof lights.**

**Submission to Eastern Area Planning Committee 27th January 2021
Planning Application 20/02410/RESMAJ**

- The Design and Access statement (16.48-DAS2, revision A) submitted with the reserved matters application states at page 15, paragraph 6.20:

“The scale of the proposed houses remain largely as approved under Outline planning approval 17/0311/OUTMAJ”.

- And at paragraph 6.22:

“The houses will be 1½ storeys in height with first floor accommodation located partly within the roof”.

- The site plan, floor plan and elevation drawings for plots 4 and 5 show they are 2 ½ storeys in height with roof lights to a 2nd floor bedroom.
- None of these drawings are attached to the outline planning permission but are attached to the recommendation for approval of this application.

Why is a matter, relating to scale, being recommended for approval when only appearance and landscaping are being considered?

I am not asking the committee to revisit matters already approved at the outline planning stage nor am I wishing to challenge the principle of development.

However, I do strongly urge the committee to ensure that their recommendation duly takes into account the need to respect and comply with outline planning permission and relates only to matters in this application.

Thank you.

Dear Sir/Madam and Committee Members,
Whilst I appreciate this committee is considering the Design and Access statement document, might I draw specific attention to the point 6.13 contained within your committee report, under the heading Other Matters raised in the Public Consultation. You state that 'the presence or effect of restrictive covenants are not a planning matter but a civil matter for the developer to address'. However, given that there exists a covenant stating that no utilities can be placed under the proposed access road, surely this has significant implication on the current planning discussions and discussion at this meeting, due to the fact that any laying of utilities under the proposed access road to this development, would be unlawful. I hope this will be given the urgent attention it deserves.

Yours faithfully
Fiona McPherson

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Eastern Area Planning Committee

27th January 2021

Written Submissions

Item:	(2)
Application Number:	20/02500/HOUSE
Location:	19 Paradise Way, Chapel Row, Reading, RG7 6PA
Proposal:	Demolition of existing one storey side extension and erection of two storey side extension and associated works.
Applicant:	Tom and Alice James

Submissions received

Parish Council	N/A
Adjoining Parish Council	N/A
Objectors	N/A
Supporters	N/A
Applicant/ Agent	N/A

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