

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 18th July 2018

ITEM NO. 7

Ward: Abbey

Application No: 180358 FUL and 180359 LBC

Address: Bristol & West Arcade 173-175 Friar Street and 27- 28, 29-31 and 32 Market Place, Reading.

Proposal for Full and Listed Building Consent for:

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, 4,208 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 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

Applicant: Sonic Star Properties Ltd

RECOMMENDATIONS

180358 FUL

Delegate to the Head of Planning, Development and Regulatory Services to (i) **GRANT** full planning permission subject to completion of a S106 legal agreement or (ii) to **REFUSE** permission should the legal agreement not be completed by the 15th August 2018 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement),

Affordable Housing Provision:

a) Provision of 13 on-site residential units as affordable housing, comprising of 1bed x 8, 2bed x 4 and 3bed x 1 as shown on the submitted plans (9 units for social rent and 4 units for shared ownership).

b) In the event that a Registered Provider is not secured for the provision of the Affordable Housing, the Units to be offered to the Council to be provided by the Council as Affordable Housing.

c) In the event that an Affordable Housing provider is not secured. The developer to pay to the Council the sum equivalent to 12% of the Gross Development Value of the development for provision of Affordable Housing elsewhere in the Borough. To be calculated (the mean average) from two independent RICS valuations to be submitted and agreed by the Council prior to first occupation of any Market Housing Unit.

To be paid prior to first occupation of any Market Housing Unit and index-linked from the date of valuation.

Amended condition 24. Prior to the commencement of development, a scheme detailing the locations and specifications of biodiversity enhancements (including bird nesting and bat roosting features on or around the buildings) shall be submitted to and approved in writing by the local planning authority.

Additional conditions

38. No works hereby permitted shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the council.

Reason: To incorporate biodiversity enhancements in and around developments in accordance with paragraphs 109 and 118 of the NPPF.

39. Boundary treatment

Additional informative:

Stopping Up Highway

The area of land on Town Hall Square to the direct frontage of the site is currently Public Highway therefore prior to the applicant implementing this permission the land in question must be stopped up under S247 of the Town and Country Planning Act 1990.

1.0 Ecology

1.1 The results of all three bat surveys have now been provided and reviewed by the Councils consultant ecologist. The surveys have been undertaken to an appropriate standard and the report (CSA Environmental, July 2018) concludes that there are up to 7 common pipistrelle day roosts within 27-32 Market Place. The submitted report provides a mitigation plan to ensure that bats are not harmed and that replacement roosting sites are provided and if it is implemented the favourable conservation status of bats will be maintained. Therefore there is no objection on ecological grounds subject to this mitigation.

1.3 As such, the proposal is considered acceptable subject to the additional conditions noted above and in accordance with policies CS36 of the Core Strategy. The officers' recommendation to Committee has been amended above to reflect this.

2.0 CIL

2.1 The CIL calculations on this site are complex due to a number of differing land uses proposed within the buildings to be refurbished on Market Place and the newly constructed element on at Friar Street. The floor area of the proposed new building on Friar Street was also slightly reduced as a result of the alterations to the frontage of this building. The figures at paragraph 2.4 of the main report should therefore be altered to show the revised total floor figures given by the applicant : Unit 1 = 423.6 sqm and Unit 2 = 316 sqm. The liability as checked by officers, before any social housing relief which can be applied for by the applicant, is £518,110.74.

3.0 Plan List

Existing	
EX.101	EXISTING BASEMENT FLOOR PLAN
EX.102	EXISTING GROUND FLOOR PLAN
EX.103	EXISTING FIRST FLOOR PLAN
EX.104	EXISTING SECOND FLOOR PLAN
EX.105	EXISTING THIRD FLOOR PLAN
EX.106	EXISTING ROOF PLAN
EX.201	EXISTING 27- 32 MARKET PLACE BASEMENT FLOOR PLAN
EX.202	EXISTING 27- 32 MARKET PLACE GROUND FLOOR PLAN
EX.203	EXISTING 27- 32 MARKET PLACE FIRST FLOOR PLAN
EX.204	EXISTING 27- 32 MARKET PLACE SECOND FLOOR PLAN
EX.205	EXISTING 27- 32 MARKET PLACE THIRD FLOOR PLAN
EX.301	EXISTING SECTION AA
EX.303	EXISTING SECTION DD
EX.304	EXISTING SECTION HH
EX.307	EXISTING SECTION GG
EX.308	SECTION HH
Proposed	
P.100	SITE PLAN
P.101 C	BASEMENT FLOOR PLAN
P.102 F	GROUND FLOOR PLAN
P.103 F	FIRST FLOOR PLAN
P.104 D	SECOND FLOOR PLAN
P.105 D	THIRD FLOOR PLAN
P.106 C	FOURTH FLOOR PLAN
P.107 C	FIFTH FLOOR PLAN
P.108 E	SIXTH FLOOR PLAN
P.109 C	SEVENTH FLOOR PLAN
P.110 C	ROOF PLAN
P.111 A	OUTDOOR LIGHTING FOR GROUND FLOOR
P.112	OUTDOOR LIGHTING
P.113 C	ROOF PLAN - GREEN ROOFS
P.114	GREEN ROOF DETAILS
P.201 A	27- 32 MARKET PLACE BASEMENT FLOOR PLAN
P.202 A	27- 32 MARKET PLACE GROUND FLOOR PLAN
P.203 A	27- 32 MARKET PLACE FIRST FLOOR PLAN
P.204 A	27- 32 MARKET PLACE SECOND FLOOR PLAN
P.205 B	27- 32 MARKET PLACE THIRD FLOOR PLAN
P.311 E	SECTION AA
P.312 E	SECTION BB

P.313 B	SECTION CC
P.304 B	SECTION DD
P.305 B	SECTION EE
P.304 A	SECTION FF
P.307	SECTION GG
P.318 B	SECTION HH
DE.101	DEMOLITION BASEMENT FLOOR PLAN
DE.102	DEMOLITION GROUND FLOOR PLAN
DE.103	DEMOLITION FIRST FLOOR PLAN
DE.104	DEMOLITION SECOND FLOOR PLAN
DE.105	DEMOLITION THIRD FLOOR PLAN
DE.106	DEMOLITION ROOF PLAN

Case Officer: Susanna Bedford