

From: Stephanie Edwards

Sent: 22 February 2024 12:19

To: Michael Butler

Subject: FW: 23/02254/FUL The Rancher Manor Farm

Attachments: Transport.pdf; 2211060-TK06.pdf; 2211060-TK03.pdf; 2211060-TK04.pdf; 2211060-TK05.pdf

Dear Michael

Thank you for the attached amended plans.

Plans detailing vehicle swept paths for the proposed car parking spaces have now been submitted. This is acceptable.

As noted previously, the likely increase in vehicle movements is circa 10 per day; 5 in and 5 out. It was found there were no recorded personal injury accidents in the vicinity of the access on the A340.

On balance it is not considered that the increase in traffic is sufficient enough grounds to object compared to the number of vehicles that currently utilise this access.

The highway recommendation is for conditional approval.

Conditions:

CONS1 - Construction method statement – smaller construction vehicles will need to be used given the nature of Manor Farm Lane

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors
- (b) Loading and unloading of plant and materials
- (c) Storage of plant and materials used in constructing the development
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing
- (e) Wheel washing facilities
- (f) Measures to control the emission of dust and dirt during construction
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works
- (h) A site set-up plan during the works

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

Electric Charging Point (details to be submitted) – minimum of 7kw

No development shall take place until details of an electric vehicle charging point have been submitted to and approved in writing by the Local Planning Authority. The use shall not commence until/The development shall not be brought into use until/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).

HIGH12 - Parking/turning in accord with plans (YHA24)

The use shall not commence until/The development shall not be brought into use until/The dwelling shall not be occupied until/No dwelling shall 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).

HIGH19 - Cycle parking (YHA35)

The use shall not commence until/The development shall not be brought into use until/The dwelling shall not be occupied until/No dwelling shall be occupied until the cycle parking has been provided in accordance with the approved drawings and this area shall thereafter be kept available for the parking of cycles at all times.

Reason: To ensure the development reduces reliance on private motor vehicles and assists with the parking, storage and security of cycles. 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).

Informatives:

HI 3 Damage to footways, cycleways and verges

The attention of the applicant is drawn to the Berkshire Act, 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway, cycleway or grass verge arising during building operations.

HI 4 Damage to the carriageway

The attention of the applicant is drawn to the Highways Act, 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

Official Postal Address

Please complete and online street naming and numbering application form at <https://www.westberks.gov.uk/snn> to obtain an official postal address(s) once development has started on site. Applying for an official address promptly at the beginning of development will be beneficial for obtaining services. Street naming and numbering is a statutory function of the local authority.

Regards
Steph

Steph Edwards (Mrs) Project Engineer

Highways Development Control, Environment Department, West Berkshire Council, Market Street, Newbury, RG14 5LD | Tel: 01635 519227 | Ext: 9227 | Email: Stephanie.Edwards@westberks.gov.uk | Website: www.westberks.gov.uk

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From: Michael Butler <Michael.Butler@westberks.gov.uk>
Sent: Tuesday, February 20, 2024 10:49 AM
To: Stephanie Edwards <Stephanie.Edwards@westberks.gov.uk>
Subject: FW: 23/02254/FUL The Rancher Manor Farm

Fyi Stephanie – I have just been allocated this application.

Regards

Michael Butler
Principal Planning Officer
WBDC
07769 725180

From: Chris Keen <chris@keenpartnership.co.uk>
Sent: Friday, December 8, 2023 12:31 PM
To: Planapps <planapps@westberks.gov.uk>
Cc: Gemma Beazley <gemma@keenpartnership.co.uk>; Emma Watts <emma@keenpartnership.co.uk>
Subject: 23/02254/FUL The Rancher Manor Farm

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Good Afternoon,

Please find enclosed information relating to queries from your transport department which shows the tracking on the site.

I hope this satisfactorily answers their queries.

If there is anything else please advise.

Can you also confirm if it is going to committee & when.

Thank you.

Kind Regards

Chris Keen MRICS MCABE (Chartered Building Surveyor) (Member of the Chartered Association of Building Engineers)

The KEEN Partnership
The Courtyard
Edinburgh Road
Reading RG30 2UA
Mobile: 07860 251704
Tel: 0118 9510 855
Fax: 0118 9510 866
e-mail: chriskeen@keenpartnership.co.uk

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From: publicaccess@westberks.gov.uk
Sent: 10 November 2023 09:34
To: Planapps
Subject: Consultee Comments for Planning Application 23/02254/FUL

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 10/11/2023 9:33 AM from Mr Paul Goddard (Not Available) on behalf of Internal Highway Consultation.

Application Summary

Reference:	23/02254/FUL
Address:	The Rancher Manor Farm Lane Tidmarsh Reading RG8 8EX
Proposal:	Demolition of The Rancher and the construction of 2no detached dwellings.
Case Officer:	Awaiting Case Officer

[Click for further information](#)

Comments Details

Proposal:

The application proposes the demolition of one 3-bed dwelling, The Rancher, and the erection of two no. 4-bed dwellings.

Access and vehicle movements:

Section 5 of the Transport Statement, paragraphs 5.3-5.7 in particular, provide anticipated net additional movements to and from this site. It has been estimated that an additional 6 vehicle movements would be generated. For the size of the existing dwelling, and sizes of the proposed dwellings in this location, we would put this figure at around 8 additional movements; circa 3-4 in and 3-4 out per day.

Comments:

It has been noted on previous planning applications at this site that visibility onto the A340 is substandard.

The accident history is noted and has been checked with colleagues in the Council's Traffic and Road Safety team. There are no recorded accidents that are associated with this access up to 31 March 2023. The vegetation requires cutting back on the A340 and this is a matter for the Council's Countryside team; I have been informed that this has been reported to them.

Car parking:

The Proposed Site Plan – drawing number 9255-106 dated 26/09/2023 does not match the site plan included in Appendix A of the Transport Statement (TS) (this one is dated 02/08/2023 and is numbered 9255-105 so is presumed to be

superseded).

Plot 2 is shown set further forward on the proposed site plan. It is this plan that has been commented on.

For the sizes of dwellings in this location, both dwellings must be provided with 3 driveway car parking spaces. Garages are not included as parking spaces due to the low likelihood of them being utilised as such. The two parking spaces in front of the garages must be a minimum of 5.5 metres in length to enable the garage doors to be opened whilst a vehicle is parked on the driveways, this should be clearly detailed on the plans – the driveway for plot 2 is of insufficient length. Can this dwelling also be provided with a vehicle turning area to avoid the requirement for reversing an excessive distance onto / from Manor Farm Lane? Vehicles for Plot 1 should be able to manoeuvre within the area proposed.

A slight amendment to the car parking is requested in line with the above.

The electric vehicle charging points should be a minimum of 7kw.

Cycle storage:

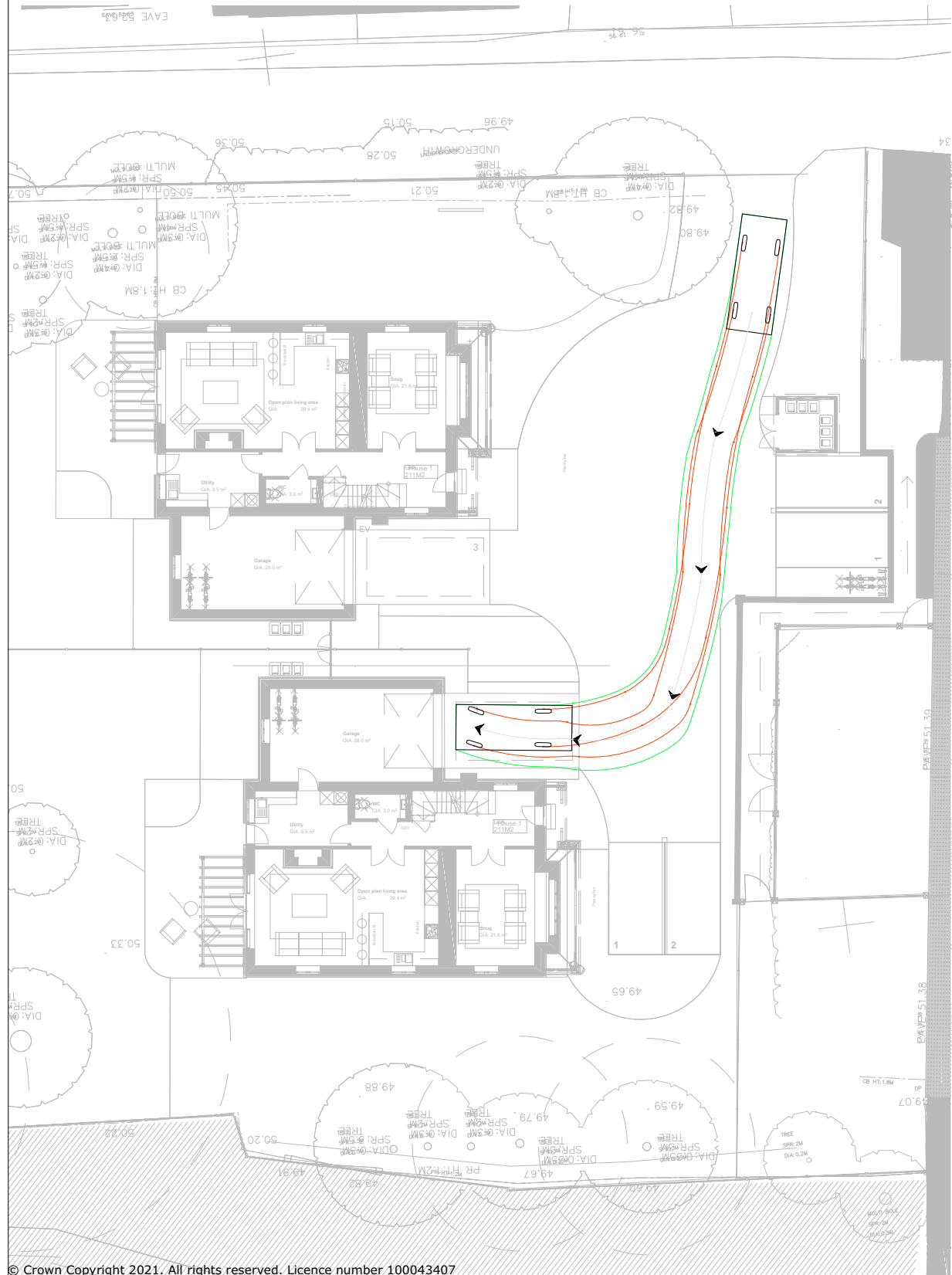
Appropriate provision has been made.

Summary:

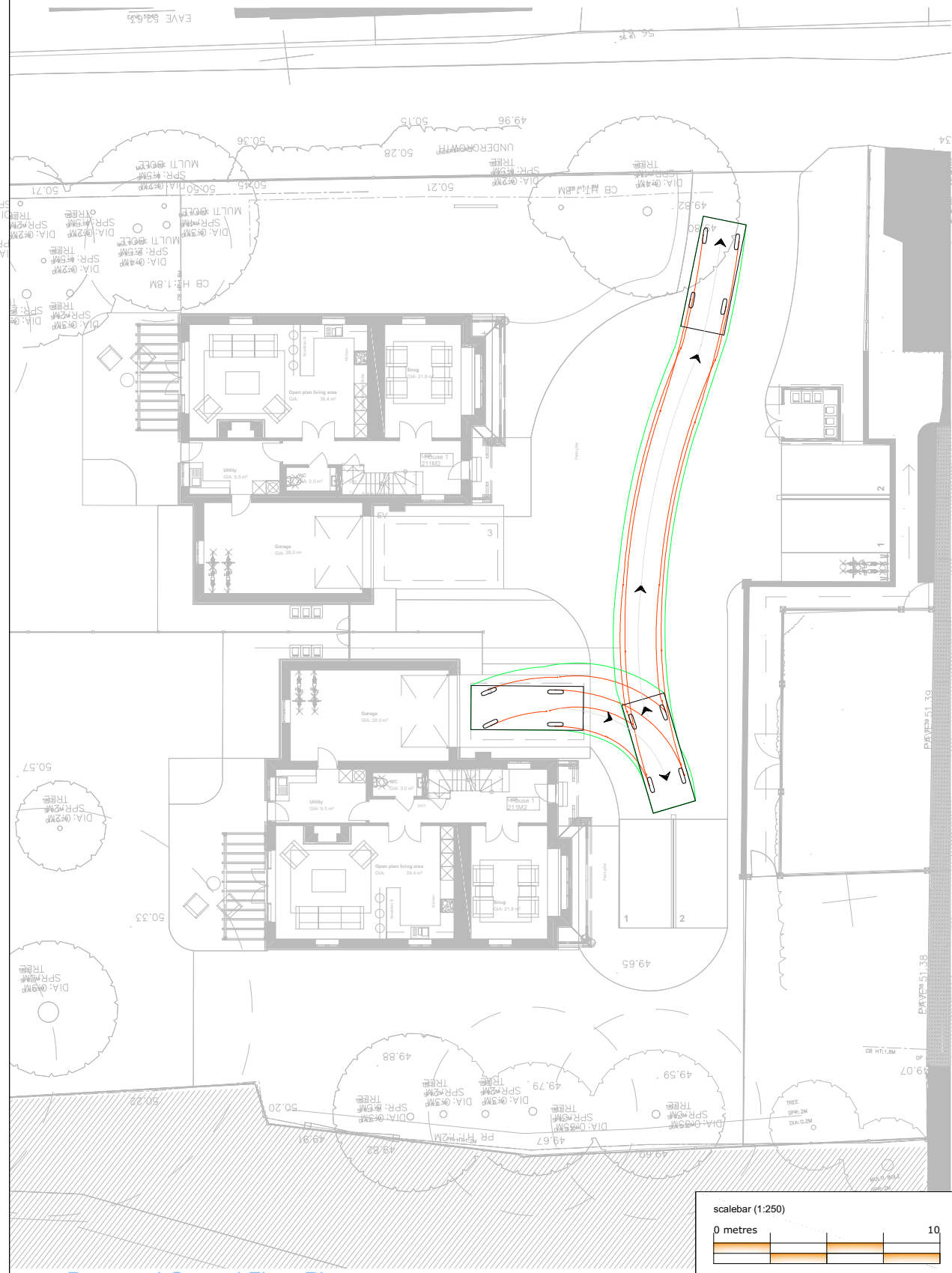
The above amended plans are requested.

Kind regards

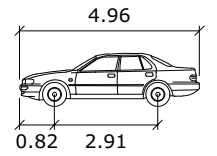
Access Manoeuvre



Exit Manoeuvre



Rev: Description: Date: Rev By: Chk'd:



Jaguar XF Saloon

	units	meters
Width	:	1.94
Track	:	1.60
Lock to Lock Time	:	4.0
Steering Angle	:	35.0



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Project:
Manor Farm Lane, Tidmarsh

Title:
**Swept Path Analysis
Site 1 Parking**

Client:
Manor Farm (Tidmarsh) Ltd

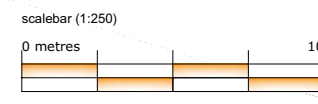
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Scale: 1:250 (@ A3) Date: 07/12/23

Drawn: DR Checked: CS Approved: CS

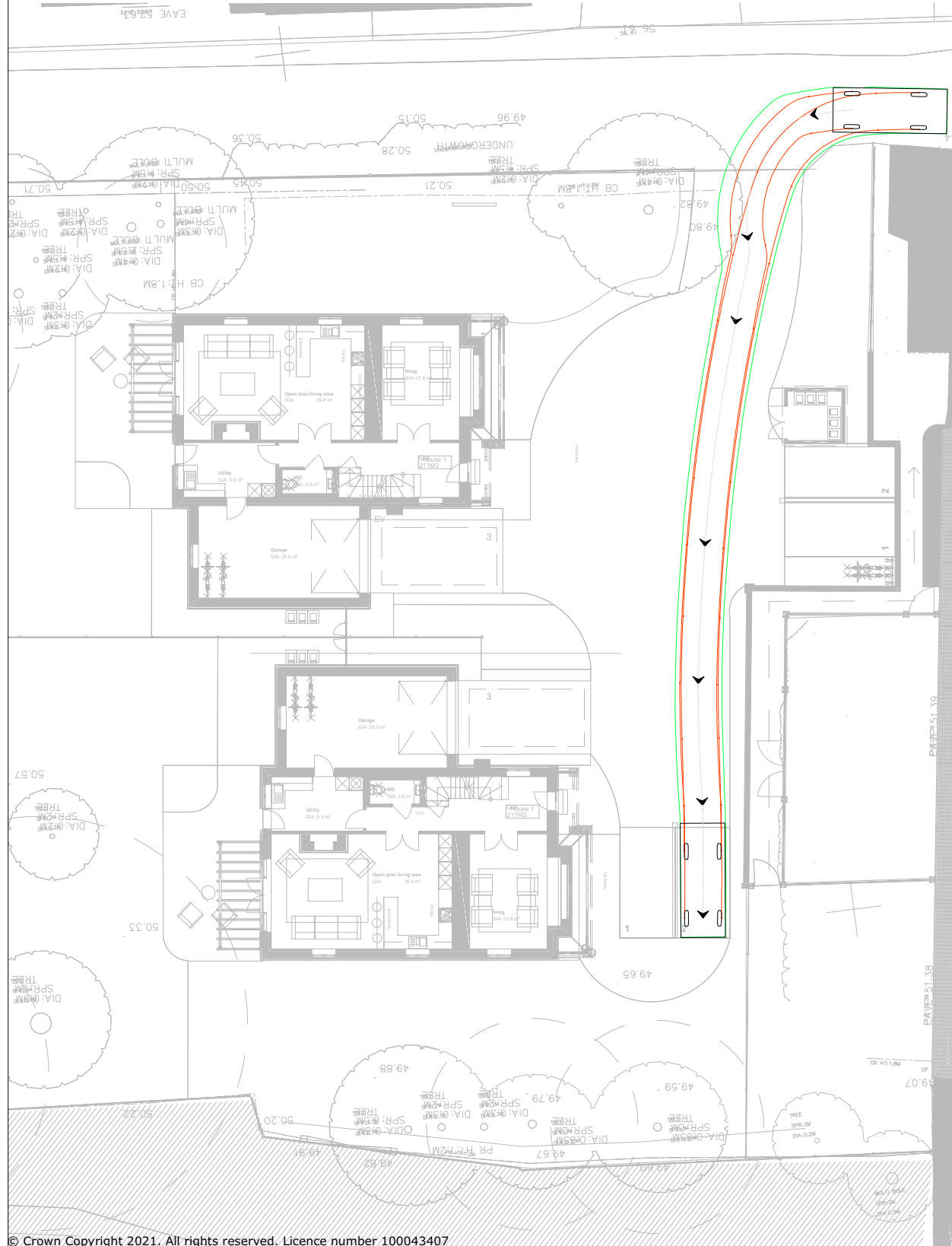
Drawing: Revision:

2211060-TK06

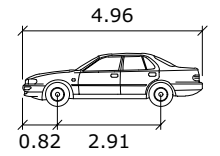


Access Manoeuvre

Exit Manoeuvre



Rev: Description: Date: Rev By: Chk'd:



Jaguar XF Saloon

	units
Width	: 1.94 meters
Track	: 1.60 meters
Lock to Lock Time	: 4.0
Steering Angle	: 35.0



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Project:
Manor Farm Lane, Tidmarsh

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**Swept Path Analysis
Site 1 Parking**

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Manor Farm (Tidmarsh) Ltd

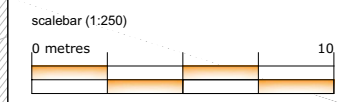
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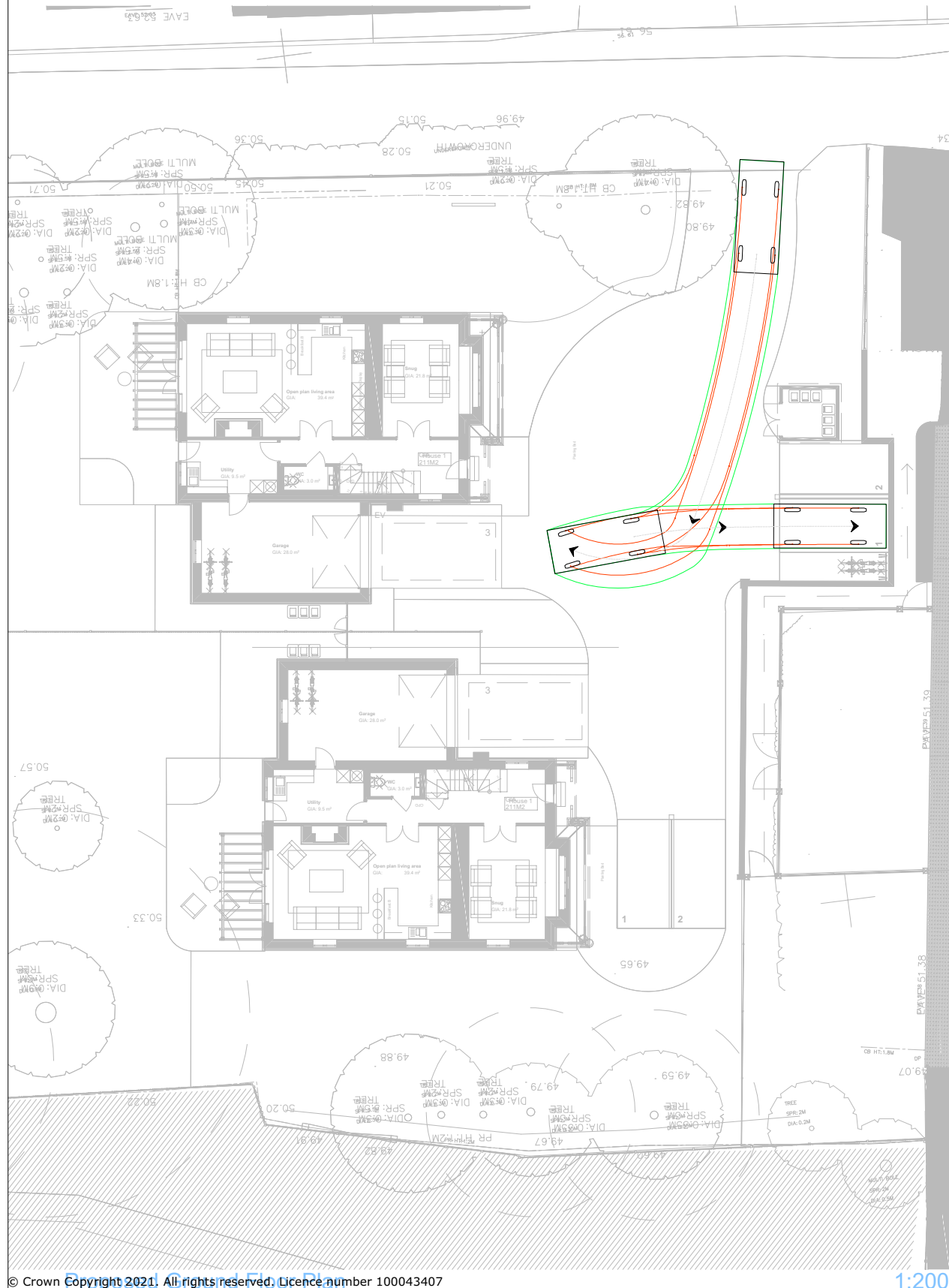
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Drawing: Revision:

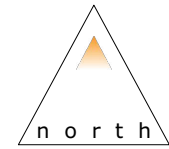
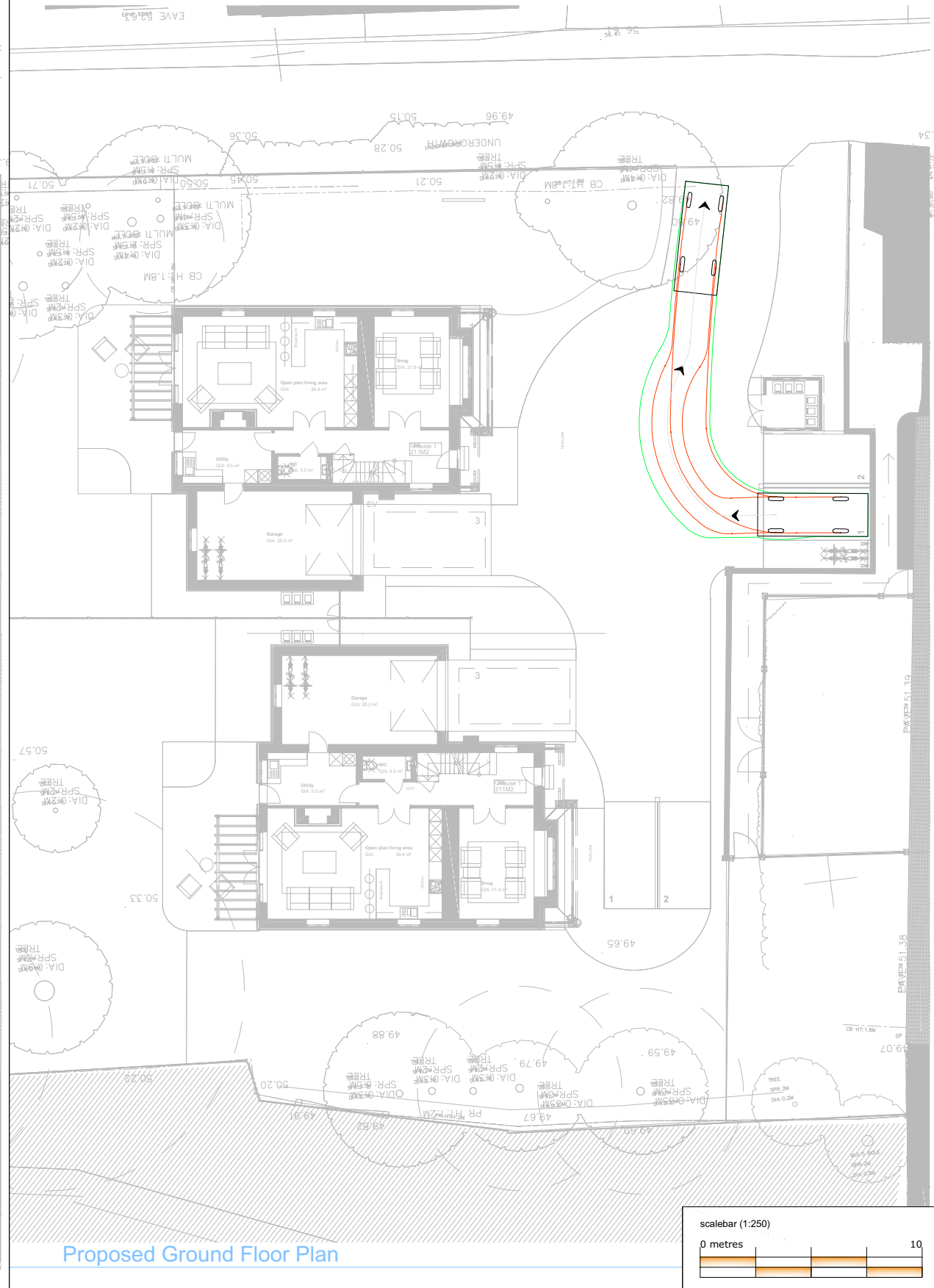
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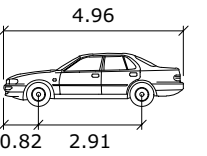
Access Manoeuvre



Exit Manoeuvre



Rev: Description: Date: Rev By: Chk'd:



Jaguar XF Saloon

	units	meters
Width	:	1.94
Track	:	1.60
Lock to Lock Time	:	4.0
Steering Angle	:	35.0



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Project:
Manor Farm Lane, Tidmarsh

Title:
**Swept Path Analysis
Site 1 Parking**

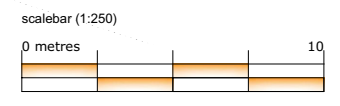
Client:
Manor Farm (Tidmarsh) Ltd

Drawing Status:

Scale: 1:250 (@ A3) Date: 07/12/23

Drawn: DR Checked: CS Approved: CS

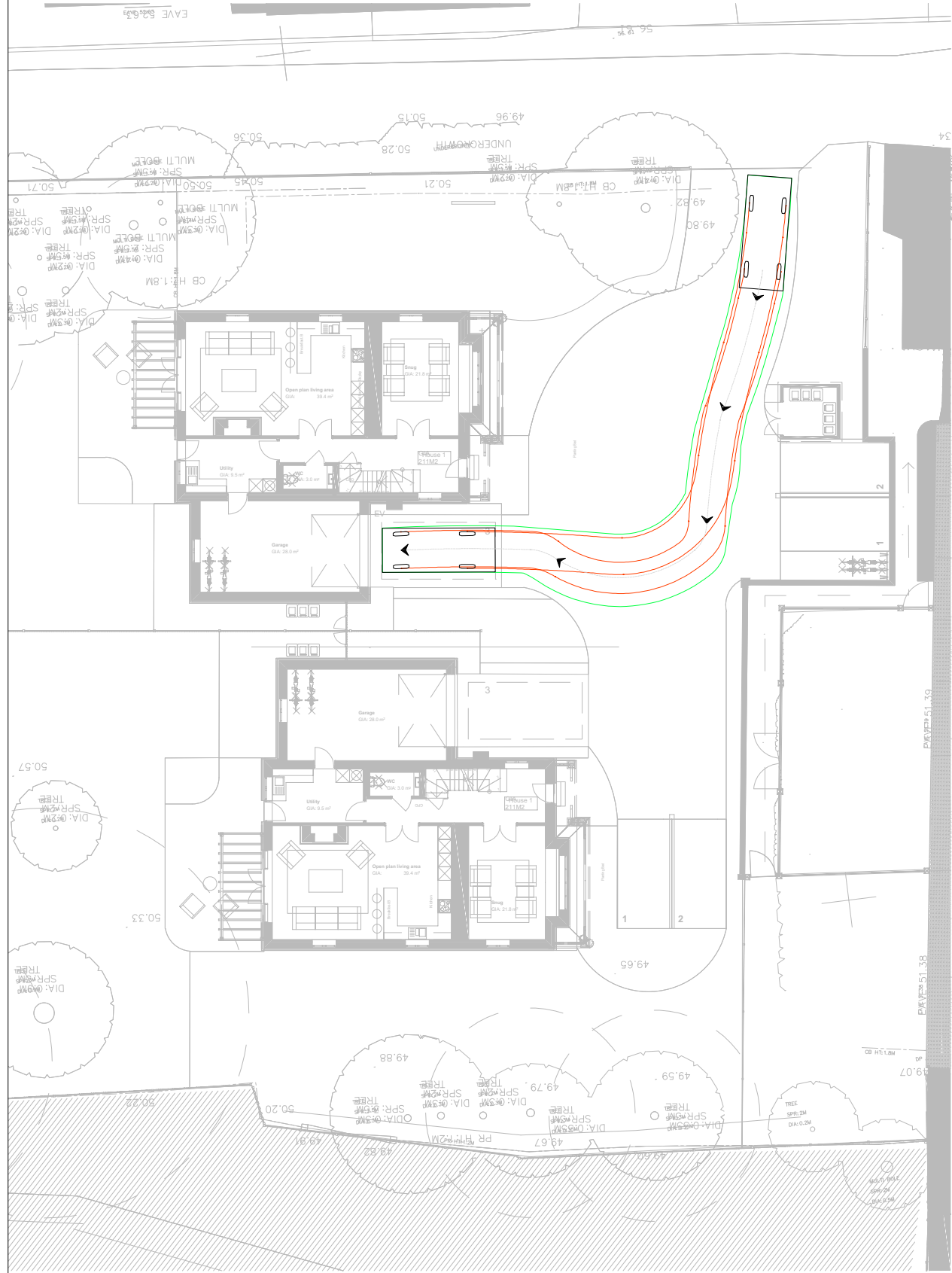
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2211060-TK04 Revision:



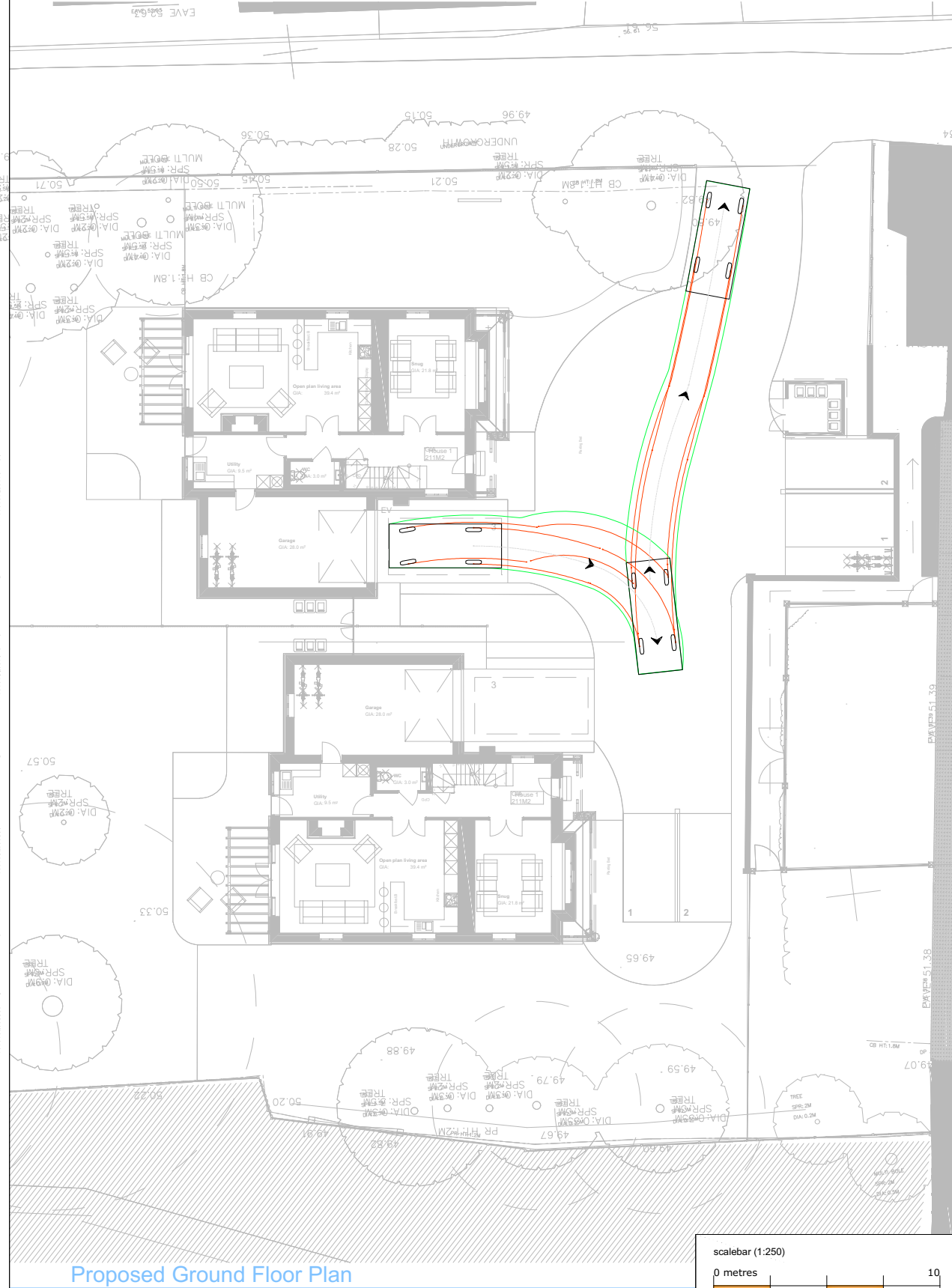
Proposed Ground Floor Plan

1:200

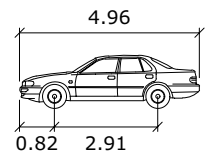
Access Manoeuvre



Exit Manoeuvre



Rev: Description: Date: Rev By: Chk'd:



Jaguar XF Saloon

	units
Width	1.94 meters
Track	1.60 meters
Lock to Lock Time	4.0
Steering Angle	35.0



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Project:
Manor Farm Lane, Tidmarsh

Title:
**Swept Path Analysis
Site 1 Parking**

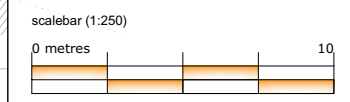
Client:
Manor Farm (Tidmarsh) Ltd

Drawing Status:

Scale: 1:250 (@ A3) Date: 07/12/23

Drawn: DR Checked: CS Approved: CS

Drawing: Revision:
2211060-TK05



Proposed Ground Floor Plan

1:200

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