

# Update Report for Eastern Area Planning Committee

**Wednesday, 1st June, 2022 at 6.30 pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

4. **Schedule of Planning Applications**

5 - 6

*(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)*

(1) **Application No. & Parish: 22/00193/FUL, St Andrews School, Bradfield**

7 - 8

**Proposal:** Installation of containerised biomass boiler systems.

**Location:** St Andrews School, Unnamed Road from Gardeners Lane to Buckhold Farm Pangborne RG8 8QA

**Applicant:** The Warden and Council, St Andrews School

**Recommendation:** Delegate to the Service Director of Development and Regulation to grant planning permission.

(2) **Application No. & Parish: 21/03154/COMIND, Bowling Green Lane, Cold Ash**

9 - 10

**Proposal:** Construction of a detention basin with an area of 0.20 hectares and a 0.7m high earth bund to the south of the scheme. Realignment of an existing ditch for 12m into the proposed basin and installation of a bypass structure to facilitate flows in the existing watercourse downstream. A 300 mm diameter pipe will convey flows from the basin during flood events to the existing ditch to the south of the scheme before out falling to the existing



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## Supplemental Items

### Eastern Area Planning Committee to be held on Wednesday, 1 June 2022 *(continued)*

Thames Water sewer to the southwest. The existing ditch will be regraded from the outlet from the basin to the inlet to Thames Water sewer. The provision of a 3.0m wide access track from Bowling Green Road to serve the Scheme. Removal and deposition and levelling of soil on adjoining land and land north of Tull Way.

**Location:** Land North of Bowling Green Road, Thatcham

**Applicant:** West Berkshire Council

**Recommendation:** Delegate to the Service Director of Development and Regulation to grant planning permission.

- (3) **Application No. & Parish: 21/03135/COMIND, West Heath Lane, Cold Ash** 11 - 12

**Proposal:** Construction of 2 detention basins located north and south of a proposed access track connected via twin 450 mm dia. Pipes. The North Basin will have an area of 0.35 hectares and a 0.6m high earth bund and will accommodate a 20m wide spillway and a 20m wide weir. The South Basin will have an area of 0.23 hectares and a 1.4m high earth with a 29 m wide weir to accommodate exceedance flows from the North Basin and realignment of an existing ditch via 450mm dia. Culvert. A 450 mm dia. pipe will convey flows from the southern basin during flood events to a new cut ditch before discharging into the existing ditch to the west of the site. Flows from the existing ditch eventually discharge to a Thames Water sewer. The provision of a 4.8m wide access track to serve the Scheme. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road.

**Location:** Land West of Heath Lane, Thatcham

**Applicant:** West Berkshire Council

**Recommendation:** Delegate to the Service Director of Development and Regulation to grant planning permission.

- (4) **Application No. & Parish: 21/03079/COMIND, Floral Way, Thatcham** 13 - 14

**Proposal:** Construction of a detention basin with an area of 0.17 hectares and a 0.6m to 1.5m high earth bund to the west and south of the scheme. The crest of the bund will be set at 82.00m AOD and will accommodate a 10m wide spillway at a level of

## Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 1 June 2022 *(continued)*

81.70m AOD. Realignment of an existing ditch for 230m into the proposed basin and regrading 50m of existing ditch to the west of the site. The basin is set at a level of 80.30m AOD with a stilling basin set at 80.00m AOD. A 300mm diameter pipe will convey flows from the basin to the existing ditch to the west before outfalling to the existing Thames Water sewer to the south west. The provision of a 3.0m wide access track from Bath Road. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road.

**Location:** Land at junction of Floral Way, Bath Road

**Applicant:** West Berkshire Council

**Recommendation:** Delegate to the Service Director of Development and Regulation to grant planning permission

Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), 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) / [sadie.owen1@westberks.gov.uk](mailto:sadie.owen1@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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**EASTERN AREA PLANNING COMMITTEE**  
**DATED 1<sup>st</sup> June 2022**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

**Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,  
Part 2 - any applications that have been deferred for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

**Part 1**        N/A

**Part 2**        N/A

**Part 3**        (1) 22/00193/FUL St Andrews School, Unnamed Road From Gardeners Lane To Buckhold, Farm, Buckhold, Pangbourne Pages 43-55  
                      (2) 21/03154/COMIND Land North of Bowling Green, Thatcham Pages 57-71  
                      (3) 21/03135/COMIND Land West of Heath Lane, Thatcham Pages 73-85  
                      (4) 21/03079/COMIND Land at Junction of Floral Way/Bath Road, Thatcham Pages 87-99

**Part 4**        N/A

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## EASTERN AREA PLANNING COMMITTEE ON 1<sup>ST</sup> JUNE 2022

### UPDATE REPORT

**Item No:** 4.(1)      **Application No:** 22/00193/FUL      **Page No.** 43 - 55

**Site:** St Andrews School, Unnamed Road From Gardeners Lane To Buckhold Farm, Buckhold, Pangbourne, Reading, West Berkshire, RG8 8QA

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**Planning Officer Presenting:** Sarah Weaver

**Member Presenting:** N/A

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**Bradfield Parish Representative speaking:** N/A

**Adjacent Parish:** N/A

**Objector(s) speaking:** Dr Anthony Haden-Taylor – via Zoom  
Miss Margaret Culling – via Zoom

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

**Applicant/Agent speaking:** Mr Ed Graham (Headmaster) – via Zoom  
Ms Penny Franklin (Bursar) – via Zoom  
Mr Stuart Reid - amp clean energy on behalf of applicant – via Zoom

**Ward Member(s):** Cllr Ross Mackinnon

#### Update information:

No updates.

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## EASTERN AREA PLANNING COMMITTEE 1<sup>ST</sup> JUNE 2022

### UPDATE REPORT

**Item No:** 4.(2)      **Application No:** 21/03154/COMIND      **Page No.** 57-71

**Site:** Land North of Bowling Green Road, Cold Ash

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**Planning Officer Presenting:** Emma Nutchey

**Member Presenting:** N/A

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**Cold Ash Parish Representative speaking:** Councillor Pete Murray – via Zoom

**Adjacent Parish:** N/A

**Objector(s) speaking:** Alastair Lees – via Zoom

**Supporter(s) speaking:** Brian Woodham on behalf of Thatcham Flood Forum -in person  
Keith Hoddinott – in person

**Applicant/Agent speaking:** Stuart Clark WBC – via Zoom  
Brian Cafferkey Agent – via Zoom

**Ward Member(s):** Councillor Hilary Cole  
Councillor Garth Simpson

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#### 1. Additional Representations

Thatcham Town Council have advised that they do not wish to attend tonight's meeting but they advise they having nothing to add to their previous comments.

#### 2. Updated Recommendation

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

No later than 2 months after the commencement of development a management statement for the ongoing management and maintenance of the basins, culverts and ditches shall be submitted to the Local Planning Authority for approval. The basins shall not be brought into use until the management strategy has been approved in writing by the Local Planning Authority and shall thereafter be adhered to for the lifetime of the basins.

Reason: To ensure the basins are maintained and therefore operate efficiently in accordance with Policy CS16 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

## EASTERN AREA PLANNING COMMITTEE 1<sup>ST</sup> JUNE 2022

### UPDATE REPORT

<b>Item No:</b>	4.(3)	<b>Application No:</b>	21/03135/COMIND	<b>Page No.</b>	73-85
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**Site:** Land West of West Heath Lane, Cold Ash

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<b>Planning Officer Presenting:</b>	Emma Nutchey
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<b>Member Presenting:</b>	N/A
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<b>Cold Ash Parish Representative speaking:</b>	Councillor Pete Murray – via Zoom
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<b>Adjacent Parish:</b>	N/A
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<b>Objector(s) speaking:</b>	N/A
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<b>Supporter(s) speaking:</b>	Brian Woodham on behalf of Thatcham Flood Forum – in person Keith Hoddinott – in person
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<b>Applicant/Agent speaking:</b>	Stuart Clark WBC – via Zoom Brian Cafferkey Agent – via Zoom
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<b>Ward Member(s):</b>	Chieveley & Cold Ash: Councillor Hilary Cole Councillor Garth Simpson
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	Thatcham North East: Councillor Jeremy Cottam Councillor Lee Dillon
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## EASTERN AREA PLANNING COMMITTEE 1<sup>ST</sup> JUNE 2022

### UPDATE REPORT

<b>Item No:</b>	4.(4)	<b>Application No:</b>	21/03079/COMIND	<b>Page No.87-99</b>
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**Site:** Land at junction of Floral Way, Bath Road, Thatcham

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<b>Planning Officer Presenting:</b>	Emma Nutchey
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<b>Member Presenting:</b>	N/A
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<b>Thatcham Parish Representative speaking:</b>	N/A
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<b>Adjacent Parish:</b>	N/A
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<b>Objector(s) speaking:</b>	Richard Asher on behalf of J G Janaway and Son – via Zoom
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<b>Supporter(s) speaking:</b>	Brian Woodham on behalf of Thatcham Flood Forum – in person Keith Hoddinott – in person
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<b>Applicant/Agent speaking:</b>	Stuart Clark WBC – via Zoom Brian Cafferkey – Agent – via Zoom
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<b>Ward Member(s):</b>	Councillor Jeremy Cottam Councillor Lee Dillon
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