

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 7th February, 2018 at 6.00 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, 30 January 2018

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Note: The Council broadcasts some of its meetings on the internet, known as webcasting. If this meeting is webcasted, please note that any speakers addressing this meeting could be filmed. If you are speaking at a meeting and do not wish to be filmed, please notify the Chairman before the meeting takes place. Please note however that you will be audio-recorded. Those taking part in Public Speaking are reminded that speakers in each representation category are grouped and each group will have a maximum of 5 minutes to present its case.

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



WestBerkshire
C O U N C I L

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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 Hurd / Jessica Bailiss on (01635) 519462/519695/503124 Email: stephen.chard@westberks.gov.uk / charlene.hurd@westberks.gov.uk / jessica.bailiss@westberks.gov.uk



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To: Councillors Peter Argyle, Pamela Bale, Graham Bridgman, Keith Chopping, Richard Crumly, Marigold Jaques, Alan Law (Vice-Chairman), Alan Macro, Tim Metcalfe, Graham Pask (Chairman), Richard Somner and Emma Webster

Substitutes: Councillors Lee Dillon, Sheila Ellison, Nick Goodes, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

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1. **Apologies**
To receive apologies for inability to attend the meeting.
2. **Minutes** 7 - 24
To approve as a correct record the Minutes of the meeting of this Committee held on 17th January 2018.
3. **Declarations of Interest**
To remind Members of the need to record the existence and nature of any personal, disclosable pecuniary or other registrable interests in items on the agenda, in accordance with the Members' [Code of Conduct](#).
4. **Schedule of Planning Applications**
(Note: The Chairman, with the consent of the Committee, reserves the right to alter the order of business on this agenda based on public interest and participation in individual applications.)



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- (1) **Application No. & Parish: 17/03079/COMIND - Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham,** 25 - 42
Proposal: The flood alleviation scheme comprises a series of strategically located bunds (earth embankments) in Dunstan Green and Siege Cross play area varying in height from 0.4m to 1m. A shallow swale approximately 440m long is proposed along the perimeter of the Kennet School playing fields to collect and convey water into storage basins in Siege Cross play area, allowing the water to drain at a controlled rate into the existing surface water sewer system. The scheme also includes re-profiling a section of Harts Hill Road to divert flood water off the carriageway and into Dunstan Green.
- Location:** Land Between Francis Baily and Kennet Schools and Land Adjacent To Dunstan Park, Thatcham, Berkshire
- Applicant:** West Berkshire Council
- Recommendation:** To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION**
- (2) **Application No. & Parish: 17/02578/RESMAJ - Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN** 43 - 74
- Proposal:** Approval of reserved matters following outline permission 14/01730/OUTMAJ (Appeal reference APP/W0340/A/2228089)-Erection of 90 dwellings with vehicular access to Hollybush Lane and associated public open space, landscaping and drainage work. Matters seeking consent: Appearance, Landscaping, Layout and Scale.
- Location:** Firlands Farm, Hollybush Lane, Burghfield Common, Reading, Berkshire, RG7 3JN
- Applicant:** HDD Burghfield Common Ltd
- Recommendation:** To **DELEGATE** to the Head of Development and Planning to **APPROVE THE RESERVED MATTERS APPLICATION** subject to conditions



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- (3) **Application No. & Parish: 17/03304/FULD - garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN** 75 - 92
Proposal: Erection of a new dwelling
Location: garden land to the rear of 17 Church Gate, Thatcham, RG19 3PN
Applicant: Mr and Mrs James
Recommendation: to **DELEGATE** to the Head of Development & Planning to **APPROVE PLANNING PERMISSION** subject to conditions
- (4) **Application No. & Parish: 17/03374/FULD - Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN** 93 - 120
Proposal: Demolition of existing house containing 3 units and erection of 2 dwellings.
Location: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN
Applicant: Mr John Wakefield
Recommendation: To **DELEGATE** to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to conditions (Section 8.1).

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 121 - 122
Purpose: To inform Members of the results of recent appeal decisions relating to the Eastern Area Planning Committee.

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.

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