

**EASTERN AREA PLANNING COMMITTEE
ON 18TH OCTOBER 2017**

UPDATE REPORT

Item No:	(3)	Application No:	17/01967/FULD	Page No.	55-82
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Site: Knappswood Farm, Pangbourne Road, Upper Basildon, Berkshire RG8 8LN

Planning Officer Presenting:	David Pearson
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Member Presenting:

Parish Representative speaking:	N/A
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Objector(s) speaking:	Ms Carol Reed
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Supporter(s) speaking:	N/A
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Applicant/Agent speaking:	N/A
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Ward Member(s):	Cllr Alan Law
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Update information

1. REPRESENTATIONS

1.1 No letters of representation have been submitted following the publication of the committee report.

2. ADDITIONAL INFORMATION

2.1 Legal Agreement update

2.1.1 The Council's Legal Department is still negotiating with the applicant's solicitors on securing a Legal Agreement for the provision of visibility splays at the access onto Pangbourne Road.

2.2 Revised Recommendation

- 2.2.1 The Officer recommendation at Section 8 of the Committee Report has been revised as follows:

2.2.2 Full Recommendation

DELEGATE to the Head of Development & Planning to **GRANT PLANNING PERMISSION** subject to the completion, within 2 months of the date of committee, of a legal agreement to secure the provision of visibility splays at the access onto Pangbourne Road in accordance with Policy CS 13 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document: Planning Obligations. The respective permission to be subject to the following conditions:

OR

If the Legal Agreement is not completed by 18th December 2017, to **DELEGATE** to the Head of Development and Planning to **REFUSE PLANNING PERMISSION** for the reason set out below, or to extend the period for completion if it is considered expedient to do so.

The development fails to provide an appropriate scheme of works or mitigation measures to accommodate the impact of development on local infrastructure, services or amenities. Specifically, a legal agreement or other planning obligation has not been entered into in respect of securing adequate provision of visibility splays at the access to Pangbourne Road. These are measures considered necessary to make the development acceptable in planning terms, are directly related to the development and are fairly and reasonably related in function, scale and kind to the development. Road safety in West Berkshire is a key consideration for all development, the development therefore fails to comply with the National Planning Policy Framework, Policies CS13 which seeks to ensure appropriate highways mitigation (CS13), as well as West Berkshire District Council's adopted Planning Obligations SPD.