

Notice of Meeting



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Eastern Area Planning Committee Wednesday 8 October 2025 at 6.30 pm 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](#)

If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on day month year by emailing planningcommittee@westberks.gov.uk.

Members Interests

Note: If you consider you may have an interest in any Planning Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Tuesday 30 September 2025

Further information for members of the public

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

For further information about this Agenda, or to inspect any background documents referred to in Part I reports, please contact the Planning Team on (01635) 519148 or email planningcommittee@westberks.gov.uk.

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

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday 8 October 2025
(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 Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko,
Christopher Read and Joanne Stewart

Agenda

Part I

Page No.

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| (1) | <p>25/00140/FUL - Land Adjacent To Linnet Close, Tilehurst, Reading</p> <p>Proposal: Erection of 4no. residential dwellings comprising 4 x 2-bedroom semi-detached houses including 2no. parking spaces per dwelling and private gardens. Creation of new vehicular access from City Road. Provision of accessible greenspace to rear of site</p> <p>Location: Land Adjacent To Linnet Close, Linnet Close, Tilehurst, Reading</p> <p>Applicant: James Cooper</p> <p>Recommendation: To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.</p> <p>PROVIDED THAT a Section 106 Agreement has been completed by 10th December 2025 (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed below.</p> <p>OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed below.</p> | 5 - 8 |
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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.

Agenda - Eastern Area Planning Committee to be held on Wednesday 8 October 2025
(continued)

- (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.

Sarah Clarke
Executive Director - Resources
West Berkshire District Council

If you require this information in a different format or translation, please contact
Stephen Chard on telephone (01635) 519462.



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EASTERN AREA PLANNING COMMITTEE 8TH OCTOBER 2025 UPDATE REPORT

Item No: 4.(1) **Application No:** 25/00140/FUL **Page No.** 15-56

Site: Land adjacent to Linnet Close, Linnet close, Tilehurst, Reading.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions and Heads of Terms for Section 106 agreement.

2	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Location Plan Drawing No 7502-PL01D received 2nd June 2025; Block Plan Drawing No 7502-PL02D received 2nd June 2025; Detail Site Layout Plan Drawing No 7502-PL08D received 2nd June 2025; Proposed Site Plan Ground Floor Drawing No 7502-PL03C received 3rd April 2025. Proposed Site Plan First Floor Drawing No 7502-PL04C received 3rd April 2025; Proposed Site Plan Roof Drawing No 7502-PL05D received 3rd April 2025; Proposed Street Scenes Drawing No 7502-PL30B received 3rd April 2025. Proposed Floor Plans and Elevations Drawing No 7502 - PL09-2B4P received 24th January 2025; Proposed Floor Plans and Elevations Drawing No 7502 – PL10A-2B4P received 24th January 2025; Swept Path Analysis – Car Drawing No ITB19385-GA-004 received 10th July 2025;</p> <p>Preliminary Ecological Assessment prepared by Ecology Solutions Version VF1 dated 10th January 2025 received 3rd April 2025; Drainage Strategy prepared by Price & Myers Rev 3 dated March 2025 received 3rd April 2025; Transport Note Addendum prepared by i-Transport ref BH/RS/ITB19385-002 received 3rd April 2025; Biodiversity Net Gain Report prepared by Ecology Solutions dated 26th March 2025 received 3rd April 2025; and Design & Access Statement prepared by ECE Architecture received 3rd April 2025;</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
5.	<p>Parking Layout at 187 City Road</p> <p>This condition is removed as it is not necessary or reasonable, as the parking layout is</p>

	included within the list of approved plans.
18.	<p>Sustainability measures</p> <p>No development shall take place above slab level until detailed sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall be informed by the measures set out in the Design and Access Statement.</p> <p>Thereafter, the development hereby permitted shall incorporate the approved sustainability measures. No dwelling shall be first occupied until all sustainability measures have been provided in full accordance with these approved details.</p> <p>Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 of the West Berkshire Local Plan Review 2023-2041.</p>
19.	<p>Energy Statement</p> <p>No development shall take place above slab level until a full detailed Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include full details of how the development will comply with the requirements of Policy DM4 of the West Berkshire Local Plan Review 2023-2041. Thereafter, the development shall be carried out in full accordance with the approved details, and until all approved measures have been completed.</p> <p>Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.</p>
20.	<p>Boundary Treatments</p> <p>No dwelling shall be first occupied until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before the dwellings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.</p> <p>Reason: To ensure that adequate levels of privacy are secured for future occupiers and adjacent residents. This condition is imposed in accordance with the NPPF and Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>

Heads of Terms for Section 106 Agreement

The agreement shall set out the means by which the area of publicly accessible open space identified on the site plans will be managed and maintained. It shall provide for an agreement so that the land is

- Firstly, the land is publicly accessible and transferred to the Parish Council for management; or if this is not agreed then
- Secondly, the land is publicly accessible and managed by a Management Company; or if this is not agreed
- Thirdly Restricted from public access and retained solely for biodiversity / ecological and visual amenity benefit only, with maintenance carried out periodically in accordance with the Habitat Management Plan.

EASTERN PLANNING COMMITTEE
08 OCTOBER 2025

LIST OF SPEAKERS

Item: 4(1) Application: 25/00140/FUL Page No: 15-40 Site: Land Adjacent to Linnet Close, Linnet Close, Tilehurst, Reading, RG31 4SR	
Presenting Planning Officer:	Sian Cutts
Parish Council representative:	Tilehurst Parish Council (Cllr Joanne Stewart) – In person
Objector(s):	Carly Baldwin – in person
Supporter(s):	
Applicant/Agent:	Rebecca Hoad (agent) - Zoom
Ward Member(s):	Joanne Stewart & Clive Taylor

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