

**WESTERN AREA PLANNING COMMITTEE  
ON 28 JUNE 2017**

**UPDATE REPORT**

**Item No:** (2)      **Application No:** 16/03334/FULD      **Page No.** 81-94

**Site:** Land at 40 Cromwell Road, And The Rear of Edgecombe Lane, Newbury

---

**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/a

---

**Parish Representative speaking:** N/A

**Objector(s) speaking:** Ms Sian Williams

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

**Applicant/Agent speaking:** Mr Lee Battersby

**Ward Member(s):** Councillor Jeff Beck  
Councillor Dave Goff

**Update Information:**

Correction to agenda report. Para 5.1.1 5<sup>th</sup> line down—Read Didcot not Wantage.

SUDS on the receipt of additional information, have formally removed their outstanding objection, and are now recommending conditional permission. The wording is very similar to that in condition 15.

One additional letter of complaint from a local resident considering that the public notification process for the application has not been sufficient. Officer note—79 local dwellings have been notified of the application with the standard site notice and press notice.

One further letter of objection from adjacent land owner (nb—not house owner) concerned about potential validation issues in relation to the serving of notice, and also about forward visibility splays across the pavement edge. The case officer has satisfied himself that the application remains valid as all of the red line site lies adjacent but not over any adjoining land ownership parcels. In addition the highways officer is content that the access is safe and is recommending conditional permission.

One letter of comment on the application, providing support to the occupants of 25 Orchard Close about the close physical relationship to the proposed new road.

One additional letter of objection from resident of 25 Orchard Close. Concerned that she was not formally notified of the Committee site visit nor of the Committee date. She raises objections again to the proximity of the proposed internal access route adjacent her dwelling, whether the site is greenfield or not, drainage issues, protection of wildlife, possible subsidence, future maintenance of fencing, poor forward visibility at the access point, heavy construction traffic adjacent her dwelling, and narrowness of paths being a hazard for future on site pedestrians.