

Planning Application Number 23/02254/FUL

The Rancher, Manor Farm Lane, Tidmarsh Reading RG8 8EX

I write as Footpath Officer on behalf of the Pang Valley Group of the Ramblers' Association.

Reference is made to Planning Application 17/00968/FULD for which permission was granted on 17 August 2017 subject to conditions one of which was for the installation and maintenance of a "footpath" sign at the junction of Manor Farm Lane and A340. The application was for the demolition of existing B8 use and 5 garages, relocation of sewage treatment plant, and the erection of 4 houses with associated garden and parking.

This application is for the demolition of The Rancher and the construction of 2 detached dwellings. Because only half of the site can be used for residential development, the two proposed properties will be sited one behind the other. As a result, the area for construction of the dwellings is somewhat constrained.

Manor Farm Lane is a tarmac roadway and doubles as Public Footpath TIDM/7/3. Because the site of the proposal is confined, we think it unlikely that delivery vehicles and materials can be contained within the site but will have to park outside of the site. A condition attached to any planning permission requiring that Public Footpath TIDM/7/3 remain unobstructed by vehicles and materials would ease that concern.

H C Hatcher

22 October 2023