

Notice of Meeting



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Eastern Area Planning Committee

Wednesday 6 November 2024 at 6.30 pm

in the Council Chamber, Council Offices,
Market Street, Newbury

This meeting will be streamed live here: [Link to Eastern Area Planning Committee broadcasts](#)

You can view all streamed Council meetings here: [Link to West Berkshire Council - Public Meetings](#)

If members of the public wish to make representations to the Committee on any of the planning applications being considered at this meeting, they can do so either remotely or in person. Members of the public who wish to make representations must notify the Planning Team by no later than 4.00pm on Tuesday 5 November by emailing planningcommittee@westberks.gov.uk.

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 29 October 2024

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 or 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 6 November 2024
(continued)

Any queries relating to the Committee should be directed to the Democratic Services Team by emailing executivecycle@westberks.gov.uk.



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(continued)

To: Councillors Alan Macro (Chairman), Richard Somner (Vice-Chairman),
Jeremy Cottam, Paul Kander, Ross Mackinnon, Geoff Mayes,
Justin Pemberton, Vicky Poole and Clive Taylor

Substitutes: Councillors Laura Coyle, Jane Langford, Janine Lewis, Biyi Oloko,
Christopher Read and Joanne Stewart

Agenda

Part I

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1. **Apologies for absence**
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 7 - 10
To approve as a correct record the Minutes of the meeting of this Committee held on 4 September 2024.
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) **24/00533/FULMAJ - Sulhamstead** 11 - 34

Proposal: Section 73a: Variation of conditions 16 (Private Equestrian Use), 4 (CEMP), 6 (Landscaping), 7 (Biodiversity Mitigation and Enhancement Plan) and 15 (Manure Storage and Disposal) and remove condition 5 (Tree Protection) of previously approved application 21/03260/COMIND: Change of use of agricultural land to equestrian and erection of stable block/yard, menage and creation of associated access. Retention of 4 No. temporary field shelters and mobile stable unit on skids

Location: Oakdown Fields, Shortheath Lane, Sulhamstead, Reading

Applicant: Mrs and Mr Cottingham

Recommendation: To delegate to the Development Manager to

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(continued)

GRANT PLANNING PERMISSION subject to the conditions listed in the report.

- (2) **24/01667/TPW - Tilehurst** 35 - 46
- Proposal:** Step 1. Installation of new fencing around field margins and PRow routes within the RPAs of TPO trees.
- Step 2. Methodology and design for upgraded footpath along the central tree lined and hedgerow section of PRow and within the RPAs of retained trees.
- Stage 3. Design methodology and construction of proposed drainage improvements of existing ditches within the RPAs of retained trees
- Location:** Land East Of Pincents Lane, Tilehurst, Reading
- Applicant:** Landsec U+I
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (3) **24/01163/REG3 - Thatcham** 47 - 58
- Proposal:** The proposal is to change the usage for Laburnam from Age Concern class F2 to class E for WBC Staff Offices
- Location:** The Laburnam Centre, Stirling Way, Thatcham, RG18 3FW
- Applicant:** West Berkshire Council
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.
- (4) **2400955FUL - Purley Park Trust** 59 - 74
- Proposal:** Retrospective change of an area of waste land approx. 200sqm in the south of the site to provide car park space for up to 6 cars. Removal of storage shed (7.3m x 4.3m) and a derelict greenhouse.
- Location:** Huckleberry Close, Purley On Thames, Reading, RG8 8HU
- Applicant:** Purley Park Trust
- Recommendation:** To delegate to the Development Manager to GRANT PLANNING PERMISSION subject to the conditions listed in the report.



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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.

Sarah Clarke
Service Director – Strategy & Governance
West Berkshire District Council

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



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