

**WESTERN AREA PLANNING COMMITTEE
ON 12 DECEMBER 2018**

UPDATE REPORT

Item No:	(3)	Application No:	18/01090/FULD	Page No.	45 - 62
Site:	Elton Farm, Weston, Newbury				

Planning Officer Presenting:	Derek Carnegie
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Member Presenting:	N/A
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Parish Representative speaking:	N/A
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Objector(s) speaking:	N/A
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Supporter(s) speaking:	N/A
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Applicant/Agent speaking:	Mr James Puxley Mr Justin Packman
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Ward Member(s):	Councillor A Stansfeld Councillor J Cole
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Update Information:

Amended Proposed Layout Plan received to address concerns from the PROW Officer.

Amended drawing number 2152 P1 03 rev C ensuring the PROW is not obstructed by the proposed development. Comments from the PROW Officer have not been received. However standard informatives are suggested.

Recommendation

Recommendation remains with changes to the plan reference contained in the following suggested conditions:

2. Approved Plans

From Proposed Site Plan 2152 P1-03 rev B (received by e-mail dated 10th August 2018)

To Proposed Site Plan 2152 P1-03 rev C (received by e-mail dated 5th December 2018)

7. Vehicle Passing Area

Amended to:

No dwelling shall be occupied until the vehicle passing area shown on drawing 2152/P1-03 rev C (received by e-mail dated 5th December 2018) is provided in accordance with the approved details prior to any further use of the site.

Reason: To ensure the private drive is provided with adequate passing spaces/areas, in order to reduce the likelihood of vehicles reversing into the highway which would adversely affect road safety and the flow of traffic in accordance with 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).

Informatives

PROW

I10) The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.

I12) The applicant is advised that this planning permission does not in any way allow the Public Right of Way to be obstructed at any time during the course of the development.

I13) Nothing connected with either the development or the construction must adversely affect or encroach upon the Public Right of Way, which must remain available for public use at all time. Information on the width of the PROW can be obtained from the PROW Officer.

I14) The applicant is advised that the Rights of Way Officer must be informed prior to the laying of any services beneath the Public Right of Way.

I15) Where the ground levels adjacent to the path are to be raised above the existing ground levels, a suitable drainage system must be installed adjacent to the Public Right of Way, to a specification agreed with the Local Authority, prior to development commencing.

I16) The applicant is advised to give the Local Authority 21 days prior notice to the development commencing. Before the applicant starts, the Local Authority must obtain from the applicant a written undertaking that they will meet any costs incurred by the Authority in the repair of the surface of the Public Right of Way, as a result of construction traffic using the route.

I19) No alteration of the surface of the Public Right of Way must take place without the prior written consent of the Rights of Way Officer.

DC

Amended Layout Plan

