

**WESTERN AREA PLANNING COMMITTEE
20TH NOVEMBER 2024**

UPDATE REPORT

Item No: 4 [1] **Application No:** 24/01755/FUL **Page No.** 29-45

Site: Land at Twistle Cottage, Long Lane, Shaw.

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Representation received

One letter from a local resident who uses the private access under the bridge deck adjacent the application site. He has no objection to the application per se but rather the physical works to the current bridge walls which he believes may not be structurally sound so is worried about future health and safety. He requests that the Council apply a precondition to ensure that the bridge is sound.

Officer note: This is a civil matter as the highway involved is not a public highway. Therefore, to apply such a condition is not necessary in the officer view.

3. Additional conditions recommended

1	No development shall take place (including any demolition, ground works, site clearance) until a proposed and existing cross section on a north/south axis has been submitted to and approved in writing by the local planning authority. The development shall then proceed in strict accord with the as approved plan. Reason. To ensure a satisfactory relationship between the proposed development and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework, and Policy CS14 of the West Berkshire Core Strategy (2006-2026).
2	The mixed-use curtilage hereby approved as identified on the approved plans shall only be used in conjunction with the occupants of Twistle Cottage and form no other curtilage attached to any other property. Reason. To ensure the justification for the new curtilage is soundly based and to ensure a satisfactory relationship between the proposed development and the adjacent land in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy (2006-2026) and Policy C8 of the Housing Site Allocations DPD 2006-2026.

N.b. All preconditions agreed by the applicant, in accord with the 2018 Regulations re. pre-commencement conditions.

4. Additional plan

An Additional location plan has been received identifying Twistle Cottage as being in the blue line i.e. not part of the application site red line but in the same ownership for the purposes of condition 2.