

UPDATE COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 25 April 2018

ITEM NO. 13

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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

**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

**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 1153961



www.zainabiya-reading.org.uk

**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.

