

# Notice of Meeting

---



Scan here to access the public documents for this meeting

## **Eastern Area Planning Committee**

**Wednesday 15th September 2021 at  
6.30pm**



**Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 September 2021 (continued)**

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

**Substitutes:** Councillors Peter Argyle, Jeremy Cottam, Owen Jeffery and Joanne Stewart

---

# Agenda

## Part I

**Page No.**

- (1) **Application No. & Parish: 21/01390/HOUSE - The Old Travellers Rest, Hungerford Lane, Bradfield Southend** 5 - 12
- Proposal:** Section 73 variation of condition 2 (approved plans) of approved 20/00852/HOUSE - Demolition of three unsafe timber outbuildings, construction of a replacement timber car port/garage, two single storey extensions to the rear of the building, single storey extension to the side of the building and alterations including modifications and replacement of windows.
- Location:** The Old Travellers Rest, Hungerford Lane, Bradfield Southend, RG7 6JP
- Applicant:** Mr and Mrs Bearman
- Recommendation:** Delegate to the Service Director (Development & Regulation) to grant planning permission.
- (2) **Application No. & Parish: 21/01358/HOUSE - Thatchers, Road known as Broad Lane, Chapel Row** 13 - 14
- Proposal:** Demolish existing rear extension, construct new single storey rear extension and 2 storey side/rear extension, construct new garage block with office/games room above and a single storey link to main house
- Location:** Thatchers, Road known as Broad Lane, Chapel Row, RG7 6PB
- Applicant:** Mr and Mrs Hudson
- Recommendation:** Delegate to the Service Director (Development & Regulation) to grant planning permission.

**Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 September 2021 (continued)**

- (3) **Application No. & Parish: 21/01481/HOUSE - Oakingham House, Bere Court Road, Pangbourne** 15 - 16
- Proposal:** The proposal consists of two main parts. Firstly, to convert the current indoor pool to create a kitchen, dining and family room area within ancillary storage areas to include boot and utility space. Above a subservient first floor extension, we propose to form two bedrooms with en suites with associated dressing areas and covered balcony. Secondly, we propose a single storey extension to the current outbuilding courtyard to create a gym.
- Location:** Oakingham House, Bere Court Road, Pangbourne, RG8 8JU
- Applicant:** Mr and Mrs J Ray Snr
- Recommendation:** Delegate to the Service Director (Development & Regulation) to grant 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  
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.



This page is intentionally left blank

## EASTERN AREA PLANNING COMMITTEE 15<sup>TH</sup> SEPTEMBER 2021

### UPDATE REPORT

Item No: 4(1)      Application No: 21/01390/HOUSE      Page No. 19-29

Site: The Old Travellers Rest, Hungerford Lane, Bradfield Southend, RG7 6JP

---

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

---

Parish Representative speaking: Mr Andrew House-Bradfield Parish – In Person

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Nigel Bearman – In person

Ward Member(s): Cllr Ross Mackinnon

#### 1. Additional Consultation Responses

No additional responses received

#### 2. Summary of changes

Amended plans have been received (and published five clear working days in advance of committee) which include annotations of the dimensions. No changes are proposed within these plans, but the annotation provide further clarity. The approved plans condition is amended accordingly.

With respect to the current appearance of the outbuilding, an email from the planning agent on 17/08/2021 states as follows:

*“Regarding comments on materials you will be aware that because the enforcement officer requested that the works on site stops, while the planning application was submitted, the work has not been completed. Therefore, it should be pointed out that the building has not yet been clad with timber boarding as indicated on the approved drawings. The oak post on the centre of the car port opening has not been fitted as this is part of the timber work still to be completed. The oak forming the beams around the car port opening have also not been formed for the same reason.”*

For ease of reference, the table below summarises the changes to the design, including dimensions, form, appearance, layout and materials.

Attribute	Approved	Proposed changes
<b>DIMENSIONS</b>		
Width	12.98m	12.86m
Depth	6.4m	6.37m
Ridge height	6.4m	6.4m
Lowest eaves height	2.4m	2.5m
Highest eaves height	3.2m	3.4m
<b>DESIGN</b>		
Roof form	Gable ends	Half hips
Front rooflights	4	4
Rear rooflights	4	2
First floor window	North-west elevation facing house	South-east elevation facing out
Pedestrian door	South-east elevation facing out	North-west elevation facing house
Ground floor accommodation	2 bay car port, secure garage, store, stairwell	Same accommodation, switched around
First floor accommodation	Storage	Storage
<b>MATERIALS</b>		
Wall materials	Stained timber boarding / cladding – colour black	Stained timber cladding annotated on plans. Sample of cladding on site matches description from approved materials.
Plinth materials	Facing brick plinth	Facing brick plinth
Roof materials	Plain clay tiles	Plain clay tiles
Windows	Heritage green uPVC windows	No change specified
Doors	Stained timber doors – coloured black	No change specified
Construction	Oak framed structure (arrow pointing to frame around car port / garage openings)	No change specified

### 3. Updated Recommendation

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

#### 1. Approved plans (amended)

The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:

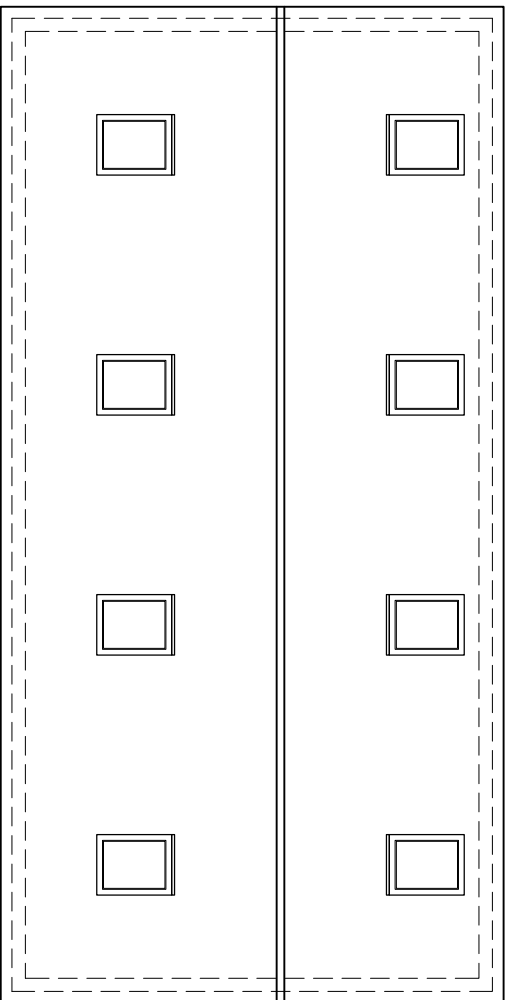
- 2006-P14A (Proposed carport / garage as built with dimensions annotated), received on 6<sup>th</sup> September 2021;
- 2006-P01 (Block and Location Plan), received on 7th April 2020;
- 2006-P02 (Existing Ground Floor Plan), received on 7th April 2020;
- 2006-P03 (Existing First Floor Plan), received on 7th April 2020;
- 2006-P04 (Existing Roof Plan), received on 7th April 2020;
- 2006-P05 (Existing Elevations 1 of 2), received on 7th April 2020;

- 2006-P06 (Existing Elevations 2 of 2), received on 7th April 2020;
- 2006-P07 (Existing Timber Outbuilding), received on 7th April 2020;
- 2006-P08 (Existing Timber Outbuilding), received on 7th April 2020;
- 2006-P09 (Proposed Ground Floor Plan), received on 7th April 2020;
- 2006-P10 (Proposed First Floor Plan), received on 7th April 2020;
- 2006-P11 (Proposed Roof Plan), received on 7th April 2020;
- 2006-P12 (Proposed Elevations 1 of 2), received on 7th April 2020;
- 2006-P13 (Proposed Elevations 2 of 2), received on 7th April 2020;
- 2006-P16 (Existing Timber Outbuilding), received on 7th April 2020;
- P2006-P15A (Proposed Site Layout), received 1st May 2020.

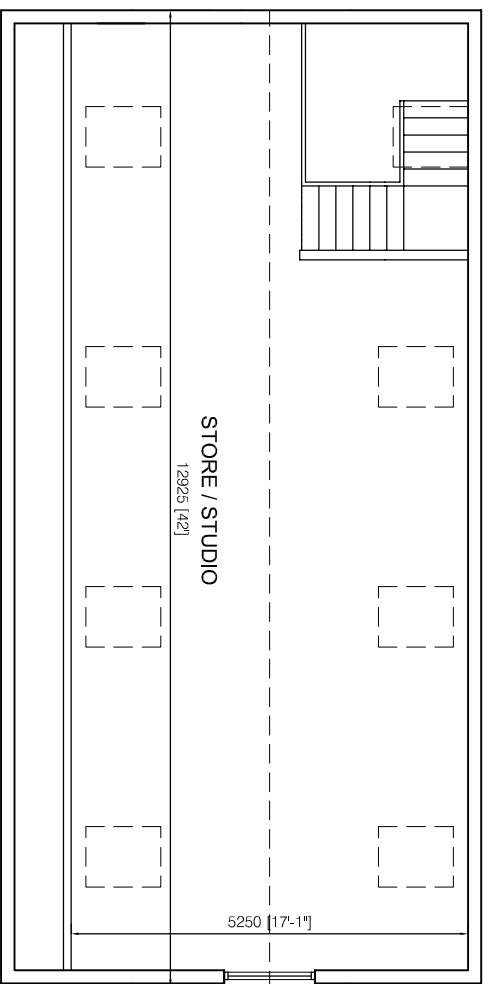
Reason: For the avoidance of doubt and in the interest of proper planning.

This page is intentionally left blank

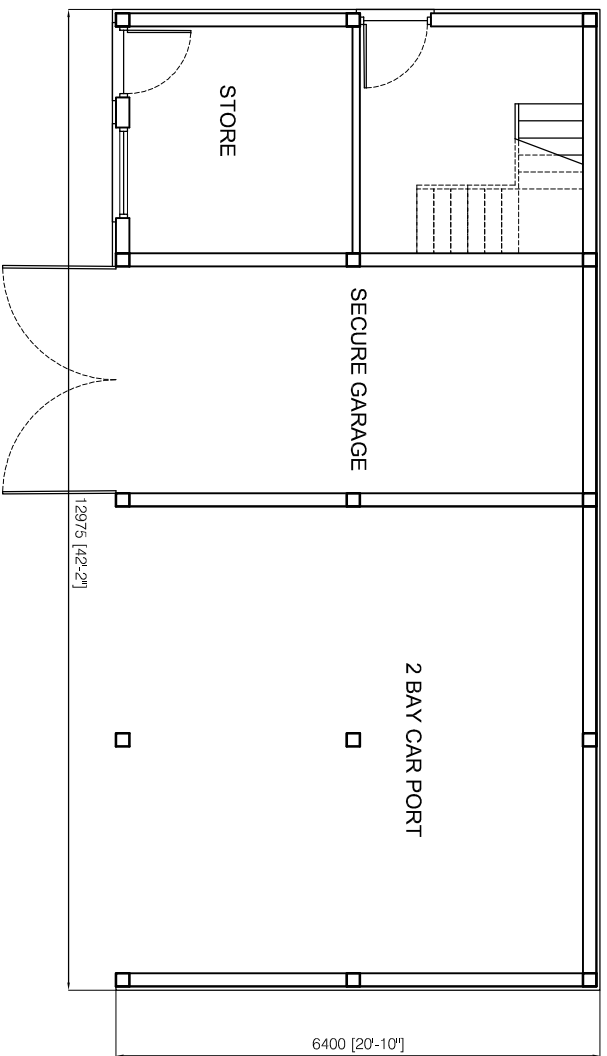




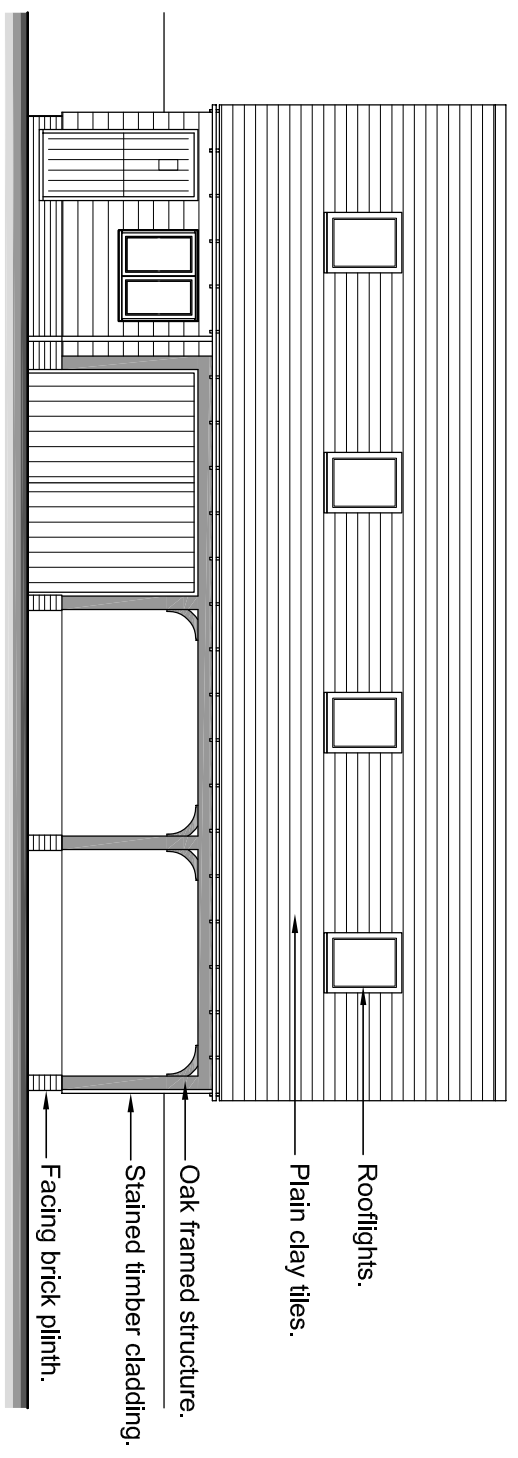
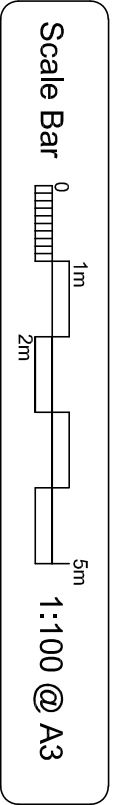
Roof plan .



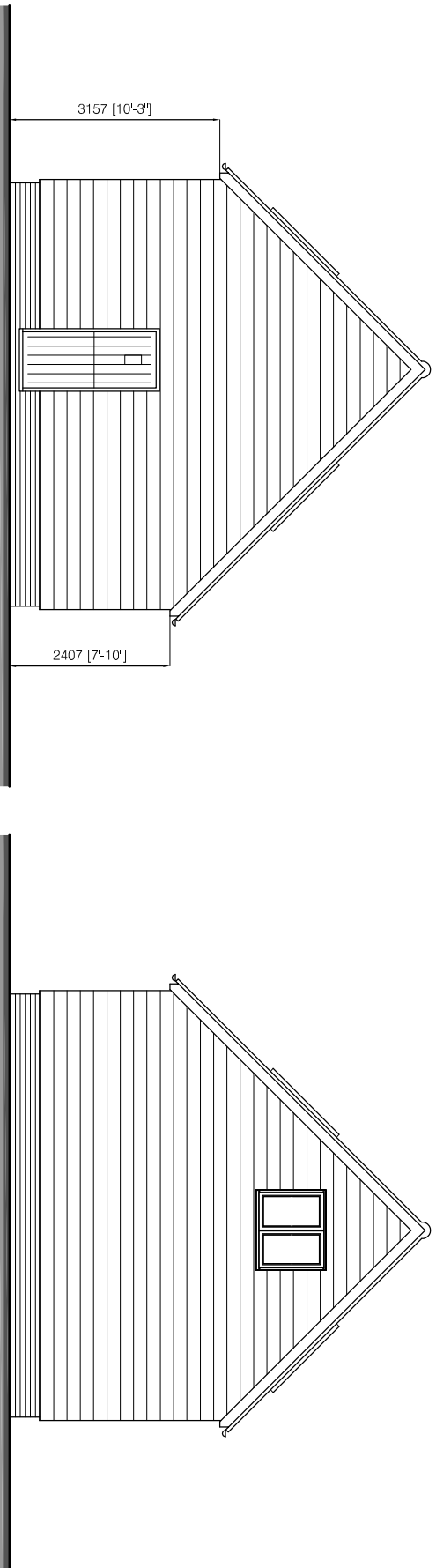
Attic plan .



Ground floor plan .

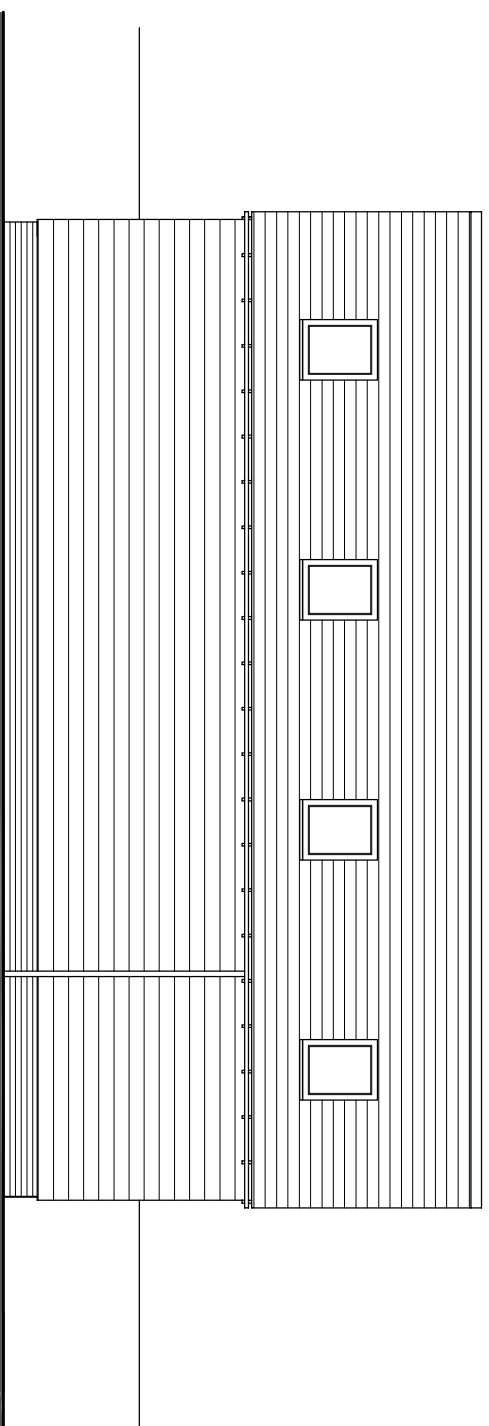


North - East Elevation.



South - East Elevation.

North - West Elevation.



South - West Elevation.

**PLANNING**  
Do not scale from this drawing unless for Planning purposes. Written dimensions only shall be taken from this drawing.  
**CONSTRUCTION**  
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works on site and where applicable, all dimensions and details are to be read in conjunction with the specification and drawings. It is the responsibility of the Contractor to be brought to the attention of the client prior to the commencement of any fabrication or building works.  
This drawing is the property of Richard Davey and may not be reproduced without permission.

Revision	Date	Description

Drawing Title  
**The Old Travellers Rest,  
Hungerford Lane,  
Southend,  
RG7 6JP**

Drawing Title  
**PLANNING:  
Proposed replacement timber  
car port / garage building.**

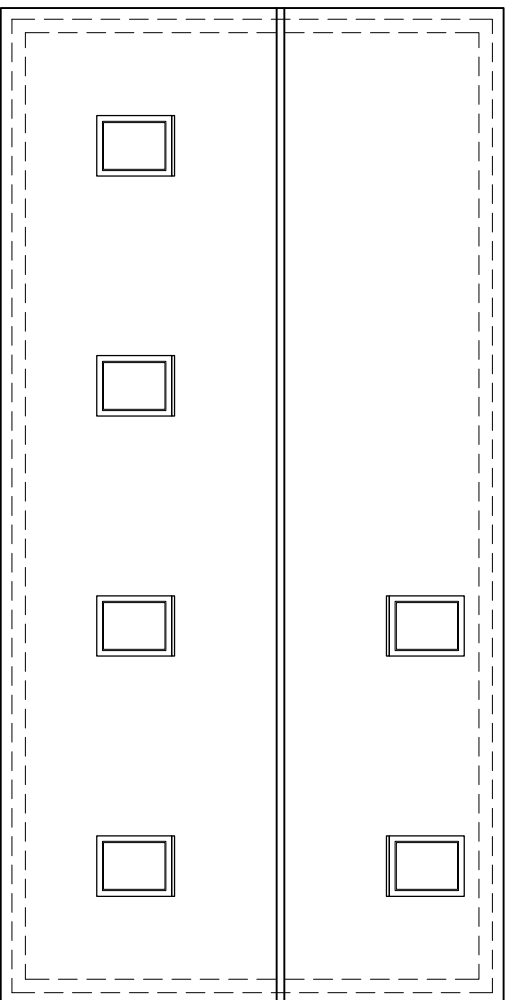
Date  
March 20  
Drawn  
RAD  
Checked

Scale  
1:100 @ A3

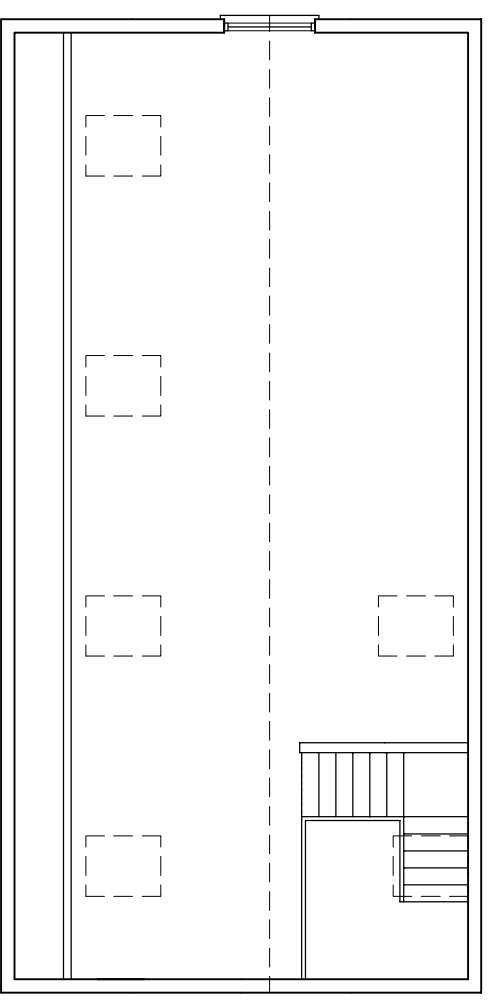
Drawing No  
**2006-P14**

**RICHARD DAVEY**  
20 Bolingbroke Way, Thatcham, Berks, RG19 4GQ  
tel : 0777 336 2822  
email: richard.davey.design@gmail.com

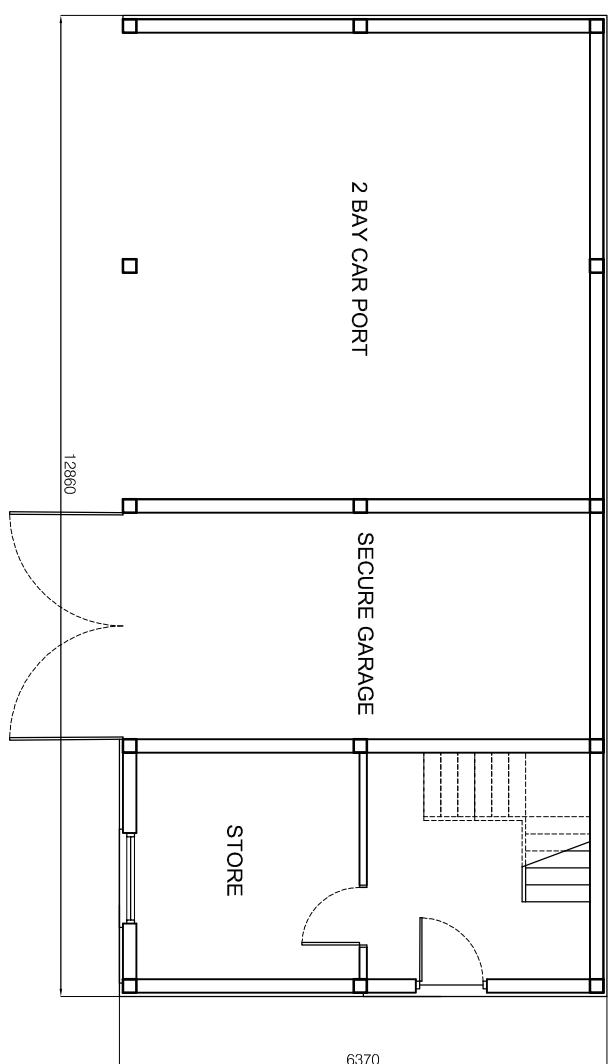
This page is intentionally left blank



Roof plan .

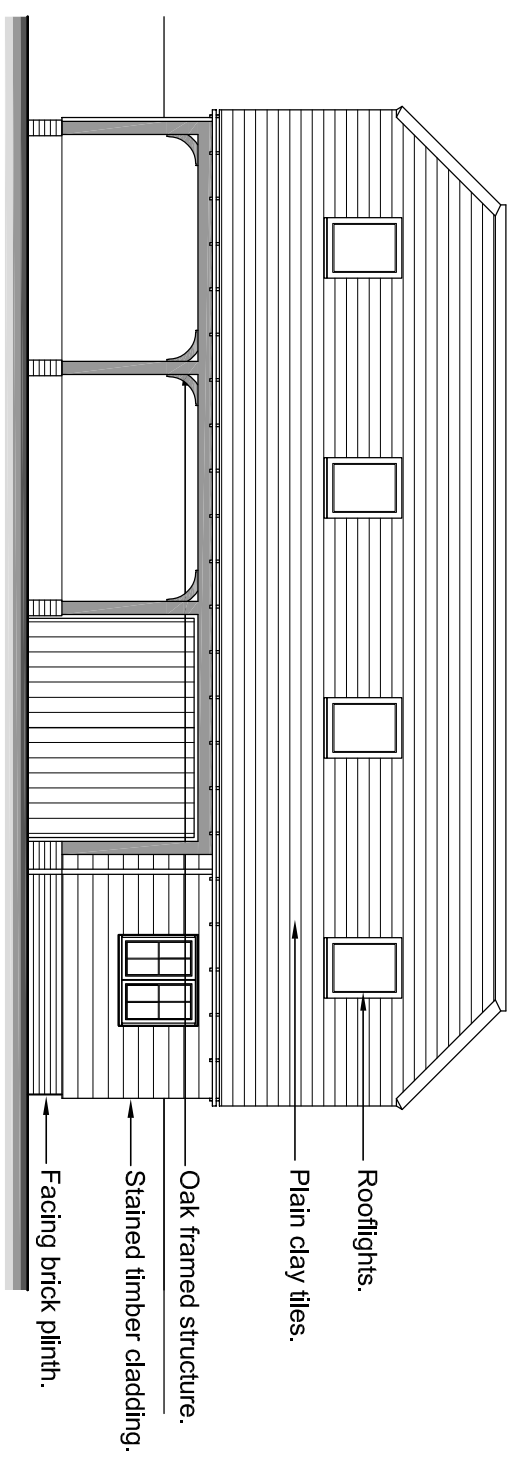


Attic plan .



Ground floor plan .

Scale Bar 1:100 @ A3

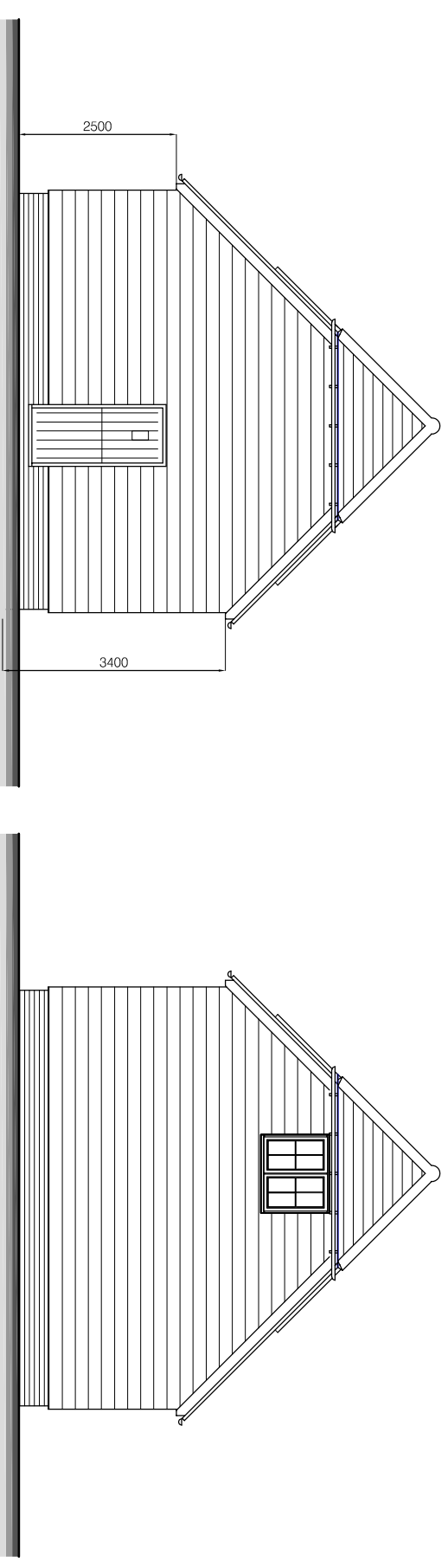


North - East Elevation.

**PLANNING**  
Do not scale from this drawing unless for Planning purposes. Written dimensions only shall be taken from this drawing.  
**CONSTRUCTION**  
All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works on site and where applicable, all dimensions and details are to be read in conjunction with the specification and drawings. All dimensions and details are to be brought to the attention of the client prior to the commencement of any fabrication or building works.  
This drawing is the property of Richard Davey and may not be reproduced without permission.

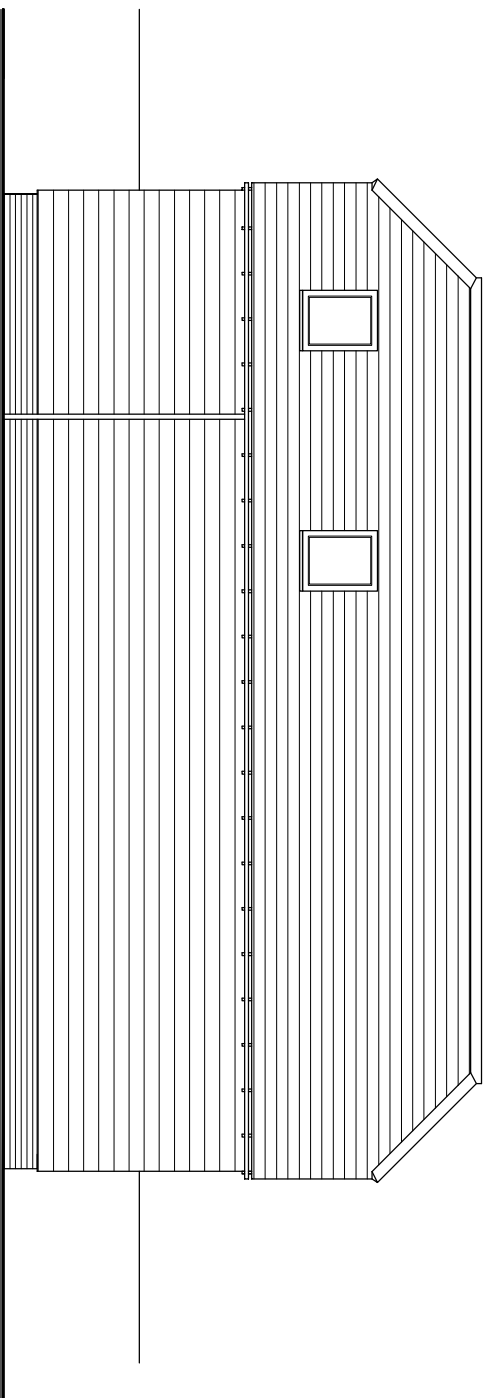
Revision	Date	Description
Rev A	17-05-21	Garage structure handed.

Drawing Title  
**The Old Travellers Rest,  
Hungerford Lane,  
Southend,  
RG7 6JP**



North - West Elevation.

South - East Elevation.



South - West Elevation.

Drawing Title  
**PLANNING:  
Proposed replacement timber  
car port / garage building.**

Date	Scale
March 20	1:100 @ A3
Drawn RAD	Checked

Drawing No  
**2006-P14A**

**RICHARD DAVEY**  
20 Bolingbroke Way, Thatcham, Berks, RG19 4GQ  
tel : 0777 336 2822  
email: richard.davey.design@gmail.com

This page is intentionally left blank

## EASTERN AREA PLANNING COMMITTEE 15<sup>TH</sup> SEPTEMBER 2021

### UPDATE REPORT

**Item No:** 4(2)      **Application No:** 2101358HOUSE      **Page No.** 31-39

**Site:** Thatchers, Road known as Broad Lane, Chapel Row, RG7 6PB

---

**Planning Officer Presenting:** Bob Dray

**Member Presenting:** N/A

---

**Parish Representative speaking:** N/A

**Objector(s) speaking:** Mr Edward Mather on behalf of Mr Bill Bucknell via Zoom

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Simon Hudson – via Zoom

**Ward Member(s):** Cllr Graham Pask

#### **1. Additional Consultation Responses**

No additional responses received

#### **2. Updated Recommendation**

The recommendation remains as set out in the agenda committee report

This page is intentionally left blank

## EASTERN AREA PLANNING COMMITTEE 15<sup>TH</sup> SEPTEMBER 2021

### UPDATE REPORT

**Item No:** 4(3)      **Application No:** 21/01481/HOUSE      **Page No.** 41-51

**Site:** Oakingham House, Bere Court Road, Pangbourne, RG8 8JU

---

**Planning Officer Presenting:** Bob Dray

**Member Presenting:** N/A

---

**Parish Representative speaking:** Cllr Ian Walker – Pangbourne Parish – Via Zoom

**Objector(s) speaking:** N/A

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Kayleigh Mansfield - STL Architecture Ltd – Via Zoom

**Ward Member(s):** Cllr Gareth Hurley

#### **1. Additional Consultation Responses**

No additional responses received

#### **2. Updated Recommendation**

The recommendation remains as set out in the agenda committee report

This page is intentionally left blank