

**EASTERN AREA PLANNING COMMITTEE  
ON 8<sup>TH</sup> FEBRUARY 2017**

**UPDATE REPORT**

<b>Item No:</b>	(2)	<b>Application No:</b>	16/03070/FUL	<b>Page No.</b>	53-68
<b>Site:</b>	Coach House, Turners Drive, Thatcham, Berkshire, RG19 4QE				

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**Planning Officer Presenting:** Andy Heron

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** N/A

**Support(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Matt Brooks

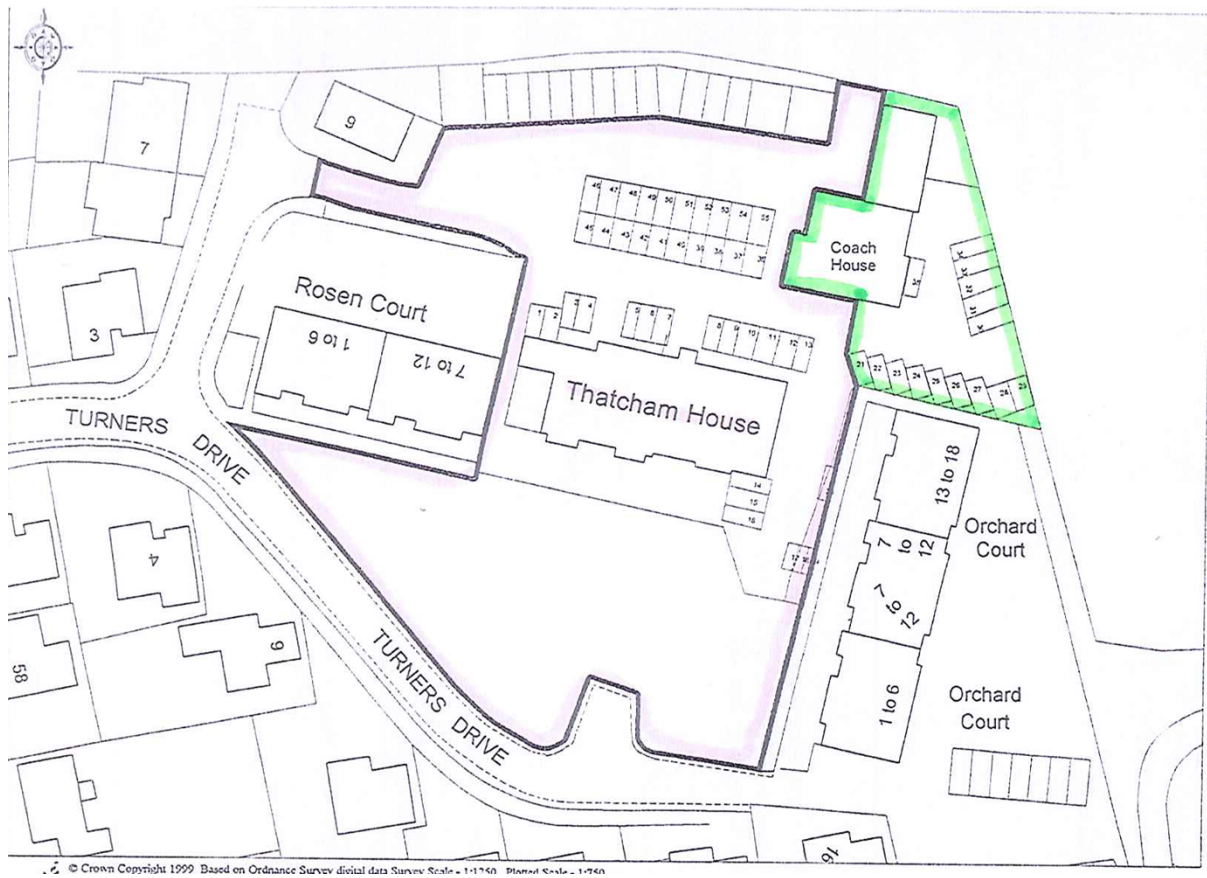
**Ward Member(s):** Cllr Croft  
Cllr Denton-Powell

**Update Information:**

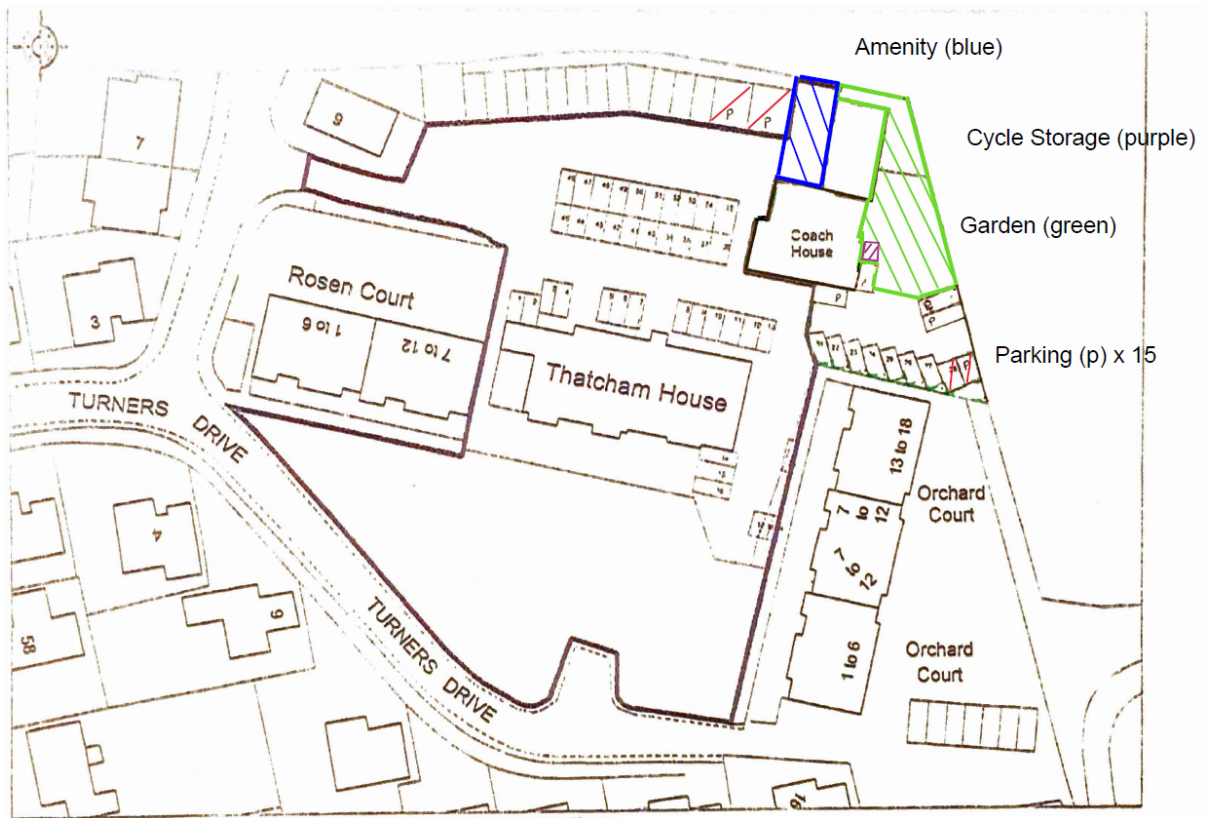
**1. Existing car parking numbers and layout.**

The applicant has confirmed that the existing car parking accommodates 15 vehicles. The proposed development will also accommodate 15 vehicles. There is therefore no net loss in vehicle car parking spaces at the site. An existing car parking plan is shown below. It is important to note that there has been no agreement to use the Thatcham House communal car parking to the west, nor will there be as part of the proposed change of use.

## 2. Existing car parking plan.



## 3. Proposed car parking and amenity plan.



#### **4. Proposed car parking.**

4 car parking spaces are proposed for staff car parking (these are the red hatched areas), with 11 car parking spaces for drop-off and collection. Car parking will be managed by staff.

#### **5. Transport Policy consultation.**

I note that on balance the highways officer has recommended conditional approval. There are additional local concerns about the impact that car movements might have. To assist with this and to help the nursery manage these it would be appropriate to ask for a travel plan to be developed for the nursery. This would help to encourage sustainable travel to the nursery (including staff) and be a tool for managing the car travel as much as possible in terms of drop off arrangements etc. I raise no objections subject to condition.

#### **6. Additional condition.**

10. The children's nursery shall not commence operating until a travel plan for the site and its associated activities has been submitted to and approved by the local planning authority via a condition discharge application. The occupier shall implement the approved travel plan on commencement of operating and shall take all reasonable practicable steps to achieve and maintain the agreed targets within the timescales set out in the plan thereafter. The occupier shall monitor and update the plan annually for a minimum of 5 years from first occupation

Reason: To ensure the development reduces reliance on private motor vehicles. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS1 of the West Berkshire District Local Plan Saved Policies 2007, Supplementary Planning Document Quality Design (June 2006), and Policy LTP SC1 of the Local Transport Plan for West Berkshire 2011-2026.