

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 20th March 2019 at 6.30pm

At the Calcot Centre, Highview (off Royal Avenue), Calcot, RG31 4XD

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, 12 March 2019

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

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



WestBerkshire
C O U N C I L

Agenda - Eastern Area Planning Committee to be held on Wednesday, 20 March 2019
(continued)

Any queries relating to the Committee should be directed to Stephen Chard / Jessica Bailiss on
(01635) 519462/503124 Email: stephen.chard@westberks.gov.uk /
jessica.bailiss@westberks.gov.uk



Agenda - Eastern Area Planning Committee to be held on Wednesday, 20 March 2019
(continued)

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 Rob Denton-Powell, Lee Dillon, Sheila Ellison, Tony Linden, Mollie Lock and Quentin Webb

Agenda

Part I

Page No.

1. **Apologies**
To receive apologies for inability to attend the meeting.
 2. **Minutes** 5 - 16
To approve as a correct record the Minutes of the meeting of this Committee held on 27 February 2019.
 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.)
- (1) **Application No. & Parish: 18/03195/FULMAJ - Land at Springs Farm, Westbury Lane, Purley on Thames** 17 - 28
- Proposal:** Change of use of land from agricultural to equestrian use. Associated paddocks and bridge. Retrospective application for stable block, manege, track, and 4 staff flats in stables.
- Location:** Land at Springs Farm, Westbury Lane, Purley on Thames.
- Applicant:** Mr Otaibi
- Recommendation:** The Head of Development and Planning be authorised to **GRANT** conditional planning permission.



Agenda - Eastern Area Planning Committee to be held on Wednesday, 20 March 2019
(continued)

- (2) **Application No. & Parish: 18/02635/COMIND - Shalford Farm, Wasing** 29 - 38
Proposal: Conversion and redevelopment of land and buildings at Shalford Farm. Wedding shop, estate farm shop, overnight accommodation, bakery and cookery school, restaurant and yoga studio, biomass boiler and associated parking and landscaping.
Location: Shalford Farm, Wasing.
Applicant: Trustees of the 1975 Wasing Settlement.
Recommendation: The Head of Development and Planning be authorised to **REFUSE** planning permission.
- (3) **Application No. & Parish: 18/03367/FUL - Manderley, School Lane, Frilsham, Thatcham** 39 - 50
Proposal: Creation of an all-weather 20m x 30.8m outdoor riding arena.
Location: Manderley, School Lane, Frilsham, Thatcham
Applicant: Mr E Caloia and Mrs E Morando
Recommendation: The Head of Development and Planning be authorised to **GRANT** planning permission

Items for Information

5. **Appeal Decisions relating to Eastern Area Planning** 51 - 52
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.