

EASTERN AREA PLANNING COMMITTEE
10TH JULY 2024
ADDITIONAL UPDATE REPORT

Item No: (1) **Application No:** 2301699FULMAJ **Page No.** 5-25

Site: Travellers Friend, Crookham Common

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

A consultation response has been received from the drainage engineer regarding additional information submitted to address previous concerns. The drainage engineer states that further information is still required and that this should be finalised before permission is granted. Therefore it is recommended that in addition to finalising the section 106 agreement Members delegate back to officers to work with the applicant to secure appropriate site drainage before permission is granted, and to add any necessary condition in order to ensure that adequate drainage is provided.

3. Additional condition re pedestrian access to shop.

Following discussions with the agent, in order to address concerns raised by the residents of the adjacent mobile home park regarding access to the site shop, it is recommended that the following condition is added in the resolution:

“Lit pedestrian access:

The development hereby approved shall not be taken into use until details have been provided of a lit route to provide pedestrian access to the shop on the site linking to access to the adjacent mobile home site. Such details shall include confirmation of the surfacing and lighting of the pedestrian route and a schedule for implementation. The approved pedestrian route shall be provided in accordance with the approved schedule and maintained in accordance with the approved details thereafter. Should it not be possible to provide connection to access from the mobile home park the applicant shall provide evidence to demonstrate that such connection cannot be secured.

Reason: In the interests of amenity of local residents, and to secure safe pedestrian access to the shop, in accordance with the NPPF and Policies CS13 and CS14 of the Local Plan Core Strategy 2012.”

4. Updated recommendation

The officers recommendation is for conditional approval, subject to the conditions in the agenda report, the update sheet and additional update sheet; completion of a section 106 legal agreement to secure the use of the site; and to it being delegated back to officers to liaise with the applicant to secure appropriate drainage via additional information and conditions.