

**WESTERN AREA PLANNING COMMITTEE  
16TH JULY 2024 2:00 PM**

**UPDATE REPORT**

**Item No:** 1                      **Application No:** 23/01492/FUL                      **Page No.** 5-21

**Site:** Land approximately 400 metres west of Dark Lane and South Of Denford Lane, Upper Denford

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**1. Registered Speakers**

Please refer to List of Speakers provided under separate cover.

**2. Further Plans**

An amended block plan was requested and has been received, superseding the previous block plan.

The proposed changes move the position of the dwelling further west, closer to the main entrance in order to reduce the length of the proposed private drive.

The red line area of the application remains the same.

**3. Additional conditions**

The highways officer has requested additional conditions:

Electric Charging Point (details to be submitted)

The dwelling shall not be occupied until/No dwelling shall be occupied until an electric vehicle charging point has been provided in accordance with the approved drawings. The charging point shall thereafter be retained and kept available for the potential use of an electric car.

Reason: To promote the use of electric vehicles. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), Policy P1 of the Housing Site Allocation DPD and Policy TRANS1 of the West Berkshire District Local Plan 1991 - 2006 (Saved Policies 2007).

Parking/turning in accord with plans (YHA24)

The dwelling shall not be occupied until the vehicle parking and/or turning space have been surfaced, marked out and provided in accordance with the approved plan(s). The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, In order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy

Framework, Policy CS13 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)

#### **4. Clarification of applicant**

The applicant has been listed as Mr Mark Pettitt who is the planning agent for the application. This is an error and the correct applicant name is Denford Park Pastures East. This will be corrected in further documents.

#### **5. Updated Recommendation**

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