

Notice of Meeting



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Eastern Area Planning Committee

Wednesday, 1st June, 2022 at 6.30 pm

**in Council Chamber Council Offices
Market Street Newbury**

The Council will be live streaming its meetings.

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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) by no later than 4.00pm on 31 May 2022, if they wish to attend the Planning Committee.

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, 24 May 2022

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

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



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Agenda - Eastern Area Planning Committee to be held on Wednesday, 1 June 2022
(continued)

Any queries relating to the Committee should be directed to Democratic Services Team on
Email: executivecycle@westberks.gov.uk

Agenda - Eastern Area Planning Committee to be held on Wednesday, 1 June 2022
(continued)

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

Substitutes: Councillors Graham Bridgman, Lee Dillon, Nassar Hunt, Owen Jeffery,
Joanne Stewart and Andrew Williamson

Agenda

	Page No.
1. Apologies To receive apologies for inability to attend the meeting.	
2. Minutes To approve as a correct record the Minutes of the meeting of this Committee held on 10 May and 11 May 2022.	7 - 42
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: 22/00193/FUL, St Andrews School, Bradfield Proposal: Installation of containerised biomass boiler systems. Location: St Andrews School, Unnamed Road from Gardeners Lane to Buckhold Farm Pangborne RG8 8QA Applicant: The Warden and Council, St Andrews School Recommendation: Delegate to the Service Director of Development and Regulation to grant planning permission.	43 - 56
(2) Application No. & Parish: 21/03154/COMIND, Bowling Green Lane, Cold Ash	57 - 72



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Proposal: Construction of a detention basin with an area of 0.20 hectares and a 0.7m high earth bund to the south of the scheme. Realignment of an existing ditch for 12m into the proposed basin and installation of a bypass structure to facilitate flows in the existing watercourse downstream. A 300 mm diameter pipe will convey flows from the basin during flood events to the existing ditch to the south of the scheme before out falling to the existing Thames Water sewer to the southwest. The existing ditch will be regraded from the outlet from the basin to the inlet to Thames Water sewer. The provision of a 3.0m wide access track from Bowling Green Road to serve the Scheme. Removal and deposition and levelling of soil on adjoining land and land north of Tull Way.

Location: Land North of Bowling Green Road, Thatcham

Applicant: West Berkshire Council

Recommendation: Delegate to the Service Director of Development and Regulation to grant planning permission.

(3) **Application No. & Parish: 21/03135/COMIND, West Heath Lane, Cold Ash**

73 - 86

Proposal: Construction of 2 detention basins located north and south of a proposed access track connected via twin 450 mm dia. Pipes. The North Basin will have an area of 0.35 hectares and a 0.6m high earth bund and will accommodate a 20m wide spillway and a 20m wide weir. The South Basin will have an area of 0.23 hectares and a 1.4m high earth with a 29 m wide weir to accommodate exceedance flows from the North Basin and realignment of an existing ditch via 450mm dia. Culvert. A 450 mm dia. pipe will convey flows from the southern basin during flood events to a new cut ditch before discharging into the existing ditch to the west of the site. Flows from the existing ditch eventually discharge to a Thames Water sewer. The provision of a 4.8m wide access track to serve the Scheme. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green

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(continued)

Road.

Location: Land West of Heath Lane, Thatcham

Applicant: West Berkshire Council

Recommendation: Delegate to the Service Director of Development and Regulation to grant planning permission.

- (4) **Application No. & Parish: 21/03079/COMIND, Floral Way, Thatcham** 87 - 100
Proposal:

Construction of a detention basin with an area of 0.17 hectares and a 0.6m to 1.5m high earth bund to the west and south of the scheme. The crest of the bund will be set at 82.00m AOD and will accommodate a 10m wide spillway at a level of 81.70m AOD. Realignment of an existing ditch for 230m into the proposed basin and regrading 50m of existing ditch to the west of the site. The basin is set at a level of 80.30m AOD with a stilling basin set at 80.00m AOD. A 300mm diameter pipe will convey flows from the basin to the existing ditch to the west before outfalling to the existing Thames Water sewer to the south west. The provision of a 3.0m wide access track from Bath Road. Removal and deposition and levelling of soil on land north of Tull Way and Bowling Green Road.

Location: Land at junction of Floral Way, Bath Road

Applicant: West Berkshire Council

Recommendation: Delegate to the Service Director of Development and Regulation 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.



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(continued)

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.



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