

Notice of Meeting



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Eastern Area Planning Committee Wednesday 19th January 2022 at 6.30pm In Second Floor Meeting Area Council Offices Market Street Newbury

The Council will be live streaming its meetings.

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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, 11 January 2022

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



Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 January 2022
(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.

- | | | |
|--|--|--------------|
| <p>(1) Application No. & Parish: 19/00113/OUTMAJ - Land East of Pincents Lane, Tilehurst
Proposal:</p> | <p>Hybrid application: Outline for up to 165 dwellings on the western part of the site and a 450sqm (GIA) of floorspace building in use class E to be offered initially to provide a community healthcare hub under use E(e), and excluding use E(g); engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and full application for change of use of the eastern part (8ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.</p> | <p>5 - 8</p> |
| <p>Location:</p> | <p>Land East of Pincents Lane, Tilehurst.</p> | |
| <p>Applicant:</p> | <p>U&I (Pincents Lane) Ltd.</p> | |
| <p>Recommendation:</p> | <p>Delegated to the Service Director – Development & Regulation to grant planning permission subject to conditions and the completion of a S106 legal agreement.</p> | |

Agenda - Eastern Area Planning Committee to be held on Wednesday, 19 January 2022
(continued)

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.



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EASTERN AREA PLANNING COMMITTEE 19TH JANUARY 2022

UPDATE REPORT

Item No: (1) **Application No:** 19/00113/OUTMAJ **Page No.** 5-90

Site: Land east of Pincents Lane, Tilehurst

Officer Presenting: Lydia Mather (Planning)
Paul Goddard (Highways)

Member Presenting: N/A

Parish Representative speaking: Cllr Clive Taylor - Vice-Chair Tilehurst Parish Council, in person.
Jacky Major – Clerk, Tilehurst Parish Council, via Zoom.

Adjacent Parish: Cllr Mary Bedwell – Chair, Holybrook Parish Council (adjacent), in person.
Cllr Claire Tull – Vice-Chair & Chair of Planning, Holybrook Parish Council (adjacent), in person.

Objectors speaking: Rt Hon Alok Sharma MP, via Zoom.
Joan Lawrie, Chair combined Save Pincents Hill and Save Calcot Action Groups, in person.
Ailsa Claybourn, via Zoom.
Simon Collard, via Zoom.

Supporters speaking: Chris White, via Zoom.

Applicant/Agent speaking: Mike Bodkin, Head of Planning, TOWN, in person.
Isobel Ballsdon, in person.

Ward Members: Cllr Jo Stewart
Cllr Tony Linden

1. Additional Comments

Three additional public comments have been received in response to the invite to the Committee meeting: three re-iterating their objection to the proposal, one regarding the venue of the meeting outside Tilehurst, that the application has been pre-determined and the process undemocratic, and without consideration to lack of facilities.

2. Clarification of Planning Policy Consultation Response

Reference to 'earlier this year' with regard to the consultation on the district's settlement boundaries was undertaken in 2021. It should now be read as 'earlier last year'.

3. Reference information for Highway's presentation

The following image and tables will feature in the Highway's presentation, but are also included here for Members' ease of reference.

Traffic Modelling Results

The image below is taken from the Transport Assessment showing the extent of the VISSIM traffic model:



To aid in comparisons, the following tables repeat the tables included in the agenda report on pages 31 to 32, with the data for the original 265 scheme added in column (d) for reference. This data is taken from the Highways consultation response on the 256 scheme.

Maximum average journey times

To / from	a) 2019 base	b) 2023 base	c) 2023 plus growth	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Pincent's Lane from Ikea to A4	90	89	88	71	74
Pincent's Lane from A4 to Ikea	40	40	41	41	40
A4 from Waterside Drive to Langley Hill	249	252	252	236	255
A4 from Langley Hill to Waterside Drive	218	225	230	236	240

AM Peak maximum average journey time in seconds

To / from	a) 2019 base	b) 2023 base	c) 2023 com. devs.	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Pincent's Lane from Ikea to A4	113	113	130	182	134
Pincent's Lane from A4 to Ikea	41	41	41	42	41
A4 from Waterside Drive to Langley Hill	309	332	303	306	294
A4 from Langley Hill to Waterside Drive	219	227	234	230	233

PM Peak maximum journey time in seconds

To / from	a) 2019 base	b) 2023 base	c) 2023 com devs	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Pincents Lane from Ikea to A4	164	202	200	289	239
Pincents Lane from A4 to Ikea	41	42	41	42	42
A4 from Waterside Drive to Langley Hill	235	239	249	246	247
A4 from Langley Hill to Waterside Drive	201	203	198	197	197

Saturday Peak maximum average journey time in seconds

Maximum average traffic queues

	a) 2019 base	b) 2023 base	c) 2023 com devs	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Sainsbury	9	10	9	10	9
Pincents Lane	18	19	21	34	29
A4 Bath Road eastbound left turn	53	48	68	85	84
A4 Bath Road eastbound	78	80	105	102	105
A4 Bath Road westbound left turn	158	152	179	196	196
A4 Bath Road westbound	158	152	179	195	196
A4 Bath Road westbound right turn	30	33	44	43	38
Dorking Way	19	18	26	22	21
Petrol Filling Station	15	18	10	15	13
Internal southbound ahead and right turn	34	28	29	42	42
Internal southbound left turn	56	53	53	69	65

AM Peak maximum average traffic queues lengths in metres

	a) 2019 base	b) 2023 base	c) 2023 com devs	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Sainsbury	112	91	164	195	115
Pincents Lane	94	106	117	232	157
A4 Bath Road eastbound left turn	72	78	100	129	102
A4 Bath Road eastbound	155	171	234	200	174
A4 Bath Road westbound left turn	98	107	115	112	109
A4 Bath Road westbound	98	107	115	111	109
A4 Bath Road westbound right turn	52	50	55	58	55
Dorking Way	9	7	9	11	8
Petrol Filling Station	52	53	59	59	51
Internal southbound ahead and right turn	157	160	168	167	165
Internal southbound left turn	159	162	168	168	167

PM Peak maximum average traffic queues lengths in metres

	a) 2019 base	b) 2023 base	c) 2023 com devs	d) =c) plus 265 dwellings	e) =c) plus 165 dwellings
Sainsbury	80	80	83	84	92
Pincents Lane	241	306	332	499	370
A4 Bath Road eastbound left turn	171	157	190	194	222
A4 Bath Road eastbound	100	105	116	118	113
A4 Bath Road westbound left turn	90	92	85	92	81
A4 Bath Road westbound	90	92	85	92	80
A4 Bath Road westbound right turn	75	87	69	72	70
Dorking Way	10	12	10	12	11
Petrol Filling Station	56	56	59	59	54
Internal southbound ahead and right turn	149	159	164	153	156
Internal southbound left turn	152	160	165	155	161

Saturday Peak maximum average traffic queues lengths in metres

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition and variation to the S106 Heads of Terms.

8. Layout and Design Standards (amended)

No phase of the development hereby granted outline planning permission shall take place until drawings and details illustrating how the Local Planning Authority and Highway Authority's standards in respect of road and footpath design, vehicle parking and turning provision will be met, have been submitted to and approved in writing by the Local Planning Authority. That submitted information shall include details of engineering work specifications; the methodology for the monitoring, and the staged evidencing of, the provision of the necessary works to an adoptable standard. The provision of highway infrastructure within the whole site hereby granted outline planning permission to an adoptable standard shall be secured by an appropriate legal agreement. The development shall be undertaken in accordance with the approved details. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of future maintenance, road safety and flow of traffic and to ensure waste collection. This condition is applied in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocations DPD (2006-2026), and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Amended Heads of Terms for Section 106 Agreement

10. Highways

Contribution of £5,000 towards future year traffic surveys at the nearby traffic signal junctions including the A4 and Dorking Way to enable any necessary adjustment to traffic signals.

[Additional] To enter into either a section 38 agreement or other appropriate mechanism to ensure that the highway infrastructure within the site is provided and maintained to an adoptable standard.