

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 10th March 2021 at 6.30pm

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Agenda - Eastern Area Planning Committee to be held on Wednesday, 10 March 2021
(continued)

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

Substitutes: Councillors Peter Argyle, Graham Bridgman, Jeremy Cottam, Nassar Hunt, Owen Jeffery and Richard Somner

Agenda

Part I

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- | | | |
|-----|---|-------|
| (1) | Application No. & Parish: 20/02861/FUL - Land at 18 Sandhills Way, Calcot | 5 - 6 |
| | Proposal: Demolition of 2 storey side extension and erection of an attached dwelling to form 2 no 3 bed dwellings, with associated access and additional parking, cycle stores and refuse. | |
| | Location: Land at 18 Sandhills Way, Calcot | |
| | Applicant: Mr Vickers | |
| | Recommendation: That the Head of Development and Planning be authorised to grant conditional 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
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

EASTERN AREA PLANNING COMMITTEE 10 March 2021 UPDATE REPORT

Item No: (1) **Application No:** 20/02861/FUL **Page No.** 21 - 29

Site: 18 Sandhills Way, Calcot, Reading, RG31 7PQ

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Written submissions

Parish Council: Holybrook Parish Council - available at meeting to answer any questions on written submission.

Objector(s):
 Ian Savill - available at meeting to answer any questions on written submission.
 Julius Stephens - available at meeting to answer any questions on written submission.
 Peter & Sue Stagg - available at meeting to answer any questions on written submission.
 Robin and Margaret Rimmington - available at meeting to answer any questions on written submission.

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Peter Argyle
Richard Somner

Public representations:	One additional objection from a local resident. Concerned whether the users/occupiers of the new dwellings will have a right to use the garage forecourt access up to the dwellings in question. Officer comment. The applicant has assured the officer that such legal rights do exist.
Additional condition.	Additional condition recommended re landscaping. No dwelling shall be occupied until an agreed landscaping scheme has been submitted and approved in writing by the LPA. This scheme shall ensure a suitable landscaped screen between the proposed parking spaces for number 18 and the adjacent number 16 Sandhills Way. On first occupation of the new dwelling in the first available planting season, the screening shall be planted out to the satisfaction of the

	<p>Council and maintained for a period of no less than 5 years</p> <p>Reason. To provide additional protection of the amenity of adjoining occupiers in accord with policy CS14 in the WBCS of 2006 to 2026.</p>
Addition to report	<p>It should be noted that Councillor Argyle is one of the ward members on this application site.</p>