

## Planning Applications Committee

Wednesday 25<sup>th</sup> April 2018

### ADDITIONAL INFORMATION

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**Applications for Committee Determination since previous Committee Report****Printed: 25 April 2018 2018****Ward:** Abbey**Application reference:** 180358**Application type:** Full Planning Approval**Site address:** Bristol & West Arcade, Market Place, Reading, RG1 1JL**Proposal:** Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed-use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 -**Reason for Committee item:** Major Development**Ward:** Caversham**Application reference:** 180552**Application type:** Regulation 3 Planning Approval**Site address:** The Heights Primary School, 82 Gosbrook Road, Caversham, Reading**Proposal:** Extension to the existing planning approval ref 151283 until 31st August 2020. Erection of a new build 2 storey, 6 classroom modular unit on part of the St. Anne's School site, to allow the school to expand towards a capacity of 325 pupils on the temporary school site until 31st August 2020. Associated external works including the temporary annexation of a portion of the adjacent Westfield Road Recreation Ground for pupils' outdoor play area during school hours.**Reason for Committee item:** RBC application**Ward:** Whitley**Application reference:** 180543**Application type:** Full Planning Approval**Site address:** Former Sales & Marketing Suites, Drake Way, Reading**Proposal:** Proposed construction of 12 apartments ( 1 x 1 bed, 11 x 2 bed) with associated car parking, landscaping and open space, and infrastructure provision.**Reason for Committee item:** Major Development**Ward:** Whitley**Application reference:** 180546**Application type:** Approval of Reserved Matters**Site address:** Longwater Avenue, Reading**Proposal:** Application for approval of reserved matters following outline approval for Phase 4 for 118 dwellings (10/01461/OUT)**Reason for Committee item:** Major Development

UPDATE COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 25 April 2018

ITEM NO. 13

Page: 165

Ward: Tilehurst

App No.: 180094

App Type: Full

Address: Equity House, 4-6 School Road, Reading

RECOMMENDATION:

GRANT

Amended Conditions shown in bold type below:

Hours of use

The premises as hereby approved shall not be used by members of the public outside the hours of 8am to 10:30pm on Mondays to Saturdays and 10am to 10:00pm on Sundays or Bank Holidays.

No amplified music

**There shall be no amplified music or singing at the premises at any time.**

Air condition units

Within 4 weeks of the date of this permission the extract/ventilation systems shall have been installed in accordance with the approved plans and specifications and thereafter the extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

Restriction on use - specified use

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the premises shall be used as a community facility as **applied for offering a combination of worship, training, education and meetings for a maximum of 50 people only and for no other purpose (including use solely as a Mosque) in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.**

Vehicle parking - plans to be approved

Within 4 weeks of the date of this planning permission:

**The parking layout and boundary treatment as shown on the approved drawing and the signage to make clear that the parking spaces are for permit holders only, shall be provided and ready for use. Thereafter the parking bays and turning areas shall be kept free of obstruction and the signs retained in place at all times.**

Car park management plan

The approved car park management plan, which includes a mechanism for issuing 6 parking permits only (1 spare for guests, deliveries, etc), and details of how visitors will be directed to make use of nearby public car parks, public transport and other forms of transport and which shall be easily available for view on the organisation's website and in their published literature shall be adhered to at all times while the approved use is in operation.

#### Bicycle parking - plans to be approved

Within 4 weeks of the date of this planning permission:

- (a) The bicycle parking shall be provided as shown on the approved plan.
- (b) Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

#### Bin storage

Within 4 weeks of the date of this planning permission the approved bin storage facilities shall be provided and the bin storage facility shall be retained thereafter for use by occupiers of the building at all times.

#### Travel Plan

Within 4 weeks of the date of this planning permission a **Travel Plan shall be submitted and revised as needed until it can be approved by the Local Planning Authority**. The plan shall include a full analysis of the existing / proposed modal split for congregation/community members, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing a reduction in car trips generated to and from the site and a consequent reduction of pressure on limited car parking spaces.

#### Travel Plan Implementation

The aims of the approved Travel Plan shall be notified to and followed by all centre users.

#### Travel Plan Review

There shall be an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the users. This shall be compared with the initial survey carried out under the terms of the condition above (the control level) with the aim being to see a reduction in the number of car borne trips.

#### Obscure glazing at first floor

All windows at first floor level shall always be retained as *non-opening and with obscure glass* on parts below 1.7m as a minimum when measured from the floor level of the first floor.

#### CMS

Construction method statement required within 2 weeks of the date of this planning permission to manage the construction phase of the extension and works to the car park and boundary. To be implemented as approved.

#### INFORMATIVES TO INCLUDE

1. Positive and Proactive working
2. Adherence to conditions

#### 1. Introduction

The purpose of this update is to advise of

- a) changes to recommended conditions
- b) additional comments received since the main report was completed
- c) a Car Park Management Plan being submitted

#### 2. Changes to conditions

The amended or additional conditions are shown above.

- Officers consider it logical to clarify that no amplified music or singing should take place in the premises.
- Officers consider it necessary to make clear that the use permitted is as described in the planning application only and that the sole use as a Mosque would not be permitted.
- The vehicle parking and turning space condition needed clarification.
- The original Travel Plan condition needed amending to make clear that more than 1 draft may be needed to be submitted before it can be approved and to follow this conditions to require that the Travel Plan is followed and reviewed are recommended.

### 3. Additional comments received

Three more comments in objection and three in support of the proposal have been received. The comments made are very similar to those already recorded in the main report from other commentators so have already been discussed.

### 4. Car Park Management Plan & Travel Plan

The transport officer had requested a car park management plan with tracking diagrams to demonstrate how the parking spaces on site could be accessed and to explain how the parking spaces will be managed. The Car Park Management Plan has been submitted (at the end of this report) and the information it contains is acceptable.

### 5. Conclusion

With these changes to conditions and the additional information provided the recommendation is that planning permission should be granted as set out above.

Case Officer: Julie Williams

**MANAGEMENT PLAN**

Zainabiya Reading Centre  
Equity House  
4-6 School Road  
Tilehurst RG31 5AL

**Staff**  
Being a charity there is no staff, only volunteers.  
Management – 3 Trustees  
Organising Volunteers - 9

**Attendance**  
Thursdays – 40-50 Users  
Fridays – 10-12 Users  
Sundays – 30 Users

**FOOD BANK**

**11:30 – 13:00 Every Sunday**

New food bank in Tilehurst, for those in need, we welcome all in the area to collect or donate food towards the cause, below are examples of items, but not limited too:

- Tinned food
- Bread
- Juice cartons
- Water bottles
- Rice
- Pasta

Registered Charity 1155961  
**ZAINABIYA**  
Community of Reading  
www.Zainabiya-Reading.org.uk

**Parking Guide**

Main car park is behind Co-op store for all times. Centre car park is only for designated cars (Please contact the parking controllers, Asad and Asim, if you need a designated space at the centre ) which will be for those who are less mobile.  
There is no facility for pick up or drop off at the centre, so please only bring your car to the centre if you already have a designated space.

**Parking**  
A written under taking will be enforced to use ONLY the designated spaces for the centre. We have x2 volunteers to ensure parking controls are adhered to.  
Designated Spaces at the centre and public car park behind the Co-op.  
No more than 6 permits will be issued/designated for visitors to the site at any one time/event.

**What is being proposed?**  
Change of use from office B1 to Community Centre and D1 Place of Worship

**Instructions for Car Parking at Zainabiya Centre**

All community members are requested to park their vehicles in Council Public car park located at Recreation Road. It is just 2-min away by walk and free after 2.00 pm.

**Please do not park behind or in front of the Post Office or in any of the parking slots not allocated to Zainabiya.** Centre car parking is only for community members with less mobility. Please ask on-site parking controller, who will be available during our events, for any assistance or directions to public car parking. There is no pick-up or drop-off facility in front of the centre.

Please see following map for directions from Recreation road car parking to our centre.

**Opening Hours**  
Regular use –

- Thursday – 7.30pm – 10.30pm
- Friday 12pm – 2pm
- Sunday 10.30am – 1pm

**Main Islamic Calendar Nights – 7.30pm-10.30pm**  
Closed during the day as a centre but may be used occasionally for Office work.



## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 25 April 2018

ITEM NO. 11

Ward: Caversham

App No.: 180204/HOU

Site Address: 79 Henley Road, Caversham, Reading, Berkshire, RG4 6DS

Proposal: First Floor rear extension

Applicant: Mr Gavin Frost

Date valid: 1<sup>st</sup> February 2018

8 Week Date: 29<sup>th</sup> March 2018

## RECOMMENDATION

As per the main agenda.

### 1. Corrections to main report:

- 1.1 At the end of para 1.2 of the main report, the following should be inserted, to provide further clarification with regards to the extent of the site:  
The application plot is now completely separate and in different ownership to the two plots to the rear, where permission has been given under application 171070 for the erection of two dwellings.
- 1.2 In para 4.2 of the ecology report, the works are referred to as a two storey rear extension, this should be deleted and the following inserted in its place:  
"a first floor rear extension"

Case officer: Heather Banks

**UPDATE REPORT:**

**BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 25 APRIL 2018**

**ITEM NO. 12**

**Ward:** Katesgrove  
**App No.:** 172213/FUL  
**Address:** 112 London Road  
**Proposal:** Demolition of existing building and erection of 2 x class C3 residential apartment blocks comprising 6.No. flats

**RECOMMENDATION:** as per main Agenda report, but with adjusted numbering of the reasons for refusal.

**1. ADJUSTMENTS TO NUMBERING OF THE REASONS FOR REFUSAL**

1.1 The reasons for refusal on the main agenda report are incorrectly numbered 1, 3, 4 and 5. The numbering is to be amended to reasons for refusal 1, 2, 3 and 4.

**2. ADDITION TO APPENDIX 1**

2.1 The second part of the table set out in appendix 1 was omitted from the main agenda report. The table is attached in its entirety below for reference.



## TIMELINE FOR 112 LONDON STREET (THE AFTER DARK CLUB)

### PREVIOUS USES OF THE AFTER DARK CLUB OR SITE 1800-1970s

112 London Street was, before renumbering c. 1880s, 60 London Street.

Information below is at 6 January 2018.

The exact building (or rebuilding) date of the hall is unknown. The existing building may be early nineteenth century.

No research has been undertaken of the site before 1800.

| Date                     | use / tenants or occupiers/ events if known   |
|--------------------------|---|
| 1800-1812                | St Giles Young Christian Association (1)  |
| at least by 1817 -?      | Unitarian Chapel (14)   |
| early nineteenth century | Whole site owned by Mr Sims (14)  |
| 1829                     | Auction Rooms (1)   |
| 1837                     | St Giles Young Mens Christian Association (1)   |
| 1839                     | Primitive Methodist Chapel (1)  |
| 1847-56                  | Baptist Chapel (1)  |
| 1862-66                  | Chapel and Public Rooms (1)   |
| 1865-71                  | St Giles Young Mens Christian Association (1)   |
| 1874                     | St Giles Church of England Society (1)  |
| 1871-1900                | St Giles Hall (1)   |
| 1888                     | 110,112 and 114 London Street sold 27 September (1)   |
| 1914                     | Outbreak of First World War.<br>Opened up for use of soldiers and sailors passing through Reading as a recreation room. (2) |
| 1915                     | Collection for a new St Giles' Hall suspended during the war (3)  |
| 1918                     | Advertised for auction with 110 and 114 London Street by the Trustees of the Late H.B.Blandy J.P. (4)                       |
| c 1920                   | London Street Pavilion (cinema) (15)  |
| 1924                     | Foundation Stones of new St Giles Hall (now County School of Dancing) on Southampton Street laid.                           |
| 1925                     | 110 & 112 Ancient Order of Foresters District Offices (5)   |

|       |  |
|-------|--|
| 1935  | 110 Ancient Order of Foresters and Reading Spiritualist Church<br>112 Foresters Hall (6)   |
| 1944  | 110 Ancient Order of Foresters<br>112 Foresters Hall (7)   |
| 1954  | 110 Ancient Order of Foresters District Office<br>110a Ancient Order of Foresters Court Sherwood Forest<br>112 Foresters Hall<br>112 Foresters Hall School of Dancing, Frank and Winifred Alexander Principals (8) |
| 1964  | 110 Ancient Order of Foresters District Office<br>and Mrs C. Richards Caretaker<br>112 Foresters Hall<br>112 Alexander School of Dancing (9)   |
| 1967  | 112 Alexander School of Dancing (10)   |
| 1968  | 112 Blank entry (11)   |
| 1975  | 110 J. Wood Racing Ltd, Turf Accountant<br>110 Ancient Order of Foresters<br>112 - there is no 112 (12)  |
| CLUBS | Now the After Dark. Appears also it was once the Caribbean Club, the Windrush Club and Wheelers (13).  |

#### References

1. London Street Described 1800-1900, the London Street Research Group. Includes information from various sources of the time.
2. Reading Mercury 21 November 1914
3. Reading Mercury 8 May 1915
4. Reading Mercury 11 May 1918
5. Kelly's Directory 1925
6. Kelly's Directory 1935
7. Kelly's Directory 1944
8. Kelly's Directory 1954

9. Kelly's Directory 1964
10. Kelly's Directory 1967
11. Kelly's Directory 1968
12. Kelly's Directory 1975
13. Reading Forum thread accessed 6 November 2016.

14. William Silver Darter Reminiscences of Reading pp 97, 99-100 (William Silver Darter's 'Reminiscences of Reading' originally published as 'by an Octogenarian' is the repository of a multitude of tidbits about Reading in the nineteenth century. Having grown up and worked on London Street before retiring to the Christchurch Road, considerable weight should be given to what William Darter has to say about London Street. Page numbers below refer to the British Library Historical Print edition.

i) *"In a former paper I alluded to the erection of a new Chapel at the upper part of London Street, which is now known as St Giles' Hall. Prior to its erection there was a small place of worship near the present structure..."* (p99)

The 'former paper' states: *"On this occasion a service [probably 1817] was held at the newly-erected Unitarian Chapel in London Street (now known as St Giles' Hall)." (p97)*

ii) *"Up to about the year 1814 were at the London Street entrance to the Unitarian Chapel two very old houses with small shop windows which were probably built in the reign of Elizabeth [I]. These, as also the small chapel I have referred to, were the property of Mr Sims, at that time a builder of repute, whose business premises were in Mill Lane. He removed the two old buildings and erected the two modern-style houses and shops with balconies, from one of which Fyshe Palmer made his maiden speech to the Liberals of our Borough in the reign of George the Third" (p100)*

15. David Cliffe From Picture Palace to Penny Plunge, Reading's Cinemas. published Two Rivers Press 2016.

Case officer: Matt Burns