

# Notice of Meeting



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## Eastern Area Planning Committee

**Wednesday 8 October 2025 at 6.30 pm**

**in the Council Chamber, Council Offices,  
Market Street, Newbury, RG14 5LD**

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 7 October 2025 by emailing [planningcommittee@westberks.gov.uk](mailto: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 30 September 2025

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

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 the Democratic Services Team by emailing [executivecycle@westberks.gov.uk](mailto:executivecycle@westberks.gov.uk).



**WestBerkshire**  
C O U N C I L

**Agenda - Eastern Area Planning Committee to be held on Wednesday 8 October 2025**  
(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 Jane Langford, Janine Lewis, Tom McCann, Biyi Oloko,  
Christopher Read and Joanne Stewart

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# Agenda

## Part I

**Page No.**

1. **Apologies for absence**  
To receive apologies for inability to attend the meeting (if any).
2. **Minutes** 5 - 14  
To approve as a correct record the Minutes of the meeting of this Committee held on 6 August 2025.
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) **25/00140/FUL - Land Adjacent To Linnet Close, Tilehurst** 15 - 56  
**Proposal:** Erection of 4no. residential dwellings comprising 4 x 2-bedroom semi-detached houses including 2no. parking spaces per dwelling and private gardens. Creation of new vehicular access from City Road. Provision of accessible greenspace to rear of site  
**Location:** Land Adjacent To Linnet Close, Linnet Close, Tilehurst  
**Applicant:** James Cooper  
**Recommendation:** PROVIDED THAT a Section 106 Agreement has been completed by 10th December 2025 (or such longer period that may be authorised by the Development Manager, in consultation with the Chairman or Vice Chairman of the Eastern Area Planning Committee), to delegate to the



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(continued)

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

OR, if a Section 106 Agreement is not completed, to delegate to the Development Manager to REFUSE PLANNING PERMISSION for the reasons listed in the report.

**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  
Executive Director - Resources  
West Berkshire District Council

If you require this information in a different format or translation, please contact Sam Chiverton on telephone (01635) 519824.

