

Notice of Meeting

Eastern Area Planning Committee

Wednesday, 29th January, 2014 at 6.30 pm

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, 21 January 2014

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: scard@westberks.gov.uk / cmyers@westberks.gov.uk



West Berkshire
COUNCIL

Agenda - Eastern Area Planning Committee to be held on Wednesday, 29 January 2014
(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, Mollie Lock, Irene Neill, David Rendel and Keith Woodhams

Agenda

Part I

Page No.

(1) **Application No. & Parish: 13/01934/FULD - Land to the rear of 9 - 15 High View, Calcot** 1 - 2

Proposal:	Terrace of 3 x 3 bedroom and 1 x 2 bedroom houses, external works, car parking and access road. Replacement car parking off-site.
Location:	Land to the rear of 9 – 15 High View, Calcot, Reading
Applicant:	Sovereign Housing Association Ltd.
Recommendation:	To delegate to the Head of Planning and Countryside to grant planning permission subject to the schedule of conditions (Section 8.1) and subject to the completion of a legal agreement by 28 February 2014. Or If the legal agreement is not completed by the 28 February 2014 to delegate to the Head of Planning and Countryside to refuse planning permission given the failure of the application to mitigate the impact of the development on the local infrastructure as set out in Section 8.2.

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.

Agenda - Eastern Area Planning Committee to be held on Wednesday, 29 January 2014
(continued)

(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.

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Agenda Item 4.(1)

EASTERN AREA PLANNING COMMITTEE ON 29TH JANUARY 2014

UPDATE REPORT

Item No:	(1)	Application No:	13/01934/FULD	Page No.	9-30
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Site: Land To The Rear Of, 9 - 15 High View, Calcot, Reading

Planning Officer Samantha Kremzer
Presenting:

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: Mr Dominic Rys

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Adrian Best

Ward Members: Councillor Bedwell
Councillor Argyle
Councillor Gopal

Update Information:

1 ADDITIONAL REPRESENTATIONS

1.1 Three further letters of objection have been received in response to the additional information submitted.

- The amended plans do not show any changes addressing concerns raised during the committee site visit. In summary, the additional issues raised include:
- The disabled access to the bungalows is not included within the plans, this should not be left to a Section 278 Highways Agreement as this does not allow residents the opportunity to review and respond on this aspect of the plan.
- The rear gardens of 34 and 36 Royal Avenue were not accessed by the applicant to inform the amended section that has been submitted.
- The garages are acting as retaining structure for the gardens. The rear wall of the garages is directly up against Royal Avenues gardens. There is a retaining wall (approx 1m in

height) that appears to be present in gardens without the garages to the rear, however this retaining wall ends in line with the rear wall of the garages.

- The bins are still located in the area to the south of the site, and the fences are still 1.8m high as shown on the Landscaping and External Works plan.
- The amended sections AA and BB are still inaccurate.
- The area is too small for this type of building and will impact of the privacy and security of the existing residences.

1.2 The applicant has confirmed that Isis Surveyors Ltd. of Tadley (who are RICS accredited) surveyed the area on the 16 December 2013 and confirmed the presence of the retaining wall.

1.3 The applicants have requested a separate Section 278 Agreement rather than combined agreement (as was present on previous application 10/01441/FULD).

2 ADDITIONAL CONSULTATIONS

2.1 Highways officers have made the following additional comment with regard to the Section 278 Agreement:

Concern has been raised regarding the retention of the level pedestrian access into the existing bungalows to the south of the development. Highway Officers consider it imperative that it is retained for disabled persons living in the bungalows. The turning head and parking spaces will be constructed by the developer under Section 278 of the Highways Act 1980. It is therefore usual process that detailed engineering drawings are produced that would include detail such as the retention of the existing level pedestrian access. Highway Officers see no reason why it could not be retained.

3 ADDITIONAL CONSIDERATION

3.1 **Bins and Fences:** It should be noted that in the main report, section 8.1 (Recommended Conditions) Conditions 7 (Fencing and Enclosures) and 13 (Refuse Facilities) state

“Notwithstanding what is shown on the approved drawings or other approved documents, no development shall commence until details of . . .”

In combination with Adrian Best’s letter dated 16 January 2014, this is considered sufficient to ensure the bin store will be relocated to a more appropriate location, and the height of the fence to the boundary with 9-15 High View is reduced to an acceptable level.

3.2 A section 278 agreement will still be required.

4 RECOMMENDATION

4.1 The recommendation remains unchanged.