

**EASTERN AREA PLANNING COMMITTEE
ON 16TH AUGUST 2017**

UPDATE REPORT

Item No: (1) **Application No:** 17/00968/FULD **Page No.** 21 - 42

Site: The Rancher, Manor Farm Lane, Tidmarsh, Reading, Berkshire, RG8 8EX

Planning Officer Presenting: Masie Masiwa

Member Presenting: N/A

Parish Representative speaking: Mr Colin Tawson - Tidmarsh Parish

Objector(s) speaking: Mr James Hanley
Mr Alan Maskell
Mr Roy Preston
Ms Denice Preston
Ms Julie Broun

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Chris Keen – The Keen Partnership Ltd

Ward Member(s): Cllr Tim Metcalfe
Cllr Rick Jones

Update information

1. REPRESENTATIONS

1.1 One letter of representation has been submitted following the publication of the committee report. The letter was submitted from a neighbour, however it raised non - planning issues.

2. ADDITIONAL INFORMATION

2.1 Confirmation of ownership of the 4No garages along access

2.1.1 During the site visit, members requested details on the ownership of the first 4 garages along the proposed access into the site from Manor Farm Lane.

- 2.1.2 The applicant has provided details that the garages are owned by Nos 1-4 Manor Farm Lane. The applicant also states that there is no parking allocation opposite these garages.

2.2 Confirmation of measurements of the fenced area around the sewage treatment plant.

- 2.2.1 During the site visit, members requested the measurements of the area around the sewage treatment plant.
- 2.2.2 From the boundary with the site (existing gate opening), the fence enclosure would measure 18.6 metres southwards and 19.4 metres eastwards to the boundary along the A340.

2.3 Confirmation of access to the sewage treatment plant for maintenance.

- 2.3.1 During the site visit, members requested details of the alternative access to the sewage treatment plant for maintenance purposes.
- 2.3.2 The applicant has submitted the following Google Map plan showing the existing track which runs alongside The Rancher & then along the rear boundary to the area where the treatment plant will be sited.



2.4 Additional Informative.

- 2.4.1 It is recommended by Officers that the following informative is added to the informative list at Section 7.2 of the Committee Report:
- 2.4.2 *The land to the south east corner enclosing the Sewage Treatment Plant is agricultural land. The permission does not change the agricultural use status of this land to domestic curtilage.*

2.5 Recommendation.

- 2.5.1 The recommendation remains unchanged.