

Notice of Meeting



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Eastern Area

Planning Committee

Wednesday 26th January 2022 at 6.30pm

In the Second Floor Meeting Area Council Offices Market Street Newbury



Agenda - Eastern Area Planning Committee to be held on Wednesday, 26 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.

- (1) **Application No. & Parish: 18/00964/FULEXT - Land South of Lower Way, Thatcham** 5 - 8
Proposal: The erection of 91 residential dwellings together with associated infrastructure and landscaping.
Location: Land South of Lower Way, Thatcham
Applicant: Persimmon Homes
Recommendation: Delegate to the Service Director of Development and Regulation to grant planning permission subject to conditions and the completion of a legal agreement.
- (2) **Application No. & Parish: 21/02012/FULMAJ - Land at West Lodge, Basildon** 9 - 10
Proposal: Demolition of existing dwelling, erection of replacement dwelling.
Location: Land at West Lodge, Basildon
Applicant: Mrs Julie Rees
Recommendation: Delegate to the Service Director of Development and Regulation to grant conditional permission.
- (3) **Please note that planning application 21/01835/FUL (Jackaways Cottage) has been withdrawn from the agenda.**

Background Papers

- (a) The West Berkshire Core Strategy 2006-2026.
(b) The West Berkshire District Local Plan (Saved Policies September 2007), the

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(continued)

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 26TH JANUARY 2022

UPDATE REPORT

Item No: (1) **Application No:** 18/00964/FULEXT **Page No.** 17-50

Site: Land south of Lower Way, Thatcham

Planning Officer Presenting: Emma Nutchey

Member Presenting: N/A

Parish Representative speaking: Thatcham Town Council - Cllr Simon Pike - Zoom

Objector(s) speaking: Ms Durber - Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: Laura Jackson - Persimmon Homes - Zoom

Ward Member(s): Jeff Brooks
Keith Woodhams

1. Additional Consultation Responses

Thatcham Town Council:

The Town Council have submitted a copy of the comments made on the West Berkshire Local Cycling and Walking Infrastructure Plan. Within the document it is suggested that Cycle Corridor 5 which runs along Lower Way is diverted through the application site along the southern edge boundary and linking into the recreation ground to the east. This would provide a new off-road route. These comments are addressed in part within section 6.64-6.65 of the report.

The suggested proposals have been reviewed by the Council's Transport Policy team and it is considered that the cost of delivering these works would be disproportionate to the scale of the development. Also while desirable the works do not negatively impact on Cycle Corridor 5 on Lower Way and as such cannot be justified.

Public representations:

Additional letters of comment have been received:

5 additional letters of objection have been received since the committee report was prepared. The comments made reflect those previously raised and are cited below:

- Pressure on infrastructure; doctors, schools, dentists, loss of footpaths, parking concerns, loss of a green field, flooding, traffic,

Paragraph 4.2 should read 29 objections, 2 ambivalent

2. Clarification on the treatment of site boundaries

Southern boundary: The fence line within the tree belt is to be retained. No new fencing is proposed along this boundary only new planting.

Northern boundary: The hedgerow will be maintained as the boundary. The existing post and rail fence is to be retained and repaired where needed.

The applicant has agreed to reposition the proposed garden boundaries serving plots 1-10 so that the hedge will no longer be within the curtilage of these properties. An amended boundary treatment condition is suggested below.

As such the hedge adjacent to Lower Way is not within any residential curtilage.

3. Updated Recommendation

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

Condition 2 (approved plans):

Replace reference to Site Location Plan drawing number P16-0191_23 Rev. A with Site Location Plan drawing number P16-0191_23 Rev. B.

Revised wording for boundary treatment condition 5:

Plot number 11-91 shall not be occupied until the boundary treatment for that property has been constructed in accordance with the details shown on the Enclosures Plan drawing number P16-0191_24 Rev. A, the Enclosure Details drawing number P16-0191_25 and the drawing titled Landscape Masterplan drawing number P16-0191_21 Rev. I which shows the wildlife permeable fencing. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development. Measures are also necessary to incorporate biodiversity in and around the development. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 and CS17 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Additional boundary treatment condition:

Plot numbers 1-10 shall not be occupied until details of the boundary treatment for that property have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full in accordance with the approved details. The approved details shall show the hedge adjacent to Lower Way to be outside of the residential curtilage of these properties and all the fencing shall be designed to be permeable to wildlife. The approved boundary treatments shall thereafter be retained.

Reason: The boundary treatment is an essential element in the detailed design of this development. Measures are also necessary to incorporate biodiversity in and around the

development. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 and CS17 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

Revised wording for Drainage verification report condition 32:

No occupation of dwellings shall take place until a verification report is carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), and has been submitted to and approved in writing by the Local Planning Authority. This shall include: plans and details of any key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) documented photographic records and post-completion CCTV surveys for the main sewer and details of any management company managing the SuDS measures thereafter.

Reason: The detailed drainage of the site is a fundamental part of the design and without the implementation of the approved strategy there could be adverse flood risks. The information is requested in accordance with Policy CS16 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

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EASTERN AREA PLANNING COMMITTEE 26TH JANUARY 2022

UPDATE REPORT

Item No: (2) **Application No:** 21/02012/FULMAJ **Page No.** 51-68

Site: Land at West Lodge, Reading Road, Streatley, RG8 9NA

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Matthew Miller - ET Planning - Zoom

Ward Member(s): Councillor Alan Law

1. Additional Consultation Responses

Public representations:	No further representations
Highway Authority:	See below

2. Access Visibility

The highways officer has responded as follows in relation to the current lack of forward visibility at the existing access to be retained, which is substandard.

“As mentioned within the main report, it is possible to improve sight lines onto the A329 as the applicant owns the land to enable this to happen. However with the proposal being a new dwelling, replacing an existing dwelling, traffic levels should be similar. Highway officers therefore consider improvements to sight lines are unjustified. Should the access be new, rather than existing, sight lines of 2.4 x 215.0 metres would have been required. It must be noted that some 200 metres of wall, trees and planting would have needed to be set back to achieve such a sight line.”

One of the policy tests for imposing conditions in paragraph 55 of the NPPF is that the condition is necessary to make the development acceptable. Accordingly no condition is recommended on the agenda report to achieve this visibility improvement.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report. The applicant has agreed to all pre-commencement conditions set out in the report.