

**STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT COMMITTEE**  
**5 APRIL 2016**

**Present:** Councillors D Absolom (Chair), Chrisp, Hopper, Lawrence, Maskell, Page, Stevens, Whitham and R Williams.

**Apologies:** Councillors Ayub, Dennis, McDonald, and Rodda.

**28. MINUTES**

The Minutes of the meeting of the Committee held on 24 November 2015 were confirmed as a correct record and signed by the Chair.

**29. MINUTES OF TRAFFIC MANAGEMENT SUB-COMMITTEE**

The Minutes of the meetings of the Traffic Management Sub-Committee held on 14 January and 10 March 2016 were received.

**30. MINUTES OF OTHER BODIES**

The Minutes of the meeting of the Joint Waste Disposal Board of 16 October 2015, the Minutes of the meeting of the AWE Local Liaison Committee of 2 December 2015 and the Minutes of the Reading Climate Change Partnership of 29 January 2016 were submitted.

**Resolved:** That the Minutes be noted.

**31. QUESTIONS FROM COUNCILLORS AND MEMBERS OF THE PUBLIC**

Questions on the following matters were asked in accordance with Standing Order 36.

Questioner	Subject
Sarah-Jane Lock	Cycling to Redlands Primary School
Councillor Whitham	Pay and Display Parking Revenue - Hospital and University Area Study

(The full text of the questions and replies were made available on the Reading Borough Council website).

**32. ENDORSEMENT OF REVISED GREEN PARK MASTERPLAN, 2016**

The Director of Environment and Neighbourhood Services submitted a report on revised Master Plan proposals for the Green Park Business Park. The report provided the context and the main changes to the existing Masterplan. The Revised Masterplan would guide the evolution of the Park and the preparation of planning applications for future developments but it would carry no material weight in decision making. The report sought the Committee's comments on the proposed changes and on a draft letter of endorsement of the Revised Masterplan that had been requested by Oxford Properties, the new owners of the Green Park Business Park. The report had appended:

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Appendix 1 - Copy of Illustrative Masterplan Map

Appendix 2 - Draft Letter of Endorsement of Revised Masterplan

The report summarised the key changes proposed in the 2016 Revised Masterplan compared to the 1999 Masterplan, as follows:

- 1) Two new plots - the Gateway site and the new Hotel site;
- 2) 600 South Oak Way was proposed as 10 storeys - this had been identified as a landmark building within the 1999 Masterplan (8-10 storeys);
- 3) 500-600 Longwater - larger and more intensively developed than the illustrative plan in 1999 masterplan;
- 4) 700-900 South Oak Way - located closer to M4;
- 5) Landscape and setting adjustments - to give greater presence of buildings to roads through the site;
- 6) Revised Flood Management Strategy;
- 7) Some broadening of uses to include new retail and leisure users primarily aimed at serving the users of Green Park;
- 8) The Revised Masterplan proposed an overall uplift of floorspace of 50,000m<sup>2</sup> (approximately a 19% uplift overall) within the plots with existing unbuilt consents. These unbuilt consents currently amounted to 93,125m<sup>2</sup>;
- 9) Improvements to signage, way-finding and branding.

Oxford Properties had been invited to present their Revised Master Plan for Green Park to the Committee. The following people attended to give the presentation:

Ian Lyon, Director, Oxford Properties  
Rory Carson, Director, Oxford Properties  
Peter Easton, Practice Partner, Aukett Swanke  
Caroline McDade, Director, Deloitte  
James Overend, LLP Director, Peter Brett Associates

The full presentation was made available on the Reading Borough Council website.

The meeting discussed the importance of provision of appropriate infrastructure to support the developments in the revised Masterplan and an amendment to the endorsement letter was proposed.

**Resolved:**

- (1) That the Revised Green Park Masterplan 2016 be noted, welcomed and endorsed as the basis for preparing planning applications for future developments in Green Park, subject to the various caveats set out in the report and in the draft letter attached at Appendix 2 to the report, as amended by (2) below;
- (2) That the draft letter of endorsement that officers proposed to send to the owners of the site, Oxford Properties, be endorsed, subject to adding 'appropriate infrastructure provision' to the development management process items listed in its penultimate paragraph;

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- (3) That the letter to be sent to Oxford Properties be finalised by the Head of Planning Development and Regulatory Services, having regard to the Committee's comments and in consultation with the Lead Councillor for Strategic Environment, Planning and Transport and the Chair of Strategic Environment, Planning and Transport Committee.

**33. PLANNING ANNUAL MONITORING REPORT APRIL 2014 TO MARCH 2015**

The Director of Environment and Neighbourhood Services submitted a report on the Annual Monitoring Report (AMR) for 2014-15, which presented a digest of monitoring information collected by the Council to assess the progress of planning policies and to monitor the outcome of Local Development Framework policies. The AMR had been published on the Council's website in December 2015 and the report highlighted key points from the AMR.

**Resolved:** That the contents of the Annual Monitoring Report be noted.

**34. LOCAL PLAN ISSUES AND OPTIONS - OUTCOME OF CONSULTATION**

The Director of Environment and Neighbourhood Services submitted a report summarising the results of community involvement on the Issues and Options for the Local Plan, which had been approved by the Committee on 24 November 2015 (Minute 22 refers).

The report stated that community involvement was the first stage in replacing Reading's current development plan documents with a new comprehensive Local Plan. Community involvement had taken place between 22 January and 7 March 2016 and the report described the process and briefly summarised the headline results. It explained that a full report of the consultation would be prepared once the results had been fully analysed, which would include summaries of each comment received and each consultation event undertaken. The summaries of individual comments would need to be brought back to a future meeting of the Committee to approve the Council's response to them.

The report also sought approval for amending the Local Development Scheme, which was the document setting out the programme for producing new planning policies. The suggested amendments were set out in Appendix 1 to the report, but the report explained that they were mainly to revise the timetable for the next stages of the Local Plan to reflect the delay in consulting on Issues and Options.

**Resolved:**

- (1) That the summary of the responses received as a result of community involvement on the Issues and Options for the Local Plan be noted;
- (2) That the Local Development Scheme (Appendix 1 to the report) be approved and brought into effect, and that it form the basis for production of planning policy, with effect from 6 April 2016.

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**35. TECHNICAL CONSULTATION ON IMPLEMENTATION OF PLANNING CHANGES**

The Director of Environment and Neighbourhood Services submitted a report regarding a “Technical consultation on implementation of planning changes” that had been published by the Department for Communities and Local Government (DCLG) on 18 February 2016. The report explained that the consultation document was very wide-ranging and significant to the operation of the planning system in England. It covered thirteen chapters, each dealing with a different matter. The document asked numerous questions upon which DCLG was seeking the views of respondents by the consultation deadline of 15 April 2016.

The report summarised the changes to the planning system proposed in the technical consultation and considered some of the possible implications for the planning system as it currently operated, and specifically the implications for the Council.

The report sought the Committee’s approval to a recommended draft response to the consultation questions, which was set out in Appendix 1 to the report.

It was noted that a similar report was being submitted to the Planning Applications Committee on Wednesday 6 April 2016.

**Resolved:**

- (1) That the report and the various proposed changes to the planning system contained in the “Technical consultation on implementation of planning changes” published by DCLG in February 2016, be noted;
- (2) That the Council’s recommended response to the specific consultation questions set out in the “Technical consultation”, attached as Appendix 1 to the report, be approved.

**36. CONSERVATION AREAS ENHANCEMENT PILOT PROJECT - UPDATE ON TRAINING DAY**

Further to Minute 20 of the previous meeting, the Director of Environment and Neighbourhood Services submitted a report giving a further update on the Conservation Areas Enhancement Pilot Project.

The Committee had previously agreed to establish a working group of officers and community representatives to examine priorities for environmental action and improvement and ways to deal with priority matters in Conservation Areas in the Borough, within available budgets and resources (Minute 31 of the meeting on 26 March 2015 refers). The report provided an update on the operation of the group and specifically on the outcomes of a Training Day on the preparation of Conservation Area Appraisals that had taken place on 24 February 2016.

The report explained that various matters had been discussed during the training day, including provision of green conservation area road name signage in all conservation areas in the Borough, providing leaflets and guidance for residents and the establishment of a Conservation Area Advisory Committee (CAAC).

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A follow-up “Masterclass” was to be held on 6 April 2016. Participants had been asked to review the existing conservation area appraisals for their areas, noting the special characteristics and issues for the area.

The report explained that in light of the offer of training on Conservation Area appraisals, it had been decided that officers would not carry out a review of the existing Castle Hill/Russell Street Conservation Area appraisal, as had been indicated at the previous meeting (Minute 20 refers). Officers considered it was now more appropriate for the assessment to be community-led, with some technical support from officers.

The working group had further discussed proposals to establish a Reading Conservation Area Advisory Committee. The report explained that the CAAC would be a community-led group, separate from the Council, comprising people with an interest in the built environment and its heritage, to be drawn from local amenity societies, residents’ associations, independent historical, architectural and planning experts, and local residents and businesses. A draft constitution for the proposed Reading CAAC was set out in Appendix 1 to the report.

Further to Minute 21 of the previous meeting, the report also explained that the non-immediate Article 4 Direction that had been approved by the Committee on 24 November 2015 had been confirmed by Planning Applications Committee on 10 March 2016, to control changes of use to small House in Multiple Occupation uses for properties in Jesse Terrace, Reading. The Direction would come into force on 1 February 2017. A copy of the report which had been submitted to the Planning Applications Committee was attached at Appendix 2.

In accordance with Standing Order 36B, the Chair invited Karen Rowland, Chair of the Baker Street Area Neighbourhood Association, to address the Committee on this item.

**Resolved:**

- (1) That the outcomes of the Training Day on the preparation of Conservation Area Appraisals that had taken place on 24 February 2016 to assist members of the working group to identify the special historical and architectural interests and develop management plans to preserve and enhance their conservation areas be noted;**
- (2) That the setting up of a Reading Conservation Area Advisory Committee (CAAC) be welcomed and supported, based on the draft framework for its constitution set out in Appendix 1 to the report, to continue the work of the pilot group on the enhancement of Conservation Areas on a more formal basis;**
- (3) That it be noted that the Planning Applications Committee on 10 March 2016 had confirmed the non-immediate Article 4 Direction to remove permitted development rights to convert from a C3 dwelling house to a C4 House in Multiple Occupation for Jesse Terrace, as shown on the map in the Notice attached at Appendix 3 to the report.**

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(The meeting started at 6.30pm and closed at 8.05pm).