

# Supplemental Items for Eastern Area Planning Committee

**Wednesday 1 July 2026 at 6.30 pm**  
in Council Chamber Council Offices  
Market Street Newbury

## Part I

Page No.

- |     |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) | <b>26/00662/MINMAJ Padworth IWMF, Padworth Lane, Lower Padworth</b> | 3 - 8                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     | <b>Proposal:</b>                                                    | <a href="#"><u>26/00662/MINMAJ   S73: Variation of condition 7 'Hours of operation (HWRC)' of previously approved application 14/01111/MINMAJ: Section 73A: Variation of Condition 16 - Travel Plan, of planning permission reference 13/01546/MINMAJ// Section 73: Variation of condition 4-Hours of operation, of approved application 17/01683/MINMAJ   Veolia Environmental Services Padworth IWMF Padworth Lane Lower Padworth Reading RG7 4JF</u></a> |
|     | <b>Location:</b>                                                    | Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth                                                                                                                                                                                                                                                                                                                                                                                 |
|     | <b>Applicant:</b>                                                   | Veolia ES (West Berkshire) Ltd.                                                                                                                                                                                                                                                                                                                                                                                                                             |
|     | <b>Recommendation:</b>                                              | To <b>DELEGATE</b> to the Head of Development & Planning to <b>GRANT PLANNING PERMISSION</b>                                                                                                                                                                                                                                                                                                                                                                |



**Supplemental Items**  
**Eastern Area Planning Committee to be held on Wednesday 1 July 2026 (continued)**

- (2) **26/00711/OUT Land to the east of Hippo Pools, Upper Basildon.** 9 - 10
- Proposal:** Outline application for the erection of 2 self build detached dwellings with associated access. Matters to be agreed - access and layout.
- Location:** Land to the east of Hippo Pools, Upper Basildon.
- Applicant:** Hathor Property Limited.
- Recommendation:** **The Development Manager be authorised to GRANT conditional planning permission.**

*Sarah Clarke.*

Sarah Clarke

Executive Director - Resources

For further information about this/these item(s), please contact Democratic Services Team on e-mail: [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk)

Further information and Minutes are also available on the Council's website at [www.westberks.gov.uk](http://www.westberks.gov.uk)

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**EASTERN AREA PLANNING COMMITTEE  
DATED 01<sup>ST</sup> JULY 2026**

**UPDATE REPORT**

This report sets out the running order for tonight's Committee meeting. It indicates the order in which the applications will be heard, the officer presenting and anyone who has registered to speak either in favour or against the application.

**Those people attending to take part in the pre-arranged Public Speaking sections are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.**

Any additional information that has been received since the main agenda was printed will be contained in this report. It may for instance make reference to amended plans and further letters of support or objection. This report must therefore be read in conjunction with the main agenda.

The report is divided into four main parts:

Part 1 - relates to items not being considered at the meeting,  
Part 2 - any applications that have been deferred for a site visit,  
Part 3 - applications where members of the public wish to speak,  
Part 4 - applications that have not attracted public speaking.

**Part 1**        N/A

**Part 2**        N/A

**Part 3**        (2) 26/00711/OUT. Land East of Hippo Pools, Upper Basildon, Reading, RG8 8LS. Pages 43 – 55.

**Part 4**        (1) 26/00662/MINMAJ. Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth, Reading, RG7 4JF. Pages 13 – 41.

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# EASTERN AREA PLANNING COMMITTEE

## 01<sup>ST</sup> JULY 2026

### UPDATE REPORT

Item No: (1) Application No: 26/00662/MINMAJ Page No. 13 - 41

Site: Veolia Environmental Services, Padworth IWMF, Padworth Lane, Lower Padworth, Reading, RG7 4JF

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#### 1. Registered Speakers

No Speakers.

#### 2. Additional Consultation Responses

|                        |                                                                                                                                                                                                                                                                              |
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| Canal and River Trust: | The Trust are satisfied with the details provided in the noise assessment and consider them appropriate to address matters of interest to the Trust, such as potential disturbance to baters and protected species, sufficient to allow for the variation of this condition. |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 3. Additional Information

Following the red heat alert 24 – 26<sup>th</sup> June 2026 WBC were approached by Viola to ask whether waste collections could start earlier and outside of the conditioned working hours. There is no recourse for this within the conditions as they currently stand, and therefore, it is proposed to include the wording 'unless in exceptional circumstances and agreed in writing by the LPA' to each of the working hours conditions. Requests would only be considered in genuinely exceptional circumstances, with the Council retaining control of whether to agree to the request.

#### 4. Updated Recommendation

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

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 3 | <p>Hours of operations (depot)</p> <p>No operations or activities authorised by this permission associated with the operation of the depot shall be carried out except between the following hours, <u>unless in exceptional circumstances and agreed in writing by the LPA</u>.</p> <p>0500 - 2000 Monday to Saturdays<br/>0600 - 2000 Sundays, bank and public holidays</p> <p>No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).</p> <p>Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.</p> |
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| 4 | <p>Hours of operation (operational vehicle movements)</p> <p>No HGV or RCV movements associated with the activities authorised by this permission shall be carried out except between the following hours, <u>unless in exceptional circumstances and agreed in writing by the LPA.</u></p> <p>0600 - 2000 Monday to Saturdays<br/>0600 - 2000 Sundays, bank holidays and public holidays</p> <p>Except for a combined total of 2 HGV's and RCV's requiring repair or maintenance are permitted to access the site on a daily basis between the hours of: 05:00 – 06:00 and 20:00 – 23:00 Mon - Fri (excluding bank holidays and public holidays)</p> <p>No Street Cleansing Vehicle movements associated with the activities authorised by this permission shall be carried out except between the following hours:</p> <p>0500 - 2000 Monday to Saturdays</p> <p>No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).</p> <p>Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.</p> |
| 5 | <p>Hours of operations (WTS and IVC)</p> <p>No operations or activities authorised by this permission and associated with the operation of the waste transfer station and in vessel composting facility, including the vehicle wash associated with the IVC, shall be carried out except between the following hours, <u>unless in exceptional circumstances and agreed in writing by the LPA.</u></p> <p>0700 - 1900 Monday to Sunday</p> <p>No operations shall take place on Christmas Day, Boxing Day or New Years Day (with the exception of operations associated with waste from street cleansing and litter collection).</p> <p>Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 6 | <p>Hours of operations (MRF)</p> <p>No operations or activities authorised by this permission associated with the operations of the materials recycling facility shall be carried out except between the following hours, <u>unless in exceptional circumstances and agreed in writing by the LPA.</u></p> <p>0700 - 2200 Monday to Saturdays<br/>0700 - 1900 Sundays, bank and public holidays</p> <p>No operations shall take place on Christmas Day, Boxing Day or New Years Day.</p> <p>Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7 | <p>Hours of operation (HWRC)</p> <p>The Household Waste Recycling Centre shall not be open for the receipt of waste</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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|  | <p>except between the following hours, <u>unless in exceptional circumstances and agreed in writing by the LPA.</u></p> <p>0800 – 1800 Monday to Sundays and bank and public holidays</p> <p>No operations shall take place on Christmas Day, Boxing Day or New Years Day.</p> <p>Reason: In the interests of the local amenity in accordance with policy MWLP26 of the Minerals and Waste Local Plan for West Berkshire 2022 - 2037.</p> |
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## EASTERN AREA PLANNING COMMITTEE 01<sup>ST</sup> JULY 2026

### UPDATE REPORT

Item No: (2)      Application No: 26/00711/OUT      Page No. 43 - 55

Site: Land East of Hippo Pools, Upper Basildon, Reading, RG8 8LS

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#### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

#### 2. Additional Consultation Responses

|                                |                                                                   |
|--------------------------------|-------------------------------------------------------------------|
| <b>Public representations:</b> | No further representations received since the Report was written. |
|                                |                                                                   |

3. One query has arisen that in the report it is noted that the dwellings will be 4 bedroomed but in the application submission it notes 5 bedrooms. The former is correct since condition 6 on the agenda report notes no dwelling will be more than 2 storeys in height so 5 bedrooms in the footprint as agreed at this stage will not be possible.
4. One query arising from the site visit was that the Parish Council were unaware of the revised settlement boundary which now includes the application site. All parishes were informed of the ongoing local plan review process prior to the adoption of the Plan in June of last year and the settlement boundary maps have been on the public website before that date anyway. The first consultation was made in January 2023.
5. The Parish Council have also asked that the item be deferred from the agenda for the following reasons -these are responded to by the officer in turn.
6. Firstly concern is raised by the location of the site in the NWDNDL -it is correct that the LPA has a duty to seek enhancement of the NDL via the CRoW Act , but the legislation and policy advice is specific in that the designation does not override all other policy.
7. Secondly concern is raised about the use of the word “urban” in the report -clearly the site is urban in the sense it lies in the settlement boundary of the village, but the general area is of course rural -hence the low density of the application. This does not alter the officer recommendation, given compliance with policy SP1.
8. Thirdly, concern is raised about the lack of an ecology response. Whilst this is correct, the case officer has read the ecology report on file and is satisfied that with the condition added on as below, appropriate mitigation of any ecological harm can be put in place. The Parish Council would not have seen the Report as it is not on the public file. but it was submitted with the application.
9. The non-response from Thames Water is regrettable but they have been chased by the case officer to no avail. Any deferral would not necessarily achieve a response.
10. Finally the Parish note little economic gain via the application -the officer was simply noting the benefit to the local construction industry [albeit temporary] but a longer term benefit to the District overall in the addition of two household's expenditure, plus of course CIL changes and additional rates via Council Tax. This is consistent with the approach taken in National Policy and by the Planning Inspectorate in respect of economic benefits associated with housing development.

To conclude it is not considered necessary to defer the item. The Parish Council's concerns have not been ignored, but have been responded to in the main report and as above-the officer recommendation remains one of approval with conditions.

## 11. Updated Recommendation

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

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| 1 | <p><b>Removal of permitted development rights.</b></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 extensions, alterations, buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Classes A, B, C and/or E of that Order shall be carried out, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent the overdevelopment of the site and in the interests of respecting the character and appearance of the surrounding area. This condition is applied in accordance with the National Planning Policy Framework, Policies SP8 and DM30 of the West Berkshire Local Plan Review 2023-2041, the Quality Design SPD and the Basildon Village Design Statement.</p> |
| 2 | <p><b>Ecology.</b></p> <p>The recommendations as proposed in the Ecological Impact Assessment by ESL Limited of 2025 on file version 2.0, shall be carried out in full to the satisfaction of the LPA on completion of the dwellings hereby approved.</p> <p>Reason. To enhance the biodiversity of the scheme in accord with policy SP11 in the WBLPR as adopted 2023 to 2041.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |