

**EASTERN AREA PLANNING COMMITTEE
ON 07.08.2019**

UPDATE REPORT

Item No: (1) **Application No:** 1900344COMIND **Page No.** 27-42

Site: Stonehams Farm, Long Lane, Tilehurst

Planning Officer Presenting: Michael Butler

Member Presenting: N/A

Parish Representative speaking: Clive Taylor
Rose Reynolds

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Sam Rous (Applicant)
Hannah Pearce (Agent)

Ward Member(s): Councillor Thomas Marino
Councillor Andrew Williamson
Councillor Rick Jones

Update Information:

Travel policy have submitted their response to the application. They note that the principal focus of the Travel Plan towards the work force is entirely appropriate, and they agree that the site is well located in sustainability terms. The preliminary targets set out in the Plan are acceptable but will need to be monitored. No objections are raised accordingly to the proposal.

The highways officer, in response to ongoing concerns raised at the site visit about access to the site has noted the following, in support of the application, and his recommendation of conditional permission as consultee on the proposal :

This site was allocated for housing within the Housing Site Allocations DPD. The DPD was subject to public examination by a government appointed planning inspector in July 2016. The DPD was adopted in May 2017. It should be highlighted that there were four sites in this location that the developer Darcliffe Homes wished to have allocated included including two

along Long Lane and Sulham Hill. Due to concerns regarding traffic impact on Long Lane and Sulham Hill, the sites were limited to two including Stonehams Farm. The Highway Authority has accordingly taken Long Lane into full consideration, and will continue to resist further development. It was considered that two sites should not be objected to on highways grounds.

This proposal replaces planning application number 16/01947/OUTMAJ that was for the provision of up to 15 dwellings. This proposal is for the provision of an 85 bed residential care home.

There is a total projection of 12 vehicle movements, (6 in, 6 out) during the AM peak with 15 vehicle movements, (6 in, 9 out) during the PM peak, for the proposed scheme This is higher than the original consent above, that was projected with 7 vehicle movements (1 in, 6 out) during the AM peak and 8 vehicle movements (5 in, 3 out) during the PM peak. While this is an increase, it is not significant

Sight lines of 2.4 x 43.0 metres are proposed for the access which according to MfS [Manual for streets] is suitable for roads with a 30 limit. With the previous planning application, speed surveys were revealed with an 85th percentile speed of 29.1mph along Long Lane fronting the site.

The applicant's agent is concerned about condition 16 in that they wish to seek a lower age limit of 55 years as some residents with dementia will be under 65 years old. The case officer is happy to accept this revision, given the continuing restriction on the nature of the care home use as defined in condition 19. If in some unusual cases a person with dementia is under 55 then the wording of the condition will still allow this, where appropriately justified by the applicant.

Recommendation - amend the wording of condition 16 -delete "65" and insert "55".

No further representations received on the application since the Report was prepared.

For clarity/information, there is no proposed footpath link between the application site and the housing to the north west. Although indicated in the HSADPD allocation plans, this was in relation to a housing allocation where there would be clear logic in supplying a new link. In this instance it is clear the new residents of the care home will not be walking outside the application site for health and safety reasons. Similarly, for "security" reasons it is not expected that through pedestrian movement in the application site should be encouraged, particularly in the light of the existing public footpath adjacent to the south east, and the new links proposed through the as approved housing site to the north.