

**EASTERN AREA PLANNING COMMITTEE
17TH NOVEMBER 2021**

UPDATE REPORT

Item No: 4(1) **Application No:** 21/02112/FUL **Page No.** 27-120

Site: Land at Lawrences Lane, Thatcham

Planning Officer Presenting: Bob Dray

Member Presenting: N/A

Parish Representative speaking: Councillor Simon Pike on behalf of Thatcham Town Council (Zoom)
Councillor Richard Crumly on behalf of Thatcham Town Council (Zoom)

Adjacent Parish Representative speaking: Councillor Bernard Clark on behalf of Cold Ash Parish Council (Zoom)

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Members: Councillor Jeremy Cottam
Councillor Lee Dillon

1. Additional Consultation Responses

Consultation responses:	None
Public representations:	One additional objection received raising concerns with septic tanks, foul water management, that potential highway mitigation measure will not address the elevated risk to existing and future users of the highway, and access for emergency vehicles.

2. Amended plan and highways technical note

Since the publication of the agenda report, two pieces of additional information have been submitted by the applicant: an amended proposed site plan, and a supporting highways technical note. These cannot be presented to the committee because of the 'five clear working day rule' in local government legislation, and therefore they have not been formally accepted. For information, the revised plan shows:

- A proposed passing place on the southern side of the road, the length of which is approximately contiguous with the combined widths of plot 4 and the site amenity space.
- A narrow stepped pedestrian access from opposite the T junction on Lawrences Lane to the back of Plot 7.
- Plots 6 and 7 reconfigured to more closely reflect the existing layout on site.
- The day rooms for plots 1 and 6 have been repositioned to the rear of the plots, contiguous with the existing stables.

Whilst this new information cannot be presented to committee, it would not have addressed the highway and landscape/visual objections set out in the agenda report.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report.