

# Notice of Meeting

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## Eastern Area Planning Committee

**Wednesday 6 November 2024 at 6.30pm**

In the Council Chamber Council Offices  
Market Street Newbury

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## Update Reports



**Agenda - Eastern Area Planning Committee to be held on Wednesday 6 November 2024**  
(continued)

**To:** Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),  
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,  
Justin Pemberton, Vicky Poole and Clive Taylor

**Substitutes:** Councillors Laura Coyle, Jane Langford, Janine Lewis, Biyi Oloko,  
Christopher Read and Joanne Stewart

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# Agenda

## Part I

**Page No.**

- (1) **24/00533/FULMAJ - Sulhamstead** 5
- Proposal:** Section 73a: Variation of conditions 16 (Private Equestrian Use), 4 (CEMP), 6 (Landscaping), 7 (Biodiversity Mitigation and Enhancement Plan) and 15 (Manure Storage and Disposal) and remove condition 5 (Tree Protection) of previously approved application 21/03260/COMIND: Change of use of agricultural land to equestrian and erection of stable block/yard, menage and creation of associated access. Retention of 4 No. temporary field shelters and mobile stable unit on skids
- Location:** Oakdown Fields, Shortheath Lane, Sulhamstead, Reading
- Applicant:** Mrs and Mr Cottingham
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (2) **24/01667/TPW - Tilehurst** 7
- Proposal:** Step 1. Installation of new fencing around field margins and PRow routes within the RPAs of TPO trees.
- Step 2. Methodology and design for upgraded footpath along the central tree lined and hedgerow section of PRow and within the RPAs of retained trees.
- Stage 3. Design methodology and construction of proposed drainage improvements of existing ditches within the RPAs of retained trees
- Location:** Land East Of Pincents Lane, Tilehurst, Reading
- Applicant:** Landsec U+I

**Agenda - Eastern Area Planning Committee to be held on Wednesday 6 November 2024**  
(continued)

- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (3) **24/01163/REG3 - Thatcham** 9
- Proposal:** The proposal is to change the usage for Laburnam from Age Concern class F2 to class E for WBC Staff Offices
- Location:** The Laburnam Centre, Stirling Way, Thatcham, RG18 3FW
- Applicant:** West Berkshire Council
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (4) **2400955FUL - Purley Park Trust** 11
- Proposal:** Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse.
- Location:** Huckleberry Close, Purley On Thames, Reading, RG8 8HU
- Applicant:** Purley Park Trust
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (5) **List of Speakers for Update Report** 13

**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.

Sarah Clarke.



**Agenda - Eastern Area Planning Committee to be held on Wednesday 6 November 2024**  
*(continued)*

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.



## EASTERN AREA PLANNING COMMITTEE 06 NOVEMBER 2024

### UPDATE REPORT

**Item No:** (1)      **Application No:** 24/00533/FULMAJ      **Page No.** 11-34

**Site:** Oakdown Fields, Shortheath Lane, Sulhamstead, Reading

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

No additional consultation responses have been received.

#### 3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition to correct an error in the date the Method Statement was received as part of application 22/02542/COND and repetition of the word construction.

##### 2 Construction Method Statement (amended)

The remaining construction works hereby approved shall be undertaken in accordance with the Method Statement received on 19.10.2022.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policies OVS.5, OVS.6 and TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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## EASTERN AREA PLANNING COMMITTEE 6<sup>TH</sup> NOVEMBER 2024

### UPDATE REPORT

**Item No:** (2)                      **Application No:** 24/01667/TPW                      **Page No.** 35 to 45

**Site:** Land East Of Pincents Lane, Tilehurst, Reading

#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

<b>Public representations:</b>	<p>A further representation has been made by a person who has not previously made a representation. The further comments are summarised below:</p> <ul style="list-style-type: none"> <li>• the hedgerows on site are “important” under the terms of the Hedgerow Regulations 1997, and so should not be removed.</li> <li>• the new Management of Hedgerow Regulations 2024 require a 2m buffer strip of green vegetation to be maintained as measured from the centreline.</li> </ul>
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#### 3. Conditions

Since the publication of the Agenda Report, the applicant has requested amendments to proposed condition 3 (Specifications condition), in terms of the trigger point. It has been requested this is altered to “prior to any works to improve public footpaths within the RPAs of protected trees”.

#### 4. Updated Recommendation

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

<b>3</b>	<p><b>Specifications condition (amended)</b></p> <p>No work shall take place prior to any works to improve public footpaths within the RPAs of protected trees (including site clearance and any other preparatory works) until the applicant has submitted specifications of footpath improvements (including of piped drain sections) within the RPAs of TPO trees, which has been submitted to and approved in writing by the Local Planning Authority.</p> <p>A pre-commencement condition is necessary because insufficient detailed information accompanies the application; tree protection installation measures and site supervision works may be required to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.</p>
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	Reason: Required prior to the commencement of development in order that the Local Planning Authority may be satisfied that the trees to be retained will not be damaged during development works and to ensure that, as far as is possible, the work is carried out in accordance with the approved details pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with the objectives of the NPPF and Policies ADPP1, CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.
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## EASTERN AREA PLANNING COMMITTEE 06.11.2024

### UPDATE REPORT

**Item No:** (3)      **Application No:** 24/01163/REG3      **Page No.** 47 to 57

**Site:** Age Concern, The Laburnam Centre, Stirling Way, Thatcham, RG18 3FW

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

- a. There have been no additional consultations received at the time of writing.

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## EASTERN AREA PLANNING COMMITTEE 06.11.2024

### UPDATE REPORT

**Item No:** (4)      **Application No:** 24/00955/FUL      **Page No.** 59 to 73

**Site:** Purley Park Trust, Huckleberry Close, Purley On Thames, Reading, RG8 8HU

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

- a. There have been no additional consultations received at the time of writing.

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## EASTERN AREA PLANNING COMMITTEE

### LIST OF SPEAKERS

#### COMMITTEE 6<sup>th</sup> November 2024

<b>Item:</b> 4(1)   <b>Application:</b> 24/00533/FULMAJ   <b>Page No:</b> 11-33	
<b>Site:</b> Oakdown Fields, Shortheath Lane, Sulhamstead, Reading	
<b>Presenting Planning Officer:</b>	
<b>Parish Council representative:</b>	
<b>Objector(s):</b>	Peter James – Zoom John Braithwaite – Zoom Julian Bailey – Zoom
<b>Supporter(s):</b>	
<b>Applicant/Agent:</b>	Amanda Cottingham – In person
<b>Ward Member(s):</b>	Ross Mackinnon

<b>Item:</b> 4(2)   <b>Application:</b> 24/01667/TPW   <b>Page No:</b> 35 - 45	
<b>Site:</b> Land East Of, Pincents Lane, Tilehurst	
<b>Presenting Planning Officer:</b>	
<b>Parish Council representative:</b>	Tilehurst Parish - Cllr Clive Taylor – In Person
<b>Objector(s):</b>	LaDonna McDonald – In Person Joan Lawrie – In Person
<b>Supporter(s):</b>	
<b>Applicant/Agent:</b>	
<b>Ward Member(s):</b>	Joanne Stewart Clive Taylor

<b>Item: 4(3)   Application: 24/01163/REG3   Page No: 47 - 57</b> <b>Site: Age Concern, The Laburnam Centre, Stirling Way, Thatcham</b>	
<b>Presenting Planning Officer:</b>	
<b>Parish Council representative:</b>	
<b>Objector(s):</b>	John Ward – In person
<b>Supporter(s):</b>	
<b>Applicant/Agent:</b>	Stacey Bradshaw – In person Georgie Davis – In Person Gabrielle Mancini – In Person
<b>Ward Member(s):</b>	Jeremy Cottam Lee Dillon

<b>Item: 4(4)   Application: 24/00955/FUL   Page No: 59 - 73</b> <b>Site: Purley Park Trust, Huckleberry Close, Purley On Thames</b>	
<b>Presenting Planning Officer:</b>	
<b>Parish Council representative:</b>	
<b>Objector(s):</b>	
<b>Supporter(s):</b>	
<b>Applicant/Agent:</b>	
<b>Ward Member(s):</b>	Paul Kander Jane Langford Janine Lewis