

**EAST AREA PLANNING COMMITTEE  
ON 7 NOVEMBER 2018**

**UPDATE REPORT**

**Item No:** (1)                      **Application No:** 18/00878/OUTMAJ                      **Page No.** 25-76

**Site:** 72 Purley Rise, Purley on Thames, Reading, Berkshire, RG8 8DH

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**Planning Officer Presenting:** Dave Pearson

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** John Print

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

**Applicant/Agent speaking:** Mr Henry Venners speaking as an agent on behalf of applicants

**Ward Member(s):** Councillor Tim Metcalf  
Councillor Rick Jones

**Update Information:**

- Revised Planning Conditions:

Proposed Condition 13 is amended as follows:

**Variation HIGH1 - Layout and Design Standards (YHA1)**

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provision and the developer shall enter into a S278 Agreement for the construction of the access, as detailed on drawing number 8170661/6103 Rev A, and a S38 Agreement for the adoption of the site. The approved access works shall be completed prior to the first occupation of any dwelling hereby permitted. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

Reason: In the interest of road safety and flow of traffic and to ensure waste collection. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS13 of the West Berkshire Core

Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Members are asked to note that the full wording of the recommendation to approve the application subject to conditions - subject to the completion of a S106 agreement within 3 months and the alternative recommendation of refusal if the S106 is not completed is that reported on pages 52 and 74 of agenda, rather than the summary of these recommendations found on page 25.