

Notice of Meeting



Scan here to access the public documents for this meeting

Eastern Area Planning Committee

Wednesday 15th March 2023 at 6.30pm

In the Council Chamber Council Offices
Market Street Newbury

This meeting will be streamed live here: [Link to Eastern Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)



Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 March 2023
(continued)

To: Councillors Graham Pask (Chairman), Alan Macro (Vice-Chairman), Jeremy Cottam, Alan Law, Tony Linden, Ross Mackinnon, Geoff Mayes, Richard Somner and Keith Woodhams

Substitutes: Councillors Graham Bridgman, Lee Dillon, Nassar Hunt, Owen Jeffery, Joanne Stewart and Andrew Williamson

Agenda

Part I

Page No.

- (1) **Application No. and Parish: 21/03256/RESMAJ - Lakeside, The Green, Theale, Reading** 5 - 6
- Proposal:** Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline planning permission 15/02842/OUTMAJ (allowed on appeal) - 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, Reading
- Applicant:** Ridgepoint Homes
- Recommendation:** Delegate to the Service Director of Development & Regulation to GRANT APPROVAL of reserved matters subject to the conditions listed below.

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.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 15 March 2023
(continued)

Sarah Clarke.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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

This page is intentionally left blank

EASTERN AREA PLANNING COMMITTEE 15TH MARCH 2023

UPDATE REPORT

Item No: 4(1) Application No: 21/03256/RESMAJ Page No. 17-47

Site: Lakeside, The Green, Theale

1. Registered Speakers

Item: 4(1) Application: 21/03256/RESMAJ	
Presenting Planning Officer:	Emma Nutchey
Parish Council representative:	Zoe Fenwick Vice Chair Theale Parish Council (In Person) Gary Miles (In Person – not speaking)
Objector(s):	N/A
Supporter(s):	N/A
Applicant:	Emma Runesson (Ridgepoint Homes) (In person) Jon Regent (Ridgepoint Homes) (In person)
Ward Member(s):	Councillor Alan Macro

2. Additional Neighbour Responses

Two additional letters of objection have been received. The total number of representations are: 22 objectors, 0 letters of support.

The concerns raised in the two letters reflect those already reported.

One resident has raised concerns regarding the position of part of the site boundary with reference to their Land Registry details and access to the rear boundary of their garden. This is a reserved matters application and the site area was defined at outline stage. Any dispute surrounding land ownership and access is a civil matter outside of the planning process.

3. Other Applications at the Site

At the committee site visit on the 8th March members requested a summary of the currently pending applications at the site. These are listed below and officers can expand on them during the meeting. Please note that each application is considered on its own merits. Whilst the following applications affect what may ultimately be developed on site they are not material to reaching a decision on this application.

21/03255/MDOPO2 - Application to modify the legal agreement attached to the outline permission to which this application relates. The applicant seeks to remove the affordable

housing late review mechanism (imposed due to the negotiated reduction in affordable housing provision) and to increase the affordable housing on the site to 30% compared to the 12.5% secured.

22/01871/FULEXT – 54 units, 50 affordable flats and 4 market houses. To deliver the 30% affordable housing the applicant has made a separate full application which if approved will replace the extra care element of this scheme.

4. Updated Recommendation

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

16.	<p>Permitted development restriction (windows/dormers) plots 11-25</p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at a first floor level or above in the north facing elevation of plots 11 to 25 inclusive as hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
17.	<p>Road and footpath design</p> <p>For roads serving more than five dwellings, the detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design to an adoptable standard (unless exclusions apply). This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>