

Supplemental Items for Eastern Area Planning Committee

Wednesday 15 January 2025 at 6.30 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

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| (1) | 24/01866/FUL Bucklebury | 3 - 4 |
| | Proposal: | Erection of a dwelling with associated parking and landscaping |
| | Location: | Land at Middle Wood, Bucklebury |
| | Applicant: | P and J Wood Supplies |
| | Recommendation: | The Development Manager be authorised to GRANT conditional planning permission. |
| (2) | 24/01212/FUL Stratfield Mortimer | 5 - 6 |
| | Proposal: | Demolition, 'Change of Use', alterations and erection of 4 no. dwellings (Class C3) and associated works. |
| | Location: | Land to rear of 37 to 39 King Street, Mortimer |
| | Applicant: | M and MI Jewell |
| | Recommendation: | The Development Control Manager be authorised to GRANT conditional permission. |

Sarah Clarke.

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 / thomas.radbourne1@westberks.gov.uk



WestBerkshire
C O U N C I L

Supplemental Items

Eastern Area Planning Committee to be held on Wednesday 15 January 2025 *(continued)*

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

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Agenda Item 4.(1)

EASTERN AREA PLANNING COMMITTEE 15TH JANUARY 2025 UPDATE REPORT

Item No: (1) **Application No:** 24/01866/FUL **Page No.** 5 - 26

Site: Middle Wood, Hatch Lane, Chapel Row, Reading

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	<p>One additional objection received from a local resident who is speaking at Committee as well. Number of concerns raised. As below.</p> <p>As residents, we wholeheartedly support the need for homes to be built, particularly in light of the government commitment. However, we feel that the area being proposed is unsuitable for many reasons and that there are other more suitable options available. Middlewood is an area of environmental significance – sufficiently so for the previous application (and appeal) to be refused. There is normally a presumption against development outside of settlement boundaries – the justification for this dwelling is solely due to its link to the forestry business. Without updated financial plans for Timberheat Ltd, it is difficult to establish the future viability of the business and whether a permanent dwelling is justified. There is significant reason to doubt that the environmental mitigations proposed will be actioned, particularly during the development phase .If a dwelling must be built, given the potential environmental impact, it would be better if the property is located at the entrance to Middlewood adjacent to existing forestry cottages or James Wakelyn seeks to purchase a property in the area (as an example, there are currently affordable homes for sale in Paradise Way)</p>
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EASTERN AREA PLANNING COMMITTEE 15TH JANUARY 2025

UPDATE REPORT

Item No: (2) **Application No:** 24/01212/FUL **Page No.** 27 - 60

Site: 37 - 39 King Street, Mortimer Common, Reading

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	No additional comments
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3. Ecology and BNG

The Council Ecologist has examined the formal BNG assessment submitted with the application. He has advised that the metric in the amended plans has violated the “Trading Rules” set out in the relevant legislation such that the resultant BNG is negative ie if the scheme were to proceed there would be a net loss in biodiversity across the application site. The applicant was invited to either withdraw the application and resubmit with 3 dwellings to allow more grassland on the site so enhancing biodiversity, or agree to enter into a s 106 agreement to achieve an off site gain. He elected the latter since apparently 3 dwellings on the site would not be a viable option financially. Accordingly, the officer recommendation will be phrased to note this procedure. Once done this will satisfy the legislation and comply with the advice in policy CS17 in the WBCS and in the revised NPPF.

4. Updated Recommendation

The Development Manager be authorised to invite the applicant to enter into a s106 Agreement to ensure a minimum of 10% BNG off site is achieved. Once this agreement is completed, conditional permission be granted. If for any reason the s106 obligation is not signed within 6 months of the date of this resolution, or such a longer period as to be agreed in writing by officers in consultation with the Chairman of the Committee, the Development Control Manager be authorised to REFUSE planning permission for reasons of the application failing to secure a sufficient biodiversity net gain.

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