

EASTERN AREA PLANNING COMMITTEE
8TH OCTOBER 2025
UPDATE REPORT

Item No: 4.(1) **Application No:** 25/00140/FUL **Page No.** 15-56

Site: Land adjacent to Linnet Close, Linnet close, Tilehurst, Reading.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional and amended conditions and Heads of Terms for Section 106 agreement.

2	<p>Approved Plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>Location Plan Drawing No 7502-PL01D received 2nd June 2025; Block Plan Drawing No 7502-PL02D received 2nd June 2025; Detail Site Layout Plan Drawing No 7502-PL08D received 2nd June 2025; Proposed Site Plan Ground Floor Drawing No 7502-PL03C received 3rd April 2025. Proposed Site Plan First Floor Drawing No 7502-PL04C received 3rd April 2025; Proposed Site Plan Roof Drawing No 7502-PL05D received 3rd April 2025; Proposed Street Scenes Drawing No 7502-PL30B received 3rd April 2025. Proposed Floor Plans and Elevations Drawing No 7502 - PL09-2B4P received 24th January 2025; Proposed Floor Plans and Elevations Drawing No 7502 – PL10A-2B4P received 24th January 2025; Swept Path Analysis – Car Drawing No ITB19385-GA-004 received 10th July 2025;</p> <p>Preliminary Ecological Assessment prepared by Ecology Solutions Version VF1 dated 10th January 2025 received 3rd April 2025; Drainage Strategy prepared by Price & Myers Rev 3 dated March 2025 received 3rd April 2025; Transport Note Addendum prepared by i-Transport ref BH/RS/ITB19385-002 received 3rd April 2025; Biodiversity Net Gain Report prepared by Ecology Solutions dated 26th March 2025 received 3rd April 2025; and Design & Access Statement prepared by ECE Architecture received 3rd April 2025;</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
5.	<p>Parking Layout at 187 City Road</p> <p>This condition is removed as it is not necessary or reasonable, as the parking layout is</p>

	included within the list of approved plans.
18.	<p>Sustainability measures</p> <p>No development shall take place above slab level until detailed sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall be informed by the measures set out in the Design and Access Statement.</p> <p>Thereafter, the development hereby permitted shall incorporate the approved sustainability measures. No dwelling shall be first occupied until all sustainability measures have been provided in full accordance with these approved details.</p> <p>Reason: To secure the sustainability measures that the development is contributing to the district's response to climate change in accordance with Policy SP5 of the West Berkshire Local Plan Review 2023-2041.</p>
19.	<p>Energy Statement</p> <p>No development shall take place above slab level until a full detailed Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include full details of how the development will comply with the requirements of Policy DM4 of the West Berkshire Local Plan Review 2023-2041. Thereafter, the development shall be carried out in full accordance with the approved details, and until all approved measures have been completed.</p> <p>Reason: To secure sustainable construction measures in accordance with Policy DM4 of the West Berkshire Local Plan Review 2023-2041.</p>
20.	<p>Boundary Treatments</p> <p>No dwelling shall be first occupied until details, to include a plan, indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before the dwellings hereby permitted are occupied. The approved boundary treatments shall thereafter be retained.</p> <p>Reason: To ensure that adequate levels of privacy are secured for future occupiers and adjacent residents. This condition is imposed in accordance with the NPPF and Policy DM30 of the West Berkshire Local Plan Review 2023-2041, and the Quality Design SPD.</p>

Heads of Terms for Section 106 Agreement

The agreement shall set out the means by which the area of publicly accessible open space identified on the site plans will be managed and maintained. It shall provide for an agreement so that the land is

- Firstly, the land is publicly accessible and transferred to the Parish Council for management; or if this is not agreed then
- Secondly, the land is publicly accessible and managed by a Management Company; or if this is not agreed
- Thirdly Restricted from public access and retained solely for biodiversity / ecological and visual amenity benefit only, with maintenance carried out periodically in accordance with the Habitat Management Plan.