



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
NORTH WESTERN AREA PLANNING COMMITTEE
6th October 2021

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	21/00693/OUT
Location	Golf Driving Range Burnham Road Woodham Mortimer
Proposal	Outline planning permission with the matter of access for consideration is sought for the demolition of the building and replacement of the driving range and pitch & putt with up to 25 new one and two bedroom single storey dwellings and public open space with an equipped play area.
Applicant	Joshua Charles Ltd
Agent	Ian Robottom
Target Decision Date	29.10.2021
Case Officer	Hannah Bowles
Parish	WOODHAM MORTIMER
Reason for Referral to the Committee / Council	Major Application Member Call In from Cllr Durham the reason for this call in is that this is a major application of significance to the area.

5.7 Access, Parking And Highway Safety

Proposed Cycle Path and Public Right of Way

As per paragraph 5.7.8 of the Officers report, the Highway Authority raised concerns in respect of the proposed cycle path shown within the development, which is proposed to connect to footpath 25. The applicant has subsequently removed any indication, from the submitted block plan, that the path would be used a cycle path. However, it will be retained as pedestrian path.

5.11 Other Matters

NHS Property Services

The Applicant has confirmed that should the application be approved, they would be willing to enter an agreement to pay the required contribution requested by NHS Property Services, as set out in paragraph 5.11.7 of the Officers report.

7.4 Representations received from Interested Parties

7.4.1 1 letter of comment has been received and is summarised below:

Comments	Officer response
<p>The B1010 is a fairly busy road, more so at peak times. The proposed development is fed from a road rated at national speed limit. Consideration should be made during this application to mitigate the associated risk of road traffic accident due to traffic queuing to enter the development when travelling in an North Westerly direction. The bend to the South East of the proposed development has restricted view - the proposed development could put a queue of traffic on or immediately after the bend.</p> <p>Mitigation of the risk could be a speed restriction; potentially to link up to the restriction in Hazeleigh. Visitors to the site can see flowers left at the telegraph pole to the South East of this bend where unfortunately a motorcyclist lost their life.</p>	<p>The Highway Authority has considered highway safety and are satisfied that the proposed development is unlikely to generate as many trips as the existing use of the site when fully operational.</p>