

EASTERN AREA PLANNING COMMITTEE
13TH MAY 2020

UPDATE REPORT

Item No:	(3)	Application No:	19/02522/FUL	Page No.	37-51
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Site: Church View Barn, Back Lane, Stanford Dingley, RG7 6LR

Planning Officer Presenting:	Bob Dray
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Member Presenting:	N/A
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Parish Representative submission:	N/A
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Objector(s) submission :	Mr H R D Fullerton
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Supporter(s) submission(s):	N/A
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Applicant/Agent submission(s):	N/A
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Ward Member(s):	Councillor Graham Pask
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1. Additional consultation responses

None

2. Minor amendments to recommended conditions

Condition 1 (commencement of development) has been revised to account for the change of use of the land being retrospective, thereby ensuring that the remainder of the development is commenced within three years.

An additional condition (#11) is recommended to ensure that the changes to the two accesses, with replacement timber gates, is completed before first use of the replacement garage. This is considered necessary to ensure the timely completion of these works which are regarded as a benefit of the scheme.

3. Updated recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended and additional conditions.

1. **Commencement of development (amended)**

The demolition of the existing stable block, and the construction of the garage building, associated landscaping and accesses hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). This condition does not apply to the retrospective change of the land to residential.

11. **Provision of accesses (additional)**

The garage hereby permitted shall not be brought into use until the works to the two accesses onto Back Lane, including the provision of two gates, have been completed in accordance with the approved plans.

Reason: To ensure the timely completion of the revised accesses, which is a benefit of the scheme. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Supplementary Planning Document Quality Design (June 2006).