

**WESTERN AREA PLANNING COMMITTEE  
ON 16 MAY 2018**

**UPDATE REPORT**

<b>Item No:</b>	(1)	<b>Application No:</b>	18/00529/FULEXT	<b>Page No.</b>	21-38
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**Site:** Land west of New Road, North of Pyle Hill, Newbury, Berkshire

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/a

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**Parish Representative speaking:** N/A

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

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

**Applicant/Agent speaking:** Mr John Hanlon – Glanville  
Mr John Baker – BSG Ecology  
Ms Judith Giles – BSG Ecology  
Ms Laura Cox/Ms Kirstin Gray – Pro Vision Planning and Design (Winchester)

**Ward Member(s):** Councillor Billy Drummond  
Councillor Jeremy Bartlett

**Update Information:**

For information /clarity the reason why this application is being represented to Committee, following the resolution to approve the previous almost identical application, is because that application was found to be invalid and so incapable of a legal determination.

An amended block plan has been received which indicates the final layout for the new footway along New Road to the south of the new access point. This is to be 1.5m wide. The hedgerow will be impacted but an element of it will remain in place.

Additional conditions from the Highways officer are recommended.

1 No development shall take place until details of crossing points across Drayton's View and / or New Road have been submitted to and approved in writing by the Local Planning Authority. The crossing shall consist of dropped kerbs and tactile paving. No dwelling shall be occupied until the crossing(s) have been provided in accordance with the approved scheme and any

statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

2 No development shall take place until details of a footway south of the site along New Road have been submitted to and approved in writing by the Local Planning Authority. The footway shall be to a minimum width of 1.5 metres with New Road alongside retained to a minimum width of 4.8 metres. No dwelling shall be occupied until the footway has been provided in accordance with the approved scheme and any statutory undertaker's equipment or street furniture located in the position of the footway/cycleway has been re-sited to provide an unobstructed footway/cycleway.

Reason: In the interest of road safety and to ensure adequate and unobstructed provision for pedestrians and/or cyclists. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policy CS13 of the West Berkshire Core Strategy (2006-2026).

On receipt of amended plans the Council tree officer has now recommended conditional permission.

An additional condition will be placed on the consent if the application is approved, regarding the final amended plans submitted.

For information, officers of the Council have met with the developer of the land allocated to the north west of this site, of Pyle Hill, who have indicated their acceptance of permitting a link into their site from the proposed new footpath leading to the west of this application site. This link cannot be conditioned however via this application. [As it does not lie in the red line and is not under the control of the present applicant].