

**EASTERN AREA PLANNING COMMITTEE**  
**10 March 2021**  
**UPDATE REPORT**

**Item No:** (1)      **Application No:** 20/02861/FUL      **Page No.** 21 - 29

**Site:** 18 Sandhills Way, Calcot, Reading, RG31 7PQ

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**Planning Officer Presenting:** Michael Butler

**Member Presenting:** N/A

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**Written submissions**

**Parish Council:** Holybrook Parish Council - available at meeting to answer any questions on written submission.

**Objector(s):** Ian Savill - available at meeting to answer any questions on written submission.  
 Julius Stephens - available at meeting to answer any questions on written submission.  
 Peter & Sue Stagg - available at meeting to answer any questions on written submission.  
 Robin and Margaret Rimmington - available at meeting to answer any questions on written submission.

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

**Applicant/Agent:** N/A

**Ward Member(s) speaking:** Peter Argyle  
 Richard Somner

<b>Public representations:</b>	One additional objection from a local resident. Concerned whether the users/occupiers of the new dwellings will have a right to use the garage forecourt access up to the dwellings in question. Officer comment. The applicant has assured the officer that such legal rights do exist.
<b>Additional condition.</b>	Additional condition recommended re landscaping.  No dwelling shall be occupied until an agreed landscaping scheme has been submitted and approved in writing by the LPA. This scheme shall ensure a suitable landscaped screen between the proposed parking spaces for number 18 and the adjacent number 16 Sandhills Way. On first occupation of the new dwelling in the first available planting season, the screening shall be planted out to the satisfaction of the

	<p>Council and maintained for a period of no less than 5 years</p> <p>Reason. To provide additional protection of the amenity of adjoining occupiers in accord with policy CS14 in the WBCS of 2006 to 2026.</p>
<b>Addition to report</b>	<p>It should be noted that Councillor Argyle is one of the ward members on this application site.</p>