

EASTERN AREA PLANNING COMMITTEE
26TH JANUARY 2022

UPDATE REPORT

Item No: (2) **Application No:** 21/02012/FULMAJ **Page No.** 51-68

Site: Land at West Lodge, Reading Road, Streatley, RG8 9NA

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Matthew Miller - ET Planning - Zoom

Ward Member(s): Councillor Alan Law

1. Additional Consultation Responses

Public representations:	No further representations
Highway Authority:	See below

2. Access Visibility

The highways officer has responded as follows in relation to the current lack of forward visibility at the existing access to be retained, which is substandard.

“As mentioned within the main report, it is possible to improve sight lines onto the A329 as the applicant owns the land to enable this to happen. However with the proposal being a new dwelling, replacing an existing dwelling, traffic levels should be similar. Highway officers therefore consider improvements to sight lines are unjustified. Should the access be new, rather than existing, sight lines of 2.4 x 215.0 metres would have been required. It must be noted that some 200 metres of wall, trees and planting would have needed to be set back to achieve such a sight line.”

One of the policy tests for imposing conditions in paragraph 55 of the NPPF is that the condition is necessary to make the development acceptable. Accordingly no condition is recommended on the agenda report to achieve this visibility improvement.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report. The applicant has agreed to all pre-commencement conditions set out in the report.