

Update Report for Eastern Area Planning Committee

Wednesday 3rd August 2022 at 6.30pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

- (1) **Application No. & Parish: 22/00146/RESMAJ Lakeside, The Green, Theale** 5 - 6

Proposal:

Section 73 application for variation of (condition 2) to allow for 9 dwellings, condition 3 (vary the phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning) following grant of planning permission 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping, layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.

Location:

Lakeside, The Green, Theale

Applicant:

Ridgepoint Homes

Recommendation:

To delegate to the Service Director of Development & Regulation to Grant Planning Permission



Supplemental Items

Eastern Area Planning Committee to be held on Wednesday, 3 August 2022 (continued)

- (2) **Application No. & Parish: 21/02450/REG4 Basildon Church of England Primary School, School Lane, Upper Basildon** 7 - 8
- Proposal:** Redevelopment of land of the school grounds including new play equipment with fencing and planting.
- Location:** Basildon Church Of England Primary School, School Lane, Upper Basildon, Reading, West Berkshire, RG8 8PD
- Applicant:** Basildon Church Of England Primary School
- Recommendation:** Delegate to the Service Director of Development and Regulation to grant conditional planning permission.
- (3) **Application No. & Parish: 22/00719/HOUSE Abbey Gardens, Woolhampton** 9 - 10
- Proposal:** Rear orangery.
- Location:** 49 Abbey Gardens, Woolhampton, Reading, RG7 5TZ
- Applicant:** Mr and Mrs G Bradley
- Recommendation:** To delegate to the Service Director of Development and Regulation to Grant planning permission subject to conditions.

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 / jessica.bailiss@westberks.gov.uk

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

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West Berkshire
C O U N C I L

EASTERN AREA PLANNING COMMITTEE 3RD AUGUST 2022

UPDATE REPORT

Item No: 4(1) **Application No:** 22/00146/RESMAJ **Page No.** 5-19

Site: Lakeside, The Green, Theale, Reading

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Theale Parish Representative speaking: Zoe Fenwick – Theale Parish via Zoom

Adjacent Parish: N/A

Objector(s) speaking: Sylvia Fowler via Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Macro

Drainage: The Council drainage engineer has identified that the addition of two dwellings in this phase will not present any unsurmountable problems in relation to a future satisfactory on-site drainage scheme. This matter in any event will be effectively controlled by the drainage pre- condition as applied on the original appeal decision for the outline consent from which this reserved matters application derives. No dwelling will be able to be started on site until a satisfactory drainage scheme is approved.

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EASTERN AREA PLANNING COMMITTEE ON 3RD AUGUST 2022

UPDATE REPORT

Item No: 4(2) **Application No:** 21/02450/REG4 **Page No.** 21 to 35
Site: Basildon C Of E Primary School, School Lane, Upper Basildon

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Geoffrey Couchman – Basildon Parish Council via Zoom

Objector(s) speaking: Ruth Cane via Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: Pam Slingsby – In Person
Natasha Lee - In Person
Grant Fensome Via Zoom

Ward Member(s): Cllr. Alan Law

A question was asked at the Committee site visit about ownership of the fence adjacent the application site and the public right of way. The District Council owns the fence, the land on which the right of way lies and all of the primary school site, so has ultimate control as freeholder of the land in question.

To clarify the summary of public representations on the committee report, there have actually been 13 letters of objection, not 14, to the application as one letter is ambivalent as it makes no comment on the application per se, but simply notes the ongoing availability of another forest school area in the locality at Emerys Down.

There has been one additional letter of support for the application. It states that the school has worked tirelessly to raise funds for this project. It will assist the education of the pupils and assist the overall culture and facilities at the school. The application site is currently a health hazard for pupils at the school. The application should be approved.

To summarise: 13 letters of objection, 1 ambivalent, 4 support, 18 in total.

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Agenda Item 4.(3)

EASTERN AREA PLANNING COMMITTEE 3 AUGUST 2022

UPDATE REPORT

Item No: 4(3) **Application No:** 22/00719/HOUSE **Page No.** 37-45
Site: 49 Abbey Gardens, Woolhampton, Reading, RG7 5TZ

Planning Officer Presenting: Donna Toms

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Jessica Raphael via Zoom

Supporter(s) speaking: N/A

Applicant/Agent speaking: Gordon Bradley - In person
Brian Davies – In Person

Ward Member(s): Cllr. Graham Pask

No further updates to report.

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