

# Update Report for District Planning Committee

**Wednesday 13 April 2022 at 6.30pm**  
in Second Floor Meeting Area Council  
Offices Market Street Newbury

## Part I

Page No.

- (1) **Application No. & Parish: 19/00113/OUTMAJ - land east of  
Pincents Lane, Tilehurst**

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## Supplemental Items

District Planning Committee to be held on Wednesday, 13 April 2022 (continued)

<b>Proposal:</b>	The proposed development is a 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.
<b>Location:</b>	Land east of Pincents Lane, Tilehurst
<b>Applicant:</b>	U&I (Pincents Lane) Ltd
<b>Officers' Recommendation:</b>	Delegate to the Service Director – Development & Regulation to grant planning permission subject to conditions and the completion of a S106 legal agreement.
<b>Recommendation of Eastern Area Planning Committee</b>	Delegate to the Service Director - Development & Regulation to refuse planning permission for three reasons which are outlined in this report and in the minutes of the Eastern Area Planning Committee meeting.

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this item, or to inspect any background documents referred to in Part I reports, please contact Democratic Services Team on

e-mail: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at

[www.westberks.gov.uk](http://www.westberks.gov.uk)

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



West Berkshire  
C O U N C I L

## DISTRICT PLANNING COMMITTEE 13<sup>TH</sup> APRIL 2022

### UPDATE REPORT

**Item No:** (1)      **Application No:** 19/00113/OUTMAJ      **Page No.** 5-107

**Site:** Land east of Pincents Lane, Tilehurst

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**Officer Presenting:** Lydia Mather (Planning)  
Paul Goddard (Highways)  
Bryan Lyttle (Policy)

**Member Presenting:** N/A

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

**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:** N/A

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

**Ward Members:** Cllr Joanne Stewart  
Cllr Tony Linden

#### 1. Additional Comments

An additional public comment has been received in response to the invite to the Committee meeting. All public representations are available on the website. In summary the additional comments concern: the proposed access arrangements and the narrowness at points along Pincents Lane with regard to impacts on emergency services access and safety of pedestrians and cyclists; impact on Grade II Pincents Manor by removal of hedge as part of providing access to the application site; and that the future appeal costs of refusal should not be a reason to grant permission.

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