

26 July 2022

Julie Perrin
Theale Parish Council
The Pavilion
Englefield Road
Theale
RG7 5AS

Development and Regulation Service

Council Offices
Market Street
Newbury
Berkshire RG14 5LD

Our Ref: 22/00146/RESMAJ

Your Ref:

Tel: (01635) 519148

Fax: (01635) 519408

email: planningcommittee@westberks.gov.uk

Dear Julie Perrin

APPLICATION NUMBER: 22/00146/RESMAJ

PROPOSAL: Section 73 application for variation of (condition 2) to allow for 9 dwellings, condition 3 (vary the phasing plan), condition 4 (materials), condition 9 (levels), condition 11 (landscaping), condition 14 (vehicle parking & turning) following grant of planning permission 20/00663/RESMAJ - Approval of reserved matters application for phase 1 (of the development, which is for 7 dwellings located off St Ives Close, details include access, appearance, landscaping, layout and scale) following Outline Permission Allowed on Appeal 15/02842/OUTMAJ (APP/W0340/W/16/3159722) - Outline application for Residential development of up to 325 houses and apartments (including 70 extra-care units) with associated access, parking, amenity space and landscaping. All matters reserved.

SITE: Lakeside, The Green, Theale, Reading, West Berkshire

The above application, which is within your Parish Area will be considered by the Eastern Area Planning Committee on **Wednesday 3rd August 2022 at 6:30pm**. The committee report will be available for inspection for five clear working days before the meeting and accessed from the following page on the Council's website

<http://decisionmaking.westberks.gov.uk/ieDocHome.aspx?Categories=>

The meeting will be held in the Council Chamber, Council Offices, Market Street, Newbury RG14 5LD and also virtually. This meeting will be streamed live here:

www.westberks.gov.uk/easternareaplanninglive

Any comments that have been made will be summarised in the Officer's Report, will be taken into account in the determination of the application, and therefore do not need to be restated.

However, this Council does allow applicants, agents, parish/town council representatives, objectors and supporters to speak on applications being considered by the planning committees; details of the procedure which explains the scheme and provides some advice may be found overleaf. It is not obligatory for you to attend or speak and, if you choose not to do so your previously submitted observations will be available for inspection by the committee, and will be summarised in the report to the Planning Committee. If you do wish to speak at the meeting, please let us know **by 4pm on the working day before the meeting** by sending an email to planningcommittee@westberks.gov.uk (please do not email individual officers). It is not possible to agree to requests to speak after this time.

Due to the current Coronavirus restrictions there is a limit on the number of people who can enter the Council Chamber, the Council would therefore strongly encourage that you join the meeting via Zoom rather than attend the Council Offices in person. This will not affect your right to speak.

- If you wish to speak at the meeting via Zoom (strongly recommended), please advise so when you submit your request to speak, and include an email address and telephone number. Zoom invites will be sent to your email address in advance of the meeting.
- If you wish to speak at the meeting in person, please advise so when you submit your request to speak, and include an email address and telephone number. We ask that anyone attending in person completes a lateral flow test within the 24 hours before the meeting and confirms upon arrival that they have a negative result, and that neither they nor any close contact has Coronavirus symptoms. Safety measures, including the use of face coverings (unless exempt) and social distancing, must be adhered to within the venue. Please also read the Council's guidance on holding Council Meetings in a Covid-safe environment <https://info.westberks.gov.uk/CHttpHandler.ashx?id=50951&p=0>
- If you wish to view the meeting without registering to speak, you can do so online via the live-stream link above. Viewing facilities will also be made available at the Council Offices.

At this stage the Committee item is now subject to Access to Information legislative controls, so no new information including photographs or displays of any description, may now be published or presented to the Committee. Your option to enter the formal process in order to arrange to speak at the Committee meeting, does however allow an opportunity to present any information verbally, should you wish. Any necessary update report will be available on the above website on the afternoon of the meeting and also in hard copy at the venue.

I cannot at this stage give an indication as to the order of items, as that can only be determined on the day. You should also be aware that the meeting is time limited by the Council's Standing Orders and it is not always possible to complete the agenda.

Please contact us if you have any further queries, and we will do our best to help.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Rezaie', written in a cursive style.

Mehdi Rezaie
Development Control Manager

Public Involvement in Planning Control

- There is no obligation to speak at a Committee meeting whether you are the applicant, agent, parish or town councillor or have commented on an application. Any comments will be reported to the Committee and you may attend the meeting if you wish. You may decide that if the Case Officer's recommendation is in accord with your wishes, there is no need to amplify your comments; you should note that the Committee may not accept the Case Officer's recommendation. The applicant or their agent may or may not choose to speak at the meeting.
 - **Should you wish to speak at the meeting you must contact us by 4:00pm on the working day before the Committee and the list of speakers will be placed in the order in which we have been contacted.**
 - Persons wishing to speak will be grouped together into the following order and categories:
 - Planning Officer who will introduce the item (no time limit)
 - Parish/Town Council representative(s)
 - Objector(s)
 - Supporters(s)
 - Applicant(s)/Agent(s)
 - Ward Member(s), (if not on committee)

} Only if a valid request to speak has been received
- There is a time limit of **no more than five minutes for each category of speakers** to address the Committee. However, it is acceptable for objectors/supporters to appoint a representative to put forward their case jointly or make themselves known to each other prior to the commencement of the meeting in order to agree how the 5 minutes speaking time will be shared.
- In exceptional circumstances the Chairman may, with the consent of the Committee, amend speaking times.
 - Members of the Committee may question each speaker after they have spoken followed by an opportunity for debate by the Committee where further information may be sought from the Planning Officer. The decision will then be taken unless the Committee decide that it should be deferred to the next meeting for further information, negotiations or a site visit; if this happens the whole process for public speaking will be repeated.
 - The Committee has no powers to require other speakers to answer questions from members of the public. It is recommended that any questions are asked before the meeting and on no account must other speakers or the Committee debate be interrupted.
 - The issues which are relevant to the consideration of the proposal will vary depending on the nature of the proposal itself and the site but may include:
 - Local Development Framework
 - Government orders and guidance
 - Case law and previous decisions
 - Highway safety and traffic
 - Noise, disturbance and smells
 - Design, appearance and layout
 - Conservation (buildings, trees, etc)
 - Residential amenities
 - The following issues are usually irrelevant in planning terms but will vary from case to case:

- Matters covered by other laws (eg alcohol licence)
- Private property rights (eg boundary or access disputes)
- The developer's morals or motives
- Possible future development
- Loss of view over other people's land
- Effect on value of property

Please note this is an outline of the procedure intended for guidance only. The procedure is governed by the Council's Constitution and in particular Part 7, which may be viewed at the following link:

<http://info.westberks.gov.uk/CHttpHandler.ashx?id=38471&p=0>