

Notice of Meeting



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Eastern Area Planning Committee Wednesday 21st April 2021 at 6.30pm Virtual Zoom Meeting

This meeting will be held in a virtual format in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panels Meetings) (England and Wales) Regulations 2020 (“the Regulations”).

Please note: As resolved at the Council meeting held on 10 September 2020, public speaking rights are replaced with the ability to make written submissions. Written submissions are limited to no more than 500 words and must be submitted to the Planning Team by no later than midday on Monday DATE. Written submissions will be read aloud at the Planning Committee. Please e-mail your submission to planningcommittee@westberks.gov.uk.

Those members of the public who have provided a written submission may attend the Planning Committee to answer any questions that Members of the Committee may ask in relation to their submission. Members of the public who have provided a written submission need to notify the Planning Team (planningcommittee@westberks.gov.uk) by no later than 4.00pm on Tuesday DATE if they wish to attend the remote Planning Committee to answer any questions from Members of the Committee.

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

You can view all streamed Council meetings here:
<https://www.westberks.gov.uk/councilmeetingslive>

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, 13 April 2021



Agenda - Eastern Area Planning Committee to be held on Wednesday, 21 April 2021
(continued)

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report

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



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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

Page No.

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| (1) | <p>Application No. & Parish: 21/00236/HOUSE - Feathers Farm, Blandys Lane, Upper Basildon</p> <p>Proposal: Single Storey Rear Extension</p> <p>Location: Feathers Farm, Blandys Lane, Upper Basildon</p> <p>Applicant: Mr and Mrs Clive and Sabrina Richardson</p> <p>Recommendation: To delegate to the Head of Development and Planning to APPROVE PLANNING PERMISSION subject to conditions.</p> | 5 - 6 |
| (2) | <p>Application No. & Parish: 20/02849/FUL - Land Adjacent to Thatchers, Chapel Row, Reading</p> <p>Proposal: Proposed replacement storage shed for use to store tools and equipment to maintaining land.</p> <p>Location: Land Adjacent to Thatchers, Chapel Row, Reading, RG7 6PB</p> <p>Applicant: Dino Defazio</p> <p>Recommendation: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to conditions.</p> | 7 - 8 |

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.



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- (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 21 APRIL 2021

UPDATE REPORT

Item No: (1) **Application No:** 21/00236/HOUSE **Page No.** 17-34

Site: Feathers Farm, Blandys Lane, Upper Basildon

Planning Officer Presenting: Donna Toms

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: Anthony Cogan

Ward Member(s) speaking: Councillor Alan Law

1. Additional Consultation Responses

None

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report.

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EASTERN AREA PLANNING COMMITTEE 21 APRIL 2021

UPDATE REPORT

Item No: (2) **Application No:** 20/02849/FUL **Page No.** 35-58

Site: Land Adjacent to Thatchers, Chapel Row, Reading, RG7 6PB

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Written submissions

Parish Council: N/A

Objector(s): N/A

Supporter(s): N/A

Applicant/Agent: N/A

Ward Member(s) speaking: Councillor Graham Pask

1. Additional Consultation Responses

None

2. Paragraph 6.13 (Character and appearance)

Plans indicate that an existing building in the north of the site will be retained. This has a footprint of approximately 12 square metres. It is considered that, taken together, the small shed in the north of the site and the proposed storage shed would not result in an unacceptable proliferation of buildings within the site and would not have a harmful impact on the character of the area. There is still sufficient justification for the proposed storage shed. It is recommended to still retain a condition to ensure that the existing storage building in the south-west corner is demolished. However, the wording is changed to only refer to this building.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

5 **Demolition of existing outbuilding on land (amended)**

The existing shed in the south-west corner of the land identified in red on Drawing 2020-170-001 received on 11.12.2020 shall be demolished and the land cleared of spoil and debris before the replacement storage shed hereby permitted is brought into use.

Reason: The demolition of the existing shed forms part of the justification for the approval of this development. Without the demolition this would have a harmful impact on the NWD AONB character. This condition is imposed in accordance with policies ADPP5, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document Quality Design (2006).