

Christopher Howard

To: Christopher Howard
Subject: FW: Planning application RM/2014/2561 - Land north of Cutbush Lane
~[UNCLASSIFIED]~

From: Katy Hughes [<mailto:katy.hughes@shinfieldparish.gov.uk>]
Sent: 08 January 2015 13:53
To: Christopher Howard
Subject: RE: Planning application RM/2014/2561 - Land north of Cutbush Lane ~[UNCLASSIFIED]~

Hi Chris

Please find below the comments from the parish council in relation to RM/2014/2561.
We intend to also send the comments relating to tandem parking, road width and bus route to Mark Cupit and Chris Easton

The parish council appreciate the variation in the external design of the dwellings and the design features incorporated into the exterior facades (brickwork details etc.)

Whilst the parish council recognise that the developer is providing a level of parking spaces above the minimum required in the parking standards, it is extremely concerned with the use of tandem driveways for dwellings along the main avenue. This is proposed as a 6.1 metre wide road with plans for a bus route to run along the avenue and out onto Cutbush Lane and the Eastern Relied Road. The parish council would draw the officer's attention to other recently constructed developments such as Mitford Fields in Three Mile Cross and Shinfield Park where road widths are similar, but on-street parking has meant that it would be impossible to route a local bus service through these roads.

If a bus is to run through this development, then either the road requires parking restrictions, should be built wider, or requires additional parking provision for houses along the avenue, primarily four bedroom town houses with two tandem spaces each, along with preventative measures to stop parking on the street.

The parish council would like to see a condition added to the reserve matters to ensure that the developer offers management of the green spaces in the development to the parish council prior to making any alternative arrangements with a management company.

Thanks
Katy

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