

**WESTERN AREA PLANNING COMMITTEE
ON 31ST OCTOBER 2018**

UPDATE REPORT

Item No: (1) **Application No:** 18/01657/COND1 **Page No.** 19 - 23

Site: Land adjacent to Summerfield, The Ridge, Cold Ash

Planning Officer Presenting: Derek Carnegie

Member Presenting:

Parish Representative speaking: Mr Bernard Clark

Objector(s) speaking: Mr Simon Vanstone

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Rory Baxter
Ms Kirsten Gray

Ward Member(s): Councillor Garth Simpson

Update Information:

Corrections to the report and drawing numbers:

3. Consultations and Representations

Highways: Conditions 7 (Construction Method Statement – amended), 8 (Surfacing), 10 (Vehicle Parking and Turning), 11 (Access Details) acceptable. Details relating to Condition 12 (cycle storage) not acceptable as indicative garaging not approved.

Waste Management: Condition 13 (Refuse Storage) acceptable

Tree Officer Condition 15 (southern boundary hedge amended drawing (11 C) acceptable (ash replaced with field maple)

One additional letter of Representation relating to condition details.

5. Consideration of the application.

Condition 7 - Construction Method Statement

- Correction Condition 7- Construction Method Statement- June 2018 Rev A (13th August 2018)(received by e-mail dated 17th August 2018)

Condition 8 - Surfacing for driveways/access points

Condition 10 - Vehicle parking and turning

- Correction Condition 8 and Condition 10 - Drawing 2018/0023 12 Rev C (received by e-mail dated 20th September 2018)

Condition 13 - Refuse storage

Correction Details are provided on drawings 2018/0023 08, 09, 10 and 12C

Condition 15 - Boundary hedge

Details shown on drawing 2018/0023 11 rev C received by e-mail dated 17 August 2018.

Recommendation remains unchanged:

Split Decision

Details pursuant to Conditions 7, 8, 10, 11, 13 and 15 of Planning Permission 16/02529/OUTD can be discharged subject to full implementation in accordance with the details submitted and wording of each condition. Note the detached garages shown on the submitted plans are not approved as part of the outline consent nor the subject of the refused application seeking approval of reserved matters (18/01977).

Details pursuant to Condition 4 - Materials and Condition 12 - Cycle Storage are refused as this relies on details either not yet agreed as part of the reserved matters application or not approved at the outline stage.

DC