

# EASTERN AREA PLANNING COMMITTEE

## 15<sup>TH</sup> MARCH 2023

### UPDATE REPORT

Item No: 4(1)      Application No: 21/03256/RESMAJ      Page No. 17-47

Site: Lakeside, The Green, Theale

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#### 1. Registered Speakers

Item: 4(1)    Application: 21/03256/RESMAJ	
<b>Presenting Planning Officer:</b>	Emma Nutchey
<b>Parish Council representative:</b>	Zoe Fenwick Vice Chair Theale Parish Council (In Person)  Gary Miles (In Person – not speaking)
<b>Objector(s):</b>	N/A
<b>Supporter(s):</b>	N/A
<b>Applicant:</b>	Emma Runesson (Ridgepoint Homes) (In person) Jon Regent (Ridgepoint Homes) (In person)
<b>Ward Member(s):</b>	Councillor Alan Macro

#### 2. Additional Neighbour Responses

Two additional letters of objection have been received. The total number of representations are: 22 objectors, 0 letters of support.

The concerns raised in the two letters reflect those already reported.

One resident has raised concerns regarding the position of part of the site boundary with reference to their Land Registry details and access to the rear boundary of their garden. This is a reserved matters application and the site area was defined at outline stage. Any dispute surrounding land ownership and access is a civil matter outside of the planning process.

#### 3. Other Applications at the Site

At the committee site visit on the 8<sup>th</sup> March members requested a summary of the currently pending applications at the site. These are listed below and officers can expand on them during the meeting. Please note that each application is considered on its own merits. Whilst the following applications affect what may ultimately be developed on site they are not material to reaching a decision on this application.

21/03255/MDOPO2 - Application to modify the legal agreement attached to the outline permission to which this application relates. The applicant seeks to remove the affordable

housing late review mechanism (imposed due to the negotiated reduction in affordable housing provision) and to increase the affordable housing on the site to 30% compared to the 12.5% secured.

22/01871/FULEXT – 54 units, 50 affordable flats and 4 market houses. To deliver the 30% affordable housing the applicant has made a separate full application which if approved will replace the extra care element of this scheme.

#### 4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional conditions.

16.	<p><b>Permitted development restriction (windows/dormers) plots 11-25</b></p> <p>Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at a first floor level or above in the north facing elevation of plots 11 to 25 inclusive as hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.</p> <p>Reason: To prevent overlooking of adjacent properties/land, in the interests of safeguarding the privacy of the neighbouring occupants. This condition is applied in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026), Quality Design SPD (2006) and House Extensions SPG (July 2004).</p>
17.	<p><b>Road and footpath design</b></p> <p>For roads serving more than five dwellings, the detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design to an adoptable standard (unless exclusions apply). This condition shall apply notwithstanding any indications to these matters which have been given in the current application.</p> <p>Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>