

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 6 November, 2013 at 6.30pm
in Calcot Centre, Highview (off Royal Avenue), Calcot

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, 29 October 2013

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans relating to the Planning Applications to be considered at the meeting can be viewed in the Calcot Centre between 5.30pm and 6.30pm on the day of the meeting.

No new information may be produced to Committee on the night (this does not prevent applicants or objectors raising new points verbally). If objectors or applicants wish to introduce new additional material they must provide such material to planning officers at least 5 clear working days before the meeting (in line with the Local Authorities (Access to Meetings and Documents) (Period of Notice) (England) Order 2002).

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

Email: planapps@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 Stephen Chard / Charlene Myers on (01635) 519462 / 519695 Email: schard@westberks.gov.uk / cmyers@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 6 November 2013
(continued)

To: Councillors Peter Argyle, Pamela Bale, Brian Bedwell (Vice-Chairman), Richard Crumly, Sheila Ellison, Alan Law, Royce Longton, Alan Macro, Geoff Mayes, Tim Metcalfe, Graham Pask and Quentin Webb (Chairman)

Substitutes: Councillors Jeff Brooks, Roger Croft, Manohar Gopal, Tony Linden, Irene Neill, David Rendel and Keith Woodhams

Agenda

Part I

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|-----|--|-------|
| (2) | Application No. & Parish: 13/01832/FUL - 37 King Street, Mortimer Common | 1 - 2 |
| | Proposal: Change of use from retail A1 shop/office to mixed use of retail and sui generis (dog grooming). | |
| | Location: 37 King Street, Mortimer Common, Berkshire, RG7 3RS. | |
| | Applicant: Mr and Mrs Antony Morris. | |
| | Recommendation: To delegate to the Head of Planning and Countryside to grant planning permission. | |

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.

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.

EASTERN AREA PLANNING COMMITTEE ON 6TH NOVEMBER 2013

UPDATE REPORT

Item No: (2) Application No: 13/01832/FUL Page No. 27
Site: 37 King Street, Mortimer

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: Councillor John Morden

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Martin Winter

Ward Member(s): Cllr Geoff Mayes
Cllr Mollie Lock

Update Information:

1.0 Further Consultations

1.1 **Waste:** No objections.

1.2 **Environment Agency:** No objections.

1.3 **Environmental Health additional comments:** I have had a look at this application again and I understand that some objections have been raised regards pollution from fouling, waste and noise.

Any waste water from washing dogs would go into the mains sewer and if a dog was to foul within the premise whilst in the care of the dog groomers I presume they would pick it up/ bag it and put in their bins for collection. If the dog was to foul on the pavement to or from the groomers that would be the responsibility of the dog owner to clear up.

I have checked our records and no complaints have been received by Environmental

Health with regards dog barking causing a Statutory Nuisance from the current premise occupied by the business.

I am not sure that there are any conditions we could add to any decision made.

- 1.4 **SUDS:** After reviewing the above application and since there are no external changes we have no observations to make regarding SuDS or land drainage issues.

2.0 REPRESENTATIONS

Two additional letters of objection have been received citing the following additional reasons for objection:

- The proposal sets a precedent for other less acceptable uses
- The application should not be determined until all other existing unauthorised uses on the site are resolved.

Three additional letters of support have been received raising no new issues.

Amended Representation Total: 148 Object: 14 Support: 134

3.0 RECOMMENDATION

- 3.1 The recommendation remains unchanged.