

Notice of Meeting



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Eastern Area Planning Committee

**Wednesday 17th November 2021 at
6.30pm**

**In the Council Chamber, Council Offices,
Market Street, Newbury**

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”).



Agenda - Eastern Area Planning Committee to be held on Wednesday, 17 November 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 Graham Bridgman, Jeremy Cottam, Nassar Hunt, Owen Jeffery, Joanne Stewart and Andrew Williamson

Agenda

Part I

Page No.

- (1) **Application No. & Parish: 21/02112/FUL - land at Lawrences Lane, Thatcham** 5 - 6
- Proposal:** Change of use to 7 no. Gypsy/Traveller pitches comprising 7 no. static caravans, 7 no. day rooms, 7 no. touring caravans and associated works.
- Location:** Land at Lawrences Lane, Thatcham.
- Applicant:** Ms C Gumble.
- Recommendation:** Delegate to the *Service Director – Development and Regulation* to refuse 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.

EASTERN AREA PLANNING COMMITTEE 17TH NOVEMBER 2021

UPDATE REPORT

Item No: 4(1) **Application No:** 21/02112/FUL **Page No.** 27-120

Site: Land at Lawrences Lane, Thatcham

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor Simon Pike on behalf of Thatcham Town Council (Zoom)
Councillor Richard Crumly on behalf of Thatcham Town Council (Zoom)

Adjacent Parish Representative speaking: Councillor Bernard Clark on behalf of Cold Ash Parish Council (Zoom)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Members: Councillor Jeremy Cottam
Councillor Lee Dillon

1. Additional Consultation Responses

Consultation responses:	None
Public representations:	One additional objection received raising concerns with septic tanks, foul water management, that potential highway mitigation measure will not address the elevated risk to existing and future users of the highway, and access for emergency vehicles.

2. Amended plan and highways technical note

Since the publication of the agenda report, two pieces of additional information have been submitted by the applicant: an amended proposed site plan, and a supporting highways technical note. These cannot be presented to the committee because of the 'five clear working day rule' in local government legislation, and therefore they have not been formally accepted. For information, the revised plan shows:

- A proposed passing place on the southern side of the road, the length of which is approximately contiguous with the combined widths of plot 4 and the site amenity space.
- A narrow stepped pedestrian access from opposite the T junction on Lawrences Lane to the back of Plot 7.
- Plots 6 and 7 reconfigured to more closely reflect the existing layout on site.
- The day rooms for plots 1 and 6 have been repositioned to the rear of the plots, contiguous with the existing stables.

Whilst this new information cannot be presented to committee, it would not have addressed the highway and landscape/visual objections set out in the agenda report.

3. Updated Recommendation

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