

# Notice of Meeting



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## Eastern Area Planning Committee Wednesday 4 August 2021 at 6.30pm in the Council Chamber Council Offices Market Street Newbury

The Council will be live streaming its meetings.

This meeting will be streamed live here: <https://www.westberks.gov.uk/easternareaplanninglive>

You can view all streamed Council meetings here:  
<https://www.westberks.gov.uk/councilmeetingslive>

If members of the public wish to attend the Planning Committee they can do so either remotely or in person. Members of the public need to notify the Planning Team ([planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)) by no later than 4.00pm on Tuesday 3 August 2021 if they wish to attend the Planning Committee.

Please note that due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber. Remote attendance at the meeting is therefore encouraged at this time.

### 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 27 July 2021

### FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

Plans and photographs relating to the Planning Applications to be considered at the meeting can be viewed by clicking on the link on the front page of the relevant report.

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: [planningcommittee@westberks.gov.uk](mailto:planningcommittee@westberks.gov.uk)



WestBerkshire  
C O U N C I L

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*(continued)*

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

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



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(continued)

**To:** Councillors Alan Law, Tony Linden, Royce Longton, Ross Mackinnon, Alan Macro (Vice-Chairman), Geoff Mayes, Graham Pask (Chairman), Richard Somner and Keith Woodhams

**Substitutes:** Councillors Peter Argyle, Graham Bridgman, Jeremy Cottam, Nassar Hunt, Owen Jeffery and Joanne Stewart

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# Agenda

## Part I

Page No.

1. **Apologies**  
To receive apologies for inability to attend the meeting.
  2. **Minutes** 5 - 36  
To approve as a correct record the Minutes of the meeting of this Committee held on 2 June 2021.
  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: 20/02527/OUTMAJ - Blacks Lake, Paices Hill, Aldermaston** 37 - 66
- Proposal:** Outline Planning Application for the construction of an industrial estate to comprise up to 15,917 sqm of flexible commercial floorspace for B8 (Storage or distribution), Former B1 (c ) now Class E (Commercial, Business and Service Use) and B2 (General Industry) with associated access, parking, infrastructure and landscaping. Matters to be considered: Access.
- Location:** Blacks Lake, Paices Hill, Aldermaston, RG7 4PG
- Applicant:** Lesimar Ltd
- Recommendation:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions and completion of a S106 legal agreement by the 6th September 2021.

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*(continued)*

- (2) **Application No. & Parish: 21/01086/COMIND - The Grange Nursery, 18-21 Church Gate, Thatcham** 67 - 80
- Proposal:** Change of use from Class E(g) (i), E(f) and E(e) to F1(a) for a special educational needs school and associated works.
- Location:** The Grange Nursery, 18-21 Church Gate, Thatcham, RG19 3PN
- Applicant:** Phoenix Childcare Limited
- Recommendation:** Delegate to the Head of Development and Planning to grant planning permission subject to conditions.

**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.

Sarah Clarke  
Service Director (Strategy and Governance)

If you require this information in a different format or translation, please contact Stephen Chard on telephone (01635) 519462.

