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Councillors Chaudhri, Edwards, Green,
Hanley, Janjua, Lovelock, Page, Pugh,
Ruhemann, Rynn, R Stainthorp and Weston

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3 October 2006

Your contact is: Tim Milgate – Committee Services

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 11 OCTOBER 2006

A meeting of the Planning Applications Committee will be held on **Wednesday 11 October 2006 at 6.30pm in the Council Chamber**, Civic Offices, Reading. The Agenda for the meeting is set out below.

Please note that with regard to the planning applications, the order in which applications are considered will be at the Chair's discretion, and applications on which members of the public have requested to speak are likely to be considered first.

AGENDA

	<u>ACTION</u>	<u>WARDS AFFECTED</u>	<u>PAGE</u>
1. MINUTES OF THE PLANNING APPLICATIONS COMMITTEE HELD ON 13 SEPTEMBER 2006	-	-	To Follow
2. QUESTIONS	-	-	
3. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	1
4. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	2
5. TELECOMMUNICATIONS APPLICATIONS	INFORMATION	BOROUGHWIDE	13
6. ENFORCEMENT ACTION UPDATE	INFORMATION	BOROUGHWIDE	15

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7.	PLANNING APPLICATIONS VALIDATION CHECKLIST: REPORT ON RESPONSES TO CONSULTATION	DECISION	BOROUGHWIDE	23
8.	OBJECTION TO A TREE PRESERVATION ORDER AT KENTWOOD METHODIST CHURCH, KENTWOOD HILL	DECISION	KENTWOOD	49

Planning Applications

Item(s)	Planning Applications Determined by the Head of Planning and Transport under Delegated powers	Appeals(s)	Planning Applications To be determined	Page(s)
	(INFORMATION)	(INFORMATION)	(DECISION)	
9-12			ABBAY	53
13			BATTLE	103
14			CHURCH	113
15			NORCOT	123
16-18			PEPPARD	139
19			REDLANDS	186
20			TILEHURST	191
21-23			WHITLEY	201
24-25			NORCOT	251

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BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS DETERMINED BY THE HEAD OF PLANNING AND TRANSPORT UNDER DELEGATED POWERS, APPEAL DECISIONS AND PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 11th October 2006

Abbey Ward

Application Number	06/00799/FUL	Item	9	Page	53
Applicant	Mr And Mrs Joyner				
Address	20 - 24 Vachel Road Reading Berkshire RG1 1NY				
Proposal	Change of use to residential with elevational changes				
Recommendation	Application Permitted				

Application Number	06/00900/FUL	Item	10	Page	76
Applicant	Best Parties Ever Ltd				
Address	Kings Meadow Napier Road Reading Berkshire RG1 8NN				
Proposal	Temporary change of use for up to 30 days in calendar year 2006 to change from class D2 assembly and leisure to Christmas Party events at Kings Meadow				
Recommendation	Application Permitted				

Application Number	06/00915/REG3	Item	11	Page	85
Applicant	Mrs M Donaldson - Head				
Address	St Johns Primary School 121 - 147 Orts Road Reading Berkshire RG1 3JN				
Proposal	2.4m high chain link fence with 2 pedestrian gates and 1 vehicular gate to secure school premises				
Recommendation	Application Permitted				

Application Number	06/00934/FUL	Item	12	Page	90
Applicant	Tenniel Ltd				
Address	9 - 15 Blagrove Street Reading Berkshire RG1 1PJ				
Proposal	Conversion of existing office building to 14 flats (12 x 1-bed, 2 x 2-bed) and retention of office on ground floor with elevational amendments				
Recommendation	Application Refused				

Battle Ward

Application Number	06/00671/FUL	Item	13	Page	103
Applicant	Mr Hussain				
Address	468 Oxford Road Reading Berkshire RG30 1EF				
Proposal	First floor rear extension and conversion of existing house into 2 flats				
Recommendation	Application Refused				

Church Ward

Application Number	06/00725/FUL	Item	14	Page	113
Applicant	Mr A G Choudhry				
Address	225 Shinfield Road Reading Berkshire RG2 8HD				
Proposal	Change of use from Estate Agents to Fish and Chip Take-away shop (re-submission of planning application 06/00092)				
Recommendation	Application Permitted				

Norcot Ward

Application Number	06/00748/FUL	Item	15	Page	123
Applicant	Gilbert Homes Ltd				
Address	Land To The Rear Of Severn Way Tilehurst Reading Berkshire RG30 4HH				
Proposal	Erection of twelve dwellings comprising of two no. two bed semi-detached houses, six no. two bed terraced houses and four no. two bed apartments plus alterations to existing access, parking and landscaping				
Recommendation	Permitted, subject to a Legal Agreement				

Peppard Ward

Application Number	06/00703/FUL	Item	16	Page	139
Applicant	Infinity Homes Ltd				
Address	270 And 272 And Land To The Rear Of 268 And 280 Henley Road				
Proposal	Demolition of nos. 270 and 272 Henley Road and the erection of 22 no. residential dwellings incorporating one block of 6 x 1-bed flats, 2 semi-detached 2-bed dwellings, 7 semi-detached 3-bed dwellings, 6 semi-detached 4-bed dwellings and 1 detached 4-bed dwelling, with associated car parking and access				
Recommendation	Application Refused				

Application Number	06/00901/FUL	Item	17	Page	163
Applicant	English Courtyard Developments				
Address	Land Adjacent To Lyefield Court Emmer Green Reading				
Proposal	Erection of 9 new dwellings for the elderly with garaging and ancillary space, to the south west of the current development of Lyefield Court.				
Recommendation	Permitted, subject to a Legal Agreement				

Application Number	06/00953/FUL	Item	18	Page	182
Applicant	Mr M Belcher And Mrs S Rose				
Address	17 Quantock Avenue Caversham Reading Berkshire RG4 6PY				
Proposal	Amended description: Single storey rear extension, conversion of garage into study and replace flat roof with pitched roof, install window in lieu of door and glass roof to porch				
Recommendation	Application Permitted				

Redlands Ward

Application Number	06/01006/VARIAT	Item	19	Page	186
Applicant	Mr Iftikhar Ahmed				
Address	53 Erleigh Road Reading Berkshire RG1 5NB				
Proposal	Variation of Condition 12 of planning consent 03/00691/FUL to change the opening hours to Monday - Saturday 11.00am to 11.30pm and Sundays and Bank Holidays 11.00am to 11.00pm				
Recommendation	Application Permitted				

Tilehurst Ward

Application Number	06/00886/OUT	Item	20	Page	191
Applicant	CUBE				
Address	1 - 7 Heathway And 79 Chapel Hill Tilehurst Reading Berkshire				
Proposal	Outline application for 14 dwellings (means of access only)				
Recommendation	Permitted, subject to a Legal Agreement				

Whitley Ward

Application Number	06/00819/FUL	Item	21	Page	201
Applicant	Millgate Homes Ltd				
Address	Engineers Arms Whitley Wood Lane Reading RG2 8PT				
Proposal	Demolition of former public house and redevelopment for residential use as 14 x 2 bedroom apartments with access and parking				
Recommendation	Permitted, subject to a Legal Agreement				

Application Number	06/00870/FUL	Item	22	Page	221
Applicant	Re3 Ltd				
Address	Civic Amenity Site Island Road Reading				
Proposal	Construction of a waste management centre and use of land as a construction compound				
Recommendation	Permitted, subject to a Legal Agreement				

Application Number	06/01000/VARIAT	Item	23	Page	245
Applicant	Hewlett Packard				
Address	Worton Grange Imperial Way Reading Berkshire RG2 0TE				
Proposal	Removal of Condition 4 and 10 of planning application 77/TP/929 to enable occupation of the property in whole or in part without complying with a named user restriction				
Recommendation	Application Permitted				

Application Number	06/01001/VARIAT	Item	23	Page	245
Applicant	Hewlett Packard				
Address	Worton Grange Imperial Way Reading Berkshire RG2 0TE				
Proposal	Removal of Condition 4 of planning application 83/TP/73 to enable occupation of the property in whole or in part without complying with a named user restriction				
Recommendation	Application Permitted				

Whitley Ward (continued)

Application Number	06/01002/VARIAT	Item	23	Page	245
Applicant	Hewlett Packard				
Address	Worton Grange Imperial Way Reading Berkshire RG2 0TE				
Proposal	Removal of Condition 4 of planning application 83/TP/71 to enable occupation of the property in whole or in part without complying with a named user restriction				
Recommendation	Application Permitted				

Application Number	06/01003/VARIAT	Item	23	Page	245
Applicant	Hewlett Packard				
Address	Worton Grange Imperial Way Reading Berkshire RG2 0TE				
Proposal	Removal of Conditions 1 and 5 of planning application 79/TP/574 to enable occupation of the property in whole or in part without complying with a named user restriction				
Recommendation	Application Permitted				

LATE ITEMS

Norcot Ward

Application Number	05/00856/OUT	Item	24	Page	251
Applicant	Royal Berkshire Fire And Rescue Service				
Address	103 Dee Road Tilehurst Reading RG30 4FS				
Proposal	Outline application for residential development. Means of access only to be considered.				
Recommendation	Application Refused				

Application Number	06/00777/OUT	Item	25	Page	268
Applicant	Royal Berkshire Fire And Rescue Service				
Address	103 Dee Road Tilehurst Reading RG30 4FS				
Proposal	Outline application for residential development (all matters reserved)				
Recommendation	Permitted, subject to a Legal Agreement				

KEY TO CODING OF PLANNING APPLICATIONS

1. Planning application reference numbers are made up of 4 parts.
 - 1.1 The number begins with the year e.g. **06/**
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. 06/**00128** is the 128th application in 2006).
 - 1.3 The next, up to six, letters show what type of application it is. The following is a key:

ADJ	Consultation by adjacent authority (prefix SOX = South Oxfordshire, WBK = West Berkshire, WOK = Wokingham)
ADV	Advertisement
REF	Appeal to the ODPM against a refusal of permission
CON	Conservation Area Consent
FUL	Full Detailed
LBC	Listed Building Consent
OUT	Outline Application (Principle of development only)
REG3/4	Regulation 3/4 (Council application)
REM	Reserved Matters (following an outline approval)
TELE	Installation of Telecommunications Equipment
CLP	Certificate of Lawful Development – Proposed Use
CLE	Certificate of Lawful Development – Existing Use
HAZARD	Hazardous Substance (Storage of Large Quantities)
DEMCON	Demolition Notice
VARIAT	Variation of Condition
COND	Appeal to ODPM against a condition
NONDET	Appeal to ODPM against a failure to decide
ENFDET	Appeal to ODPM against an enforcement notice
SCO	Environmental Assessment Scoping Opinion
SCR	Environmental Assessment Screening Opinion

2. The final letters are the case officer's initials. The following is a key to existing officers with their direct dial telephone numbers.

DB	-	David Breeze	9390410
AB	-	Alison Bell	9390604
BDM	-	Bill Munday	9390900 ext 3130
AC	-	Andrew Chugg	9390458
BP	-	Ben Pratley	9390417
LJJ	-	Louisa Johnson	9390900 ext 4882
KR	-	Kiaran Roughan	9390900 ext 4530
CB	-	Chris Bintcliffe	9390450
LB	-	Lynette Baker	9390413
RE	-	Richard Eatough	9390900 ext 3338
PM	-	Phillip Moule	9390900 ext 3827
JW	-	Julie Williams	9390461
CR1	-	Claire Ringwood	9390900 ext 4545
MT1	-	Marissa Tsoukas	9390446
GMC	-	Gerard McCarten	9390452
RS	-	Richard Stimpson	9390441
SH	-	Sarah Hanson	9390440
PH	-	Patrick Haran	9390993
MDW	-	Mark Worringham	9390900 ext 3337
JM1	-	Julia Mountford	9390900 ext 4741
KAS	-	Kristen Smith	9390980
ACL	-	Antonia Liu	9390446
MJH	-	Michael Hart	9390900 ext 3825
SB1	-	Susanna Bedford	9390023
AM1	-	Arshad Mahmood	9390430
AJA	-	Alison Amoah	9390900 ext 4293
KW1	-	Katie Wilson	9390900 ext 4424
SMW	-	Shelley Watson	9390900 ext 4293
JJD	-	Jonathan Dawes	9390431
KS1	-	Kelly Seekup	9390437
WL1	-	Wing Lau	9390696

GUIDE TO USE CLASSES ORDER
and Permitted Changes of Use (England)

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	Class I	- Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. - Pet shops, cat-meat shops, tripe shops, sandwich bars - Showrooms, domestic hire shops, funeral directors	No permitted changes
A2 Financial and Professional Services	Class II	- Banks, building societies, estate and employment agencies - Professional and financial services, betting offices	Permitted change to A1 <i>where a ground floor display window exists</i>
A3 Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 Drinking Establishments		Pubs and bars	Permitted change to A1. A2 or A3
A5 Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	Class II Class III	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 <i>where no more than 235m</i>
B2 General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
C1 Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII Class XIV	- Residential schools and colleges - Hospitals and convalescent/nursing homes	No permitted change
C3 Dwelling houses		Dwellings, small businesses at home, communal housing of elderly and handicapped	No permitted change
Sui Generis		Hostel	No permitted change
D1 Non-Residential Institutions	Class XIII Class XV Class XVI	- Places of worship, church halls - Clinics, health centres, creches, day nurseries, consulting rooms - Museums, public halls, libraries, art galleries, exhibition halls - Non-residential education and training centres	No permitted change
D2 Assembly and Leisure	Class XVII Class XVIII	- Cinemas, music and concert halls - Dance, sports halls, swimming baths, skating rinks, gymnasiums - Other indoor and outdoor sports and leisure uses, bingo halls, casinos	No permitted change
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT

TO:	PLANNING APPLICATIONS COMMITTEE		
Date:	11th October 2006	AGENDA ITEM:	
TITLE:	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS		
SERVICE:	PLANNING	WARDS:	BOROUGH WIDE
AUTHOR:	David Breeze	TEL:	0118 9390 410
JOB TITLE:	Development Control Manager	E-MAIL:	david.breeze@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To identify those sites where, due to the sensitive or important nature of the proposals, a Committee Site Visit might be appropriate before the meeting of the next Committee or at a future date and confirm relevant site visit dates as shown in diary.

2. RECOMMENDED ACTION

- 2.1 That you resolve to visit the sites in the Appendix which will be provided with the update Agenda on day of forthcoming Planning Applications Committee and identify any further site visits. That you confirm the site visit date and time shown in your diary.

3. THE PROPOSAL

- 3.1 The potential list of agenda items submitted since the last meeting of the Planning Applications Committee will be provided with the update Agenda on the day of forthcoming Planning Applications Committee. Where appropriate, I will identify those applications that I feel warrant a site visit by the Committee prior to formal consideration of the proposals.

4. CONTRIBUTION TO STRATEGIC AIMS

Nil.

5. LEGAL IMPLICATIONS

Nil.

6. FINANCIAL IMPLICATIONS

Nil.

7. BACKGROUND PAPERS

Nil.

READING BOROUGH COUNCIL
REPORT BY DIRECTOR OF ENVIRONMENT

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 th October 2006	AGENDA ITEM:	
TITLE:	PLANNING APPEALS		
SERVICE:	PLANNING	WARDS:	ALL
AUTHOR:	David Breeze	TEL:	0118 939 0410
JOB TITLE:	Development Control Manager	E-MAIL:	david.breeze@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate concerning various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions in Appendix 3

3. THE PROPOSAL

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee held on the 18th August 2005.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee held on the 18th August 2005.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee held on the 18th August 2005.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Each method of dealing with appeals affords full opportunities for public comment.

5. LEGAL IMPLICATIONS

- 5.1 Only Public Inquiries involve the use of legal representation. There is no third party right of appeal, only applicants have this right against refusal or non-determination.

6. FINANCIAL IMPLICATIONS

- 6.1 Public Inquiries are more expensive on officer time and on costs and either party can be liable to awards of costs.

7. BACKGROUND PAPERS

7.1.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD:	Mapledurham
APPEAL NO:	APP/E0345/A/06/2023847/NWF
CASE NO:	05/01273/FUL
ADDRESS:	Caversham Lawn Tennis Club, Queensborough Drive
PROPOSAL:	Installation of flood lighting on courts 5 and 6
CASE OFFICER:	Patrick Haran
METHOD:	Written Representation
APPEAL TYPE:	Appeal against conditions imposed
APPEAL LODGED:	07.08.2006
WARD:	Minster
APPEAL NO:	APP/E0345/A/06/2021381/NWF
CASE NO:	06/00129/OUT
ADDRESS:	East Lodge, Coley Avenue
PROPOSAL:	Erection of detached dwelling on land to the rear of East Lodge
CASE OFFICER:	Ben Pratley
METHOD:	Public Inquiry
APPEAL TYPE:	Refusal
APPEAL LODGED:	05.09.2006
WARD:	Kentwood
APPEAL NO:	APP/E0345/A/06/2021941/NWF
CASE NO:	05/01309/OUT
ADDRESS:	1025 - 1027 Oxford Road
PROPOSAL:	Demolish existing dwellings and erect 2no. buildings Containing 7 no. apartments each
CASE OFFICER:	Andrew Chugg
METHOD:	Written Representation
APPEAL TYPE:	Refusal
APPEAL LODGED:	31.08.2006

WARD: Park
APPEAL NO: APP/E0345/A/06/2024146/NWF
CASE NO: 06/00484/FUL
ADDRESS: 112 Crescent Road
PROPOSAL: Demolition of outbuildings. Conversion of existing building to form 7 x 1 bedroom flats. Erection of new building with 2 x 1 bedroom and 5 x 2 bedroom flats. Associated parking and landscaping.

CASE OFFICER: Ben Pratley
METHOD: Written Representation
APPEAL TYPE: Refusal
APPEAL LODGED: 14.09.2006

APPENDIX 2

Appeals Decided:

WARD: Mapledurham
APPEAL NO: APP/E0345/A/06/2016507
CASE NO: 06/00133/OUT
ADDRESS: 121-127 Upper Woodcote Road
PROPOSAL: Outline application for the demolition of existing building and residential development of 9 dwellings, considering matters of siting and access.

CASE OFFICER: Patrick Haran
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 30.08.2006

WARD: Norcot
APPEAL NO: APP/E0345/A/05/1186285
CASE NO: 05/00404/TELE
ADDRESS: The Meadway, Churchend
PROPOSAL: Installation of a 13m replacement lamppost mast, three antennas housed within a glass reinforced plastic shroud and an equipment cabinet

CASE OFFICER: Andrew Chugg
METHOD: Informal Hearing
DECISION: ALLOWED
DATE DETERMINED: 31.08.2006

WARD: Peppard
APPEAL NO: APP/E0345/A/06/2019964/NWF
CASE NO: 06/00304/FUL
ADDRESS: 161 - 163 Peppard Road
PROPOSAL: Erection of 4 no. 4-bed dwellings on land to the rear
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
DECISION: WITHDRAWN
DATE DETERMINED: 05.09.2006

WARD: Battle
APPEAL NO: APP/E0345/A/06/2014057
CASE NO: 05/01117/FUL
ADDRESS: 13-15 Kent Road
PROPOSAL: Replacement storage building to existing builders yard
(Resubmission of 05/00084)
CASE OFFICER: Charlotte Westwood
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 04.09.2006

WARD: Tilehurst
APPEAL NO: APP/E0345/A/05/1176986
CASE NO: 04/01329/TELE
ADDRESS: Junction Of Felton Way And Chapel Hill
PROPOSAL: Installation of 13m replica telegraph pole mast, three
antennas housed within a glass reinforced plastic shroud
CASE OFFICER: Andrew Chugg
METHOD: Informal Hearing
DECISION: DISMISSED
DATE DETERMINED: 29.08.2006

WARD: Minster
APPEAL NO: APP/E0345/A/06/2015360
CASE NO: 06/00021/FUL
ADDRESS: 131 St Saviours Road
PROPOSAL: Single storey extension to front of property to form new bay
window and entrance porch
CASE OFFICER: Antonia Liu
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 25.08.2006

WARD: Southcote
APPEAL NO: APP/E0345/A/06/2011447
CASE NO: 05/01041/FUL
ADDRESS: 44 Winsor Drive
PROPOSAL: Erect one detached three-bed dwelling (Resubmission of
05/00583/FUL)
CASE OFFICER: Kelly Seekup
METHOD: Informal Hearing
DECISION: DISMISSED
DATE DETERMINED: 14th September 2006

WARD: Park
APPEAL NO: APP/E0345/A/06/2013738
CASE NO: 05/01276/VARIAT
ADDRESS: 77 Wokingham Road
PROPOSAL: Variation of Condition 1 of planning consent 91/0488 to
extend the opening hours from: 16:00 - 24:00 Monday to
Sunday to: 16:00 - 03:00 seven days a week.
CASE OFFICER: Ben Pratley
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 13th September 2006

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

72A Redlands Road 04/01530/FUL

Land to the rear of 13-25 Kent Road 05/01117/FUL

Planning Officers reports on appeal decisions attached.

APPEAL DECISION Report

**BY DIRECTOR OF ENVIRONMENT, CULTURE & SPORT
READING THE BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006**

Ward:	Redlands
App No.:	04/01530/FUL
Site:	72a Redlands Road & 91 Christchurch Rd
Development:	Extension of existing building to form 5 new flats and car parking
Method:	Informal Hearing
Decision:	Dismissed
HPT Recommendation:	Refuse
Delegated/Committee:	Committee

REASONS FOR REFUSAL:

- The proposed development by virtue of its scale, massing, and number of units proposed constitutes an over development of the site, which is visually intrusive and detrimental to the appearance of the street and the character of this conservation area. As such the proposal is contrary to policies HSG5 (Residential Design Standards), CUD7 (new development in conservation areas) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- The proposed development provides inadequate amenity space for the number of units proposed, which would be detrimental to the amenities of existing and future residents and would add to the perception of the over development of the site. As such the proposal is contrary to policies HSG5 (Residential Design Standards), adopted supplementary planning guidance on "Space around dwellings" and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- The proposed development by virtue of its size and siting will lead to a reduction in the amenity of neighbouring residents, who will feel encroached by the structure. The proposal also locates a bin store and cycle store adjacent to a neighbouring property to the detriment of the amenities of residents at that property. As such the proposal is contrary to policies HSG9 (Location of residential development) and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
- In the absence of a completed legal agreement to secure contributions towards transport, education and leisure the proposal is contrary to Policies KEY3 (The Role of Development in Improving the town), TRN 1 (Balanced Transport Strategy) & LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan 1998.

MAIN ISSUES IDENTIFIED BY THE INSPECTOR:

1. The effect of the proposed development on the character and appearance of the appeal building and surrounding area;
2. whether adequate living conditions could be provided especially open amenity space; and
3. the effect of the proposed development on neighbours

INSPECTOR'S FINDINGS:

The Inspector described the appeal site as being a substantial and attractive property with a significant area to the rear with a number of attractive trees providing a spacious and verdant setting for the appeal property. He found that the extension in to this space would result in the loss of the trees with little scope remaining for replanting. The loss of the space and tree cover would detract from the setting of the building. The proposed development would be out of keeping with the immediate surroundings of the conservation area within which many of the larger buildings are in large well landscaped grounds.

The Inspector noted that the loss of trees on the site had not been referred to in the reasons for refusal but he noted that many residents had objected to their loss and he strongly shared their view.

The Inspector considered the substantial length of the proposed extension to be insufficiently subordinate to, and out of proportion with, the existing house. It would detract from the imposing eastern elevation of the house. Attempts to reduce the scale of the extension with details results in devices out of keeping with the design of the main building and an unduly complicated roof design.

Therefore on the first issue the Inspector concluded that the proposed development would detract from the character and appearance of the appeal building and the surrounding area contrary to local policies and Government guidance that new development should preserve or enhance the character and appearance of Conservation Areas.

On the second issue the Inspector noted that the site was close to an area of public open space (it was not clear in the report if this referred to Cintra Park) and that the Council's guidance allowed for some discretion to be used. He therefore concluded that the deficiencies in amenity space would not conflict with the broad objectives of the development plan.

On the third issue the inspector concluded that the orientation of the proposed development to existing houses would not lead to an unacceptably overbearing effect. Conditions could be used to secure improved siting and details for the cycle and bin stores and there was no clear case that existing residents would be unreasonably disturbed by noise, smells or visual impact arising from the proposed development.

Nevertheless, in conclusion, the Inspector found that his concerns identified on the first issue outweighed his findings on the other two.

HPT COMMENTS ON THE DECISION:

A welcome decision upholding the decision and the policies of the Council with regards to design and the setting of new buildings in Conservation Areas. It also usefully acknowledges the views expressed by members of the public regarding the loss of trees on site either in written objections or as expressed at the hearing.

Case Officer: Julie Williams

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 th October 2006	AGENDA ITEM:	
TITLE:	TELECOMMUNICATIONS APPLICATIONS		
SERVICE:	PLANNING	WARDS:	ALL
AUTHOR:	David Breeze	TEL:	0118 9390410
JOB TITLE:	Development Control Manager	E-MAIL:	david.breeze@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

1.1 To update the Committee on new applications and decisions on the following types of applications for telecommunications development, since the last meeting of the Committee.

- (i) **Prior approval notifications received**
- (ii) **Planning applications received for planning permission**
- (iii) **Planning Applications decided**

2. RECOMMENDED ACTION

2.1 That you note the report.

Planning Applications Committee at its meeting on 24 May 2001 asked for a regular report to be brought to this Committee to inform the Committee of new "prior approval notifications" since the last meeting. For the sake of the completeness it is also proposed to include details of planning applications relating to telecommunications development.

Details of Appeals on Telecommunications developments are set out in Report on Planning Appeals.

(i) **Prior approval notification received:**

WARD: Mapledurham

ADDRESS: Land Adjacent 22 Westdene Crescent Caversham

APPLICANT: Vodafone

APPLICATION NO: 06/01104/TELE

DESCRIPTION OF DEVELOPMENT: Installation of a 10m timber telegraph pole supporting a tri-sector radio antenna within a GRP shroud with an overall height of 11.5m, 1 no. ground based equipment cabinet and associated ancillary equipment.

CASE OFFICER: Jonathan Dawes

TARGET DATE: 08.11.2006

(ii) **Planning applications received for planning permission:**

None

(iii) **Planning Applications decided:**

WARD: Mapledurham

ADDRESS: Lamp-Post Opposite 114 Woodcote Road

APPLICANT: T Mobile (UK) Ltd

APPLICATION NO: 06/00889/TELE

DESCRIPTION OF DEVELOPMENT: Telecommunications installation comprising 1no. 10m high replacement lamp post with 3 antenna, radio equipment housing and ancillary development

CASE OFFICER: Jonathan Dawes

DETERMINATION DATE: 15.09.2006

DECISION: Prior Approval Notification - Approval

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The review of telecommunications development proposals is in line with the council's strategic aim to promote a safe and healthy environment for all and to develop Reading as a Green City with a sustainable environment and economy.

6. LEGAL IMPLICATIONS

- 6.1 None arising directly from this report.

7. FINANCIAL IMPLICATIONS

- 7.1 None arising directly from this report.

8. BACKGROUND PAPERS

- 8.1 Planning applications Committee 24 May 2000. Item 6: Telecommunications development - amendments to existing delegation.
- 8.2 Circular 4/99 Planning for Telecommunications.
- 8.3 Planning Policy Guidance Note 8 (PPG 8) Telecommunications 1992.
- 8.4 Code of Best Practice: Telecommunications Prior Approval Procedures, DOE 1996.

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT, CULTURE AND SPORT

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 th October 2006	AGENDA ITEM:	
TITLE:	ENFORCEMENT ACTION UPDATE		
SERVICE	PLANNING	WARDS:	ALL
AUTHOR:	ARSHAD MAHMOOD	TEL:	2410/939 0410
JOB TITLE:	PLANNING TEAM LEADER: ENFORCEMENT AND COMPLIANCE	E-MAIL:	arshad.mahmood @reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise the Committee of the current status of cases where the Council has taken formal enforcement action against breaches of planning control. These are set out, for the Committee's information, in the schedule attached at **Appendix 1** to this report. At your meeting on 8 February 2006 you agreed to consider the schedule in public, having considered the legal implications of doing (see section 6 of this report) with reference both to the Access to Information provisions of the Local Government Act 1972, and also to the Human Rights Act 1998.

2. RECOMMENDED ACTION

- 2.1 That the Report be noted.

3. BACKGROUND

- 3.1 The Council has published a policy on planning enforcement. In most cases the Council will write to the person responsible for a breach of planning control, suggesting a course of action to remedy the breach before serving an enforcement notice. If the breach of planning control is causing harm and cannot be resolved voluntarily, the Council may decide to undertake formal enforcement action. There is a right of appeal to the Secretary of State following the serving of an enforcement notice.
- 3.2 Breaches of listed building control, advertisement control and tree preservation orders are criminal offences liable to prosecution. Breaches of planning control become criminal offences only when an Enforcement or

Breach of Condition Notice has not been complied with and where either the Secretary of State on appeal has upheld an Enforcement Notice or where an Enforcement Notice has not been appealed and the period for compliance set out in the Enforcement Notice has expired.

- 3.3** The Council has the power under the 1990 Planning Act to serve a range of formal Notices requiring specific action to be taken to remedy a breach of planning control, including an Enforcement Notice, Breach of Condition Notice, Stop Notice, or Temporary Stop Notice. It may also serve an Injunction in cases of serious significant on-going harm.
- 3.4** Authority to carry out formal enforcement action under the Town and Country Planning Act 1990 and Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990 is delegated to the Head of Planning and Transport in consultation with the Head of Legal Services. The Head of Legal Services is responsible for the institution of all legal proceedings in relation to offences under Sections 1-11 of the Planning and Compensation Act 1991.
- 3.5** The disclosure of information on the issue of enforcement notices is normally regarded as involving the disclosure of exempt information as defined in Para. 12 of Schedule 100(A) of the Local Government Act 1972, and would therefore normally be presented to Committee under Part 2 (the confidential part) of the Committee's agenda. This report asks Committee whether it wishes to receive this information in public, and sets out in Para. 6 below, the legal implications of doing this.

4 PROPOSAL

- 4.1** It is proposed that there be a monthly "information" report in relation to cases where formal enforcement action referred to in 3.3 above has been taken. This is the first information Report. Appendix 1 indicates cases where formal Notices requiring action have been issued.
- 4.2** The Committee should note that should it wish to discuss any of the individual cases listed in Appendix 1 in more detail, it should consider, before doing so, whether this may involve a disclosure of exempt information under Para. 12 of Section 100(A) of the 1972 Act, and if so, whether it wishes to hold that more detailed discussion without the press and public being present.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1** The taking of formal enforcement in order to remedy breaches in planning control where it is considered expedient to do so, is consistent with the Council's strategic aims:
 - To Develop Reading as a Green City with a sustainable environment and economy at the heart of the Thames Valley;
 - To establish Reading as a learning City and a stimulating and rewarding place to live and visit;

- To promote equality, social inclusion and a safe and healthy environment for all.

6. LEGAL IMPLICATIONS

- 6.1 Under Section 100(A)(1) of the Local Government Act 1972 as amended by the Local Government (Access to Information) Act 1995 a meeting of a principal Council shall be open to the public except to the extent that they are excluded... by resolution under Subsection 4 of the Section
- 6.2 Under Section 100(A)(1) (4) of the Local Government Act 1972 (as similarly amended) a principal Council may by resolution exclude the public from a meeting during an item of business whenever it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during that item there would be disclosure to them of “exempt information”.
- 6.3 The use of the word “may” in Section 100(A)(1) (4) means that Members legally have a “discretion” whether (or not) to exercise the power under Section 100(A)(1) (4) to exclude the public from a meeting during an item of business when it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during that item there would be disclosure to them of “exempt information”.
- 6.4 There are various categories of “exempt information” specified in Schedule 12A of the 1972 Act as amended. Members attention is drawn to the following:
- “Information which, if disclosed to the public, would reveal that the authority proposes to give under any enactment a notice under or by virtue of which requirements are imposed on a person, where disclosure to the public might afford an opportunity to the person affected by the Notice to defeat the purposes for which the Notice is given”
- “Any action taken or to be taken in connection with the prevention, investigation or prosecution of crime”
- 6.5 As is always the case when Members are given a statutory “discretion”, it is well established law then when deciding whether (or not) to exercise a statutory “discretion” Members should act reasonably, fairly, and in a manner that is consistent with Article 6 of the First Protocol of the 1998 Human Rights Act and “natural justice”.
- 6.6 Article 6 of the 1998 Human Rights Act states that “in the determination of his civil rights and obligations. everyone is entitled to a fair and public hearing”. Whilst it is now settled law that Article 6 is engaged when planning authorities make decisions on planning applications submitted to them for determination, in this particular case this Report is merely providing “information” to Members, and is not “determining” civil rights and obligations. Accordingly,

the view is taken that if Members were to decide to exercise their discretion and consider this Report in public Article 6 would not be breached

- 6.7 As far as “natural justice” is concerned, those against whom the formal enforcement action set out in paragraph 3.3 above have in each case got an avenue of appeal, and so long as this Report is merely providing “information” to Members, confines itself to “factual” information, does not disclose “personal information” such a factual Report is not considered to infringe “natural justice” principles

7. FINANCIAL IMPLICATIONS

- 7.1 There are no direct financial implications arising from this report. Action referred to is contained within existing budgets.

8. BACKGROUND PAPERS

None not containing exempt information.

**Appendix 1 - Enforcement Action Update - Schedule of cases.
Planning Applications Committee 11th October 2006**

To be circulated at your meeting.

Monthly Enforcement Updates

Ward	Case Number	Breach.	Notice	Date Served	Compliance Date	Comments
Abbey Ward	03/00354/COU 8 William Street Reading RG1 7DE	Without planning permission, the change of use of the building on the Land from use as a single dwelling house to use as a 1-bed basement flat and a 2-bed maisonette	ENF	6-Jul-05	17-Feb-06	Enforcement Notice not complied with. Appeal dismissed. New application refused in April 2006. Taking advise from Legal.
Abbey Ward	04/00014/BOC 109 Oxford Road Reading	Breach of Condition. Opening outside permitted hours.	BOC	14-Sep-06	t	Compliance date 14/10/06
Abbey Ward	04/00066/COU 37 George Street Reading RG1 7NP	Without planning permission and within the last four years the conversion of the property on the Land from a single dwelling house to three self contained flats	ENF	5-Jan-06	16-Aug-06	Appeal by the owner not accepted by the Inspectorate. Normal compliance applies. Further Planning Application received.
Abbey Ward	04/00313/DEV The Face Ambrose Place Reading	Change of Use from night club to snooker hall and installation of external staircase.	ENF	4-May-06	15-Sep-06	Enforcement Notice served. Compliance date 15/09/06 - S/V 27/9 has not complied - details to legal
Abbey Ward	06/00012/DEV 53 Erleigh Road, Reading.	Unauthorised Side Extension	ENF	15-Jun-06	27-Oct-06	Enforcement Notice served. Compliance date 27/10/2006

BCN = Breach of Conditions Notice ENF = Enforcement Notice LSTB = Listed Building Notice TSN = Temporary Stop Notice

Planning Applications Committee 11/10/2006

Monthly Enforcement Updates

Ward	Case Number	Breach.	Notice	Date Served	Compliance Date	Comments
Battle Ward	04/00128/COU 38 Prince of Wales Avenue, Reading	Unauthorised conversion from dwelling house to flats.	ENF	6-Jun-06	13-Oct-06	Enforcement Notice served. The owner has agreed to convert the property back to one unit. Inspection due 3/10
Katesgrove Ward	03/00341/LBC 74 Southampton Street Reading RG1 2QR	Unauthorised works to a Listed Building.	LSTB	24-Mar-04	7-Aug-04	Compliance being achieved.
Norcot Ward	05/00213/BOC 106 Usk Road Tilehurst Reading RG30 4HU	Non Compliance with Condition No C32 of Planning Permission 02/00327/FUL relating to external finishes of proposed extension shall match those used on the existing building.	BOC	27-Sep-05	27-Nov-05	Further action being taken to secure compliance.
Norcot Ward	05/00346/DEV - 292 Tilehurst Road Reading	Unauthorised extension	ENF	28-Sep-06	9-Feb-07	Compliance date 9/02/07
Norcot Ward	06/00070/COU 15 Eskin Close, Reading	Unauthorised conversion from dwelling house to flats.	ENF	17-Aug-06	28-Oct-06	Enforcement Notice served. Compliance date 28/10/2006
Park Ward	03/00359/DEV 21 Manchester Road, Reading	Unauthorised conversion from dwelling house to flats.	ENF	6-Jun-06	1-Feb-07	Enforcement Notice served. The owner has agreed to convert the property back to one unit.

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Monthly Enforcement Updates

Ward	Case Number	Breach.	Notice	Date Served	Compliance Date	Comments
Park Ward	04/00001/DEV 14 Cholmeley Road Reading RG1 3NQ	The erection of a single storey extension ancillary to shop.	ENF	1-Dec-05	11-Apr-06	Appeal submitted, inquiry on 19/09/06 to be re-scheduled.
Park Ward	05/00376/DEV 59 Wokingham Road Reading	Unauthorised rear extension	ENF	28-Sep-06	9-Jan-07	Compliance 9/01/07
Peppard Ward	04/00038 1 Micklands Road, Caversham	Change of Use to Mixed Residential/Guest House	ENF	19-Jan-06	28-Aug-06	Site inspected and Noticed complied with. Further inspection planned.
Redlands Ward	04/00144/DEV 2 Carnarvon Road Reading RG1 5SD	Within the last four years have erected an unauthorised side extension cross-hatched in black on the attached plan.	ENF	24-Jan-06	7-Jun-06	Site inspected 8/06/06, notice not complied with, legal instructed to pursue legal action and case being prepared for prosecution.
Redlands Ward	06/00313/S215 35 Christchurch Road, Reading	Untidy Land	Sec215	17-Aug-06	28-Sep-06	Section 215 Notice served. Compliance date 28/09/2206
Southcote Ward	04/00199/DEV 68 Honey End Lane Reading RG30 4EQ	Erection of several box dormers with windows at the front and rear, window openings, and the erection of a first floor extension to the side and rear of the property.	ENF	30-Nov-04	4-Jan-06	Enforcement Notice not complied with. Action being taken by Legal Services. An update will be provided in due course.

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Planning Applications Committee 11/10/2006

Monthly Enforcement Updates

Ward	Case Number	Breach.	Notice	Date Served	Compliance date	Comments
Southcote Ward	05/00183/COU 9 Lea Close, Reading	Conversion of annexe to independent living unit	ENF	13-Jul-06	24-Oct-06	Enforcement Notice served. Compliance date 24/10/06. Appeal lodged.
Whitley Ward	05/00296 259 Basingstoke Road, Reading	Without planning permission the erection of a new dwelling.	ENF	8-Mar-06	19-Oct-06	Appeal lodged
Whitley Ward	06/00008/COU 207 Basingstoke Road, Reading	Change of Use from residential garden to workshop/car repair/breaking vehicles, etc	ENF	8-Jun-06	20-Sep-06	Enforcement Notice served. Compliance date 20/09/06 (site visit on 28/9) has not been complied with - referred to to Legal Services

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Planning Applications Committee 11/10/2006

Monthly Enforcement Updates

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Planning Applications Committee 11/10/2006

READING BOROUGH COUNCIL

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT, CULTURE & SPORT

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	11 October 2006	AGENDA ITEM:	
TITLE:	PLANNING APPLICATIONS VALIDATION CHECKLIST: REPORT ON RESPONSES TO CONSULTATION		
SERVICE:	Planning	WARDS:	All
AUTHOR:	David Breeze	TEL:	939 0900 (Ext 3130)
JOB TITLE:	Planning Manager (Implementation)	E-MAIL:	david.breeze@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report to Members on responses to consultation on the proposed introduction of a Validation Checklist for planning applications, and recommendations for changes.

2. RECOMMENDED ACTION

- 2.1 That the Committee adopt the revised Validation Checklist as attached to this report;
- 2.2 That the Committee delegate to the Head of Planning and Transport power to direct, under Regulation 4 of the Town and Country Planning Regulations 1988, that any applicant for planning permission submitted on or after 1 January 2007 shall supply the information set out in the adopted Validation Checklist, and
- 2.3 That the Committee delegate to the Head of Planning and Transport the authority to amend the Validation Checklist from time to time to reflect any changes in legislation, government advice or best practice.

3. BACKGROUND

3.1 Current Position

- 3.1.1 The Committee will recall that the proposed introduction of a draft Validation Checklist was the subject of a Committee report on 5 April this year. This followed ODPM guidance on "Best Practice Guidance on the Validation of Planning Applications" published in March 2005. The Committee resolved to approve the draft Validation Checklist as a basis for public consultation, subject to the inclusion of additional information relating to planning policy and guidance and sustainability, as set out in the update report tabled at the meeting, and crime prevention and public art provision. The period for consultation on the Council's draft Checklist has now expired. There follows a summary of the consultation responses (paragraph 3.2.3 below).
- 3.1.2 At the Committee meeting on 16 August, The Committee were advised of new legislation concerning Design and Access Statements and changes to the information

requirements in respect of outline applications. These changes require alteration to the Validation Checklist.

- 3.1.3 At the Committee meeting on September 13, a report was considered in relation to a further consultation from DCLG which built upon the earlier best practice guidance. The Committee resolved to respond to the consultation in terms recommended in the report. The consultation document, as an indication of the government's approach towards validation, has been helpful in shaping revisions to the checklist.
- 3.1.4 This report considers changes to the draft Validation checklist in the light of consultation responses, new legislation and the recent DCLG consultation.

3.2 Consultation Responses

- 3.2.1 The list of those consulted included approximately 240 agents, firms and organisations who had submitted planning applications to the Council during the preceding two years; 32 external organisations on the Planning section's list of regular consultees on planning applications; 9 Council departments or sections; the Government Office for the South-East; the Royal Institution of Chartered Surveyors; the Royal Town Planning Institute; the Royal Institution of Building Architects and the Confederation of British Industries. The Checklist was also publicly accessible on the Council's website.
- 3.2.2 A total of 6 responses have been received, from Berkshire Archaeology, Sport England, the Police Crime Prevention Design Adviser (Berks) (CPDA), Environmental Health, and two agents/individuals.
- 3.2.3 Comments include:
- Berkshire Archaeology are pleased to see the inclusion of a requirement for archaeological investigation, but consider this should also apply to householder cases; and suggest that archaeology should be taken into account on larger developments/infrastructure even if not identified as an area of archaeological potential in the local plan;
 - Sport England "welcomes the development of a Validation Checklist";
 - CPDA emphasises the need for Design and Access Statements to demonstrate how crime prevention measures have been considered in the design of a proposal – this section is not considered to be as robust as government advice;
 - Mr Lingwood considers the document appears to be alright.
 - Mr Lewis considers the document extremely thorough, the quantity of assessments seems ridiculous, and suggests the Council is requiring the developer to do their job for them.
 - Environmental Health Officers have suggested detailed additional requirements for inclusion in the checklist, and have also suggested some refinements to wording in relation to environmental statements, ventilation and extraction details and external lighting details.

3.3 Consideration of Issues

- 3.3.1 Some consultees appear to envisage the Checklist as an opportunity to require very detailed levels of information to be submitted in support of applications. The DCLG's recommended approach is that LPA's should specify, within an adopted checklist, the scope of information necessary for them to determine different types of application. It is considered therefore that the checklist should not be unduly prescriptive.

- 3.3.2 DCLG has indicated that some respondents to the original consultation on best practice guidance in March 2005, principally developers, felt that the proposals did not seem to fully resolve the question of how to ensure that authorities act “reasonably” in terms of information required prior to validation. It will be important that the Council makes only reasonable requests for information and avoids asking for information which may not be necessary or pertinent to the particular case. There would be no mechanism for developers to appeal against an authority’s decision not to validate an application. The Council encourages prospective applicants to engage in pre-application discussion. This process not only enables proposals to be adjusted to meet the Council’s requirements, but can also be used to establish areas where further information will be required. Where items from the Validation Checklist are shown to be necessary, officers may be able to assist developers by setting the parameters for additional information requirements. This process should enable information requirements to be appropriately focussed.
- 3.3.3 The comments of Mr Lewis appear to suggest a misunderstanding of the purposes of the checklist. Part Two items on the checklist detail possible further information needs which will only be triggered in certain situations, depending upon the nature of the proposal or site-specific considerations. The checklist enables prospective applicants to identify any topic areas which will need to be addressed as part of the application. This information would be required in any event, and it is not a case of the applicant be required to do the Council’s job.
- 3.3.4 Regarding the comments of Berkshire Archaeology (formerly Sites and Monuments Record), it is considered unduly onerous for householders to commission an archaeological assessment prior to submission of an application. The normal consultation process enables the archaeological service to identify householder proposals within a known area of potential. In appropriate cases, conditions could be applied requiring “watching briefs” or investigation post-commencement. The suggestion that larger sites should be the subject of archaeological investigation, where specified in pre-application advice, is supported, on the basis that areas other than those identified in the local plan may contain archaeological deposits.
- 3.3.5 It is accepted that the requirement for Design and Access Statements (DAS) could include more robust wording in relation to the need to address crime prevention measures, by reference to published guidance, and this has been taken into account in the revised checklist. However, it is not the purpose of the Checklist to repeat this guidance, which prospective applicants can obtain from other sources.
- 3.3.6 Discussion is continuing with Environmental Health officers on the level of detail appropriate for inclusion in the Checklist. However, their suggestions for more precise wording in relation to environmental statements, ventilation and extraction details and external lighting details are considered appropriate.

3.4 Recommended Changes

- 3.4.1 Changes to the checklist are recommended in respect of archaeological assessments on large sites and significant infrastructure projects as explained in 3.3.4 above; and in relation to environmental statements, ventilation and extraction details and external lighting details as indicated in 3.3.6. Notes 14,11, 20 and 22 to the checklist refer (see Appendix).

- 3.4.2 The requirements for Design and Access Statements need to be changed because of recent legislative changes, as explained above. It is also recommended to change this section to reflect the comments of the CPDA. Notes 1 and 8 refer.
- 3.4.3 Other changes include changes required by Committee at the 5 April meeting, including an item relating to Public Art, and other minor changes to improve clarity and to update the introduction to the checklist.
- 3.4.4 A revised version of the Checklist is attached to this report as Appendix A; **recommended changes are shown in bold type and underlined.**

4. LEGAL IMPLICATIONS

- 4.1 In order to give effect to the Validation Checklist, it will be necessary for the Council to make formal Directions under Regulation 4 of the Town and Country Planning Applications Regulations 1988. This forms part of the recommendation (above). When a Direction comes into effect, the Council will be in a position not to validate any application which fails to meet the requirements of the Direction.

5. FINANCIAL IMPLICATIONS

- 5.1 There are likely to be increased costs in staff time at the “front-end” of application processing, as applications are checked for compliance with the checklist. Also, there would need to be a commitment for staff to engage in pre-application discussions. However, there may be significant time savings as, once validated, staff are less likely to need to seek further information. The levels of additional costs and/or savings will only become clear once the Validation Checklist is in use.

6. EQUAL OPPORTUNITIES IMPLICATIONS

- 6.1 None anticipated.

7. SUSTAINABILITY IMPLICATIONS

- 7.1 None anticipated.

8. BACKGROUND DOCUMENTS

- 8.1 ODPM “Best Practice Guidance on the Validation of Planning Applications”, March 2005.
DCLG Consultation Paper “Validation of Planning Applications”, July 2006.
Draft RBC Validation Checklist for Planning Applications, June 2006 (approved for consultation purposes).
Consultation Responses on Draft Checklist.

APPENDIX A

(Re-draft for PAC 11 October 2006)

READING BOROUGH COUNCIL

VALIDATION CHECKLIST for Planning Applications

Introduction

The Council has produced this Validation Checklist following Guidance published by the Office of the Deputy Prime Minister (ODPM) **(now Department for Communities and Local Government - DCLG)** in March 2005 ("Best Practice Guidance on the Validation of Planning Applications"). The Guidance outlines the benefits of a validation checklist in helping authorities to achieve good standards of performance, and providing planning authorities and applicants with greater certainty as to the nature and extent of information required in order to validate applications. **Following public consultation, the Council adopted the checklist on 11 October 2006. The checklist is effective in relation to applications received on and after 1 January 2007.**

One implication of having to progress applications with inadequate information is that subsequently having to request and receive this information reduces the chances of an application being determined within government target timescales. Different types of application, and different scales of proposals, require different forms of supporting documentation to be submitted. The ODPM's recommended approach **was** that that Local Planning Authorities should specify the scope of information necessary to enable them to determine different types of application within an adopted validation checklist. If the information that is required by the checklist is not included with an application, the authority will be entitled to declare the application invalid and not register or process it. Conversely, applications which are validated **are likely to contain sufficient** information for a decision to be made and this should enable the Council to achieve a greater percentage of decisions within government timescales. **(It is recognised that there may still be situations where minor points will need to be clarified or minor changes made to application proposals, post validation.)**

Accordingly, the **following** checklist has been produced for applications submitted to Reading Borough Council. The checklist prescribes different requirements for different types of application, and is in two parts. The first part contains compulsory requirements including some matters that are required by law in any event and other matters which the Council considers should be required in all cases. The second part contains additional areas of information which would be needed in certain circumstances.

The proposed implementation of a validation checklist is seen as part of a wider process. The Council provides a pre-application advice service, of which prospective applicants are encouraged to take advantage. The pre-application service can be used to identify what information would be needed from applicants at an early stage. As such, there is no reason why the validation checklist should result in unexpected surprises for applicants, in cases where pre-application advice has been sought. Taken together, pre-application advice with more certainty over the validation process **will**, it is considered, be a helpful service which can assist developers in achieving acceptable standards in terms of application submission and the design and environmental quality of proposals, with in consequence, reasonable prospects of approval within the timescales set by government; whilst

APPENDIX A

at the same time giving the authority a more structured process and more control in relation to meeting performance targets.

APPENDIX A

Notes on Use for Applicants

The Validation Checklist is in two parts. Part One sets out minimum requirements for all applications including relevant forms and plans. Part Two provides a list of additional information requirements which will be required in certain circumstances, dependant on factors such as the location or characteristics of the site and the scale and nature of the development.

There are notes accompanying the checklist which indicate the circumstances where Part Two requirements are likely to be required. However, the Council's expectation is that applicants will seek to take advantage of their pre-application advice service. Additional information requirements falling within Part Two of the Checklist will be identified through this service. If the applicant properly addresses all the matters listed in Parts One and Two, the application will be validated.

Conversely, Applications will not be validated where a requirement is indicated in the notes but is not provided with the application.

If the Council declares an application invalid, it will **normally** set out its reasons in writing to the applicant within 5 working days of receipt of the application. Applications which have been declared invalid will be returned if all the items and/or information which is lacking has not been provided within 28 days of receipt of the invalid application.

Other Validation Criteria

- (1) Plans and elevations will be checked for consistency. Any significant discrepancies will result in the application being invalid.
- (2) Four copies of application forms and all plans listed under part one above will be required for a valid application. Additional copies may be requested if needed for consultation purposes, and the Council's officers will endeavour to indicate any such requirements at pre-application stage.
- (3) Plans that are marked "do not scale" or with similar disclaimers will not be accepted and will result in the application being invalid.
- (4) Applications can be submitted in electronic format. **Please see the Council's web site at www.reading.gov.uk**

APPENDIX A

PLANNING APPLICATION VALIDATION CHECKLIST 1 FULL APPLICATIONS

Part One - General Requirements

Validation checklist for planning applications	1. FULL APPLICATION: New building, extension or engineering works	2. FULL APPLICATION Change of use with no external building/ extension/ engineering works	3. FULL APPLICATION Change of use with external building/ extension/ engineering works	4. FULL APPLICATION Householder
1 Correct fee	Yes	Yes	Yes	Yes
2 Completed planning application form signed and dated	Yes	Yes	Yes	Yes
3 Correctly Completed Certificates A, B, C or D (inc Agricultural Holdings Cert.)	Yes	Yes	Yes	Yes
4 Location plan to scale not smaller than 1:1250. Application site edged red and any other land in applicant's ownership edged in blue	Yes	Yes	Yes	Yes
5 Block plan of the site to a scale not smaller than 1:500	Yes	Yes	Yes	Yes
6 Existing and proposed elevations at a scale not smaller than 1:100	Yes	Only when specified. Please ask before submission	Yes	Yes
7 Existing and proposed floor plans at a scale not smaller than 1:100	Yes	Yes	Yes	Yes

APPENDIX A

Validation checklist for planning applications continued	1. FULL APPLICATION: New building, extension or engineering works	2. FULL APPLICATION Change of use with no external building/ extension/ engineering works	3. FULL APPLICATION Change of use with external building/ extension/ engineering works	4. FULL APPLICATION Householder
8 Existing and proposed site sections and finished floor levels at a scale not smaller than 1:100	See Note 25	No	See Note 25	See Note 25
9 <u>Design and Access Statement (where required)</u>	<u>See Note 1</u>	<u>See Note 1</u>	<u>See Note 1</u>	<u>See Note 1</u>

Part Two - Other information

Validation checklist for planning applications continued	1. FULL APPLICATION: New building, extension or engineering works	2. FULL APPLICATION Change of use with no external building/ extension/ engineering works	3. FULL APPLICATION Change of use with external building/ extension/ engineering works	4. FULL APPLICATION Householder
10 Details of any pre-application discussion	Yes	Yes	Yes	Yes
11 Environmental Impact Assessment	See Note 2	Unlikely, but See Note 2	See Note 2	No
12 Site survey plan at a scale not smaller than 1:200 showing existing and proposed features eg. roads, parking areas, footpaths landscaping, walls, fences, trees, buildings and other structures	Yes	No	Yes	Yes

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Validation checklist for planning applications continued	1. FULL APPLICATION: New building, extension or engineering works	2. FULL APPLICATION Change of use with no external building/ extension/ engineering works	3. FULL APPLICATION Change of use with external building/ extension/ engineering works	4. FULL APPLICATION Householder
13 Supporting Planning Policy/Guidance Statement	See Note 3	See Note 3	See Note 3	No
14 Planning Obligations Statement/draft heads of terms	See Note 4	See Note 4	See Note 4	No
15 Affordable Housing Statement	See Note 5	See Note 5	See Note 5	No
16 Sunlighting/daylighting Assessment	See Note 6	No	See Note 6	See Note 6
17 Amenity Space Details	See Note 7	See Note 7	See Note 7	No
18 Listed Building/Conservation Area Appraisal	See Note 8	See Note 8	See Note 8	See Note 8
19 Transport Assessment	See Note 9	See Note 9	See Note 9	No
20 Parking and servicing details	See Note 10	See Note 10	See Note 10	See Note 10
21 Environmental Statement	See Note 11	See Note 11	See Note 11	No
22 Retail Impact Assessment	See Note 12	See Note 12	See Note 12	No
23 Flood Risk Assessment	See Note 13	See Note 13	See Note 13	See Note 13
24 Archaeological Assessment	See Note 14	No	See Note 14	No
25 Ecological Assessment	See Note 15	No	See Note 15	No
26 Tree Survey	See Note 16	No	See Note 16	See Note 16
27 Hard and soft landscaping details	See Note 17	No	See Note 17	No
28 Energy efficiency/sustainability Statement	See Note 18	No	See Note 18	No
29 Utilities Statement	See Note 19	No	See Note 19	No

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Validation checklist for planning applications continued	1. FULL APPLICATION: New building, extension or engineering works	2. FULL APPLICATION Change of use with no external building/ extension/ engineering works	3. FULL APPLICATION Change of use with external building/ extension/ engineering works	4. FULL APPLICATION Householder
30 Ventilation /extraction details	See Note 20	See Note 20	See Note 20	No
31 Refuse Disposal details	See Note 21	See Note 21	See Note 21	No
32 External lighting Details	See Note 22	See Note 22	See Note 22	No
33 Statement of Community Involvement	See Note 23	See Note 23	See Note 23	No
34 Statement on Construction Waste and Materials Recycling	See Note 24	No	See Note 24	No
<u>35 Public Art Statement</u>	<u>See Note 26</u>	<u>No</u>	<u>See Note 26</u>	<u>No</u>

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PLANNING APPLICATION VALIDATION CHECKLIST 2 - OUTLINE APPLICATIONS AND APPLICATIONS FOR APPROVAL OF RESERVED MATTERS FOLLOWING THE GRANT OF OUTLINE PERMISSION

Part One - General Requirements

	5. OUTLINE PLANNING APPLICATION +	6. RESERVED MATTERS APPLICATION *
1 Correct fee	Yes	Yes
2 Completed planning application form signed and dated	Yes	Yes
3 Completed Certificate A, B, C or D and Agricultural Holdings Certificate	Yes	No
4 Location plan to scale not smaller than 1:1250. Application site edged red and any other land in applicant's ownership edged in blue	Yes	Yes
5 Block plan of the site to a scale not smaller than 1:500	Yes	Yes
6 Existing and proposed elevations at a scale not smaller than 1:100	<u>Only if appearance for approval</u>	<u>Only if appearance for approval</u>
7 Existing and proposed floor plans at a scale not smaller than 1:100	<u>Only if layout or appearance for approval</u>	<u>Only if layout or appearance for approval</u>
8 Existing and proposed site sections and finished floor levels at a scale not smaller than 1:100	<u>Only if layout, scale or appearance for approval (See Note 25)</u>	<u>Only if layout, scale or appearance for approval (See Note 25)</u>
<u>9 Design and Access Statement (where required)</u>	<u>See Note 1</u>	<u>See Note 1</u>

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Part Two - Other Information

	5. OUTLINE PLANNING APPLICATION +	6. RESERVED MATTERS APPLICATION *
10 Details of any pre-application discussion	Yes	Yes
11 Environmental Impact Assessment	See Note 2	See Note 2
12 Site survey plan at a scale not smaller than 1:200 showing existing features eg. walls, fences, trees, buildings and other structures, roads, parking areas, footpaths.	<u>If any of the following details are submitted at this stage: layout, scale, appearance, access or landscaping</u>	<u>Yes</u>
13 Supporting Planning Policy/Guidance Statement	See Note 3	See Note 3
14 Planning Obligations Statement/draft heads of terms	See Note 4	No
15 Affordable housing Statement	See Note 5	No
16 Sunlighting/ daylighting Assessment	See Note 6	See Note 6
17 Amenity Space Details	See Note 7	See Note 7
18 Listed Building/ Conservation Area Appraisal	Outline applications not normally accepted	Outline applications not normally accepted
19 Transport Assessment	See Note 9	No
20 Parking and servicing details	See Note 10	See Note 10
21 Environmental Statement	See Note 11	No
22 Retail Impact Assessment	See Note 12	No
23 Flood Risk Assessment	See Note 13	See Note 13
24 Archaeological Assessment	See Note 14	See Note 14
25 Ecological Assessment	See Note 15	See Note 15
26 Tree survey	May be required, particularly if <u>layout or landscaping</u> for approval. See Note 16	May be required, particularly if <u>layout or landscaping</u> for approval. See Note 16.
27 Hard and soft landscaping details	See Note 17	Landscaping will not normally be considered separately from <u>layout and scale</u> . See Note 17.
28 Energy efficiency Statement	See Note 18	See Note 18

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	5. OUTLINE PLANNING APPLICATION +	6. RESERVED MATTERS APPLICATION *
29 Utilities Statement	See Note 19	See Note 19
30 Ventilation/extraction details	See Note 20	See Note 20
31 Refuse disposal details	May be required. See Note 21.	See Note 21
32 External lighting Details	See Note 22	See Note 22
33 Statement of Community Involvement	See Note 23	See Note 23
34 Statement on Construction Waste and Materials Recycling	See Note 24	See Note 24
35 Public Art Statement	See Note 26	See Note 26

+ an outline application may seek approval for one or more of the following details: **layout, scale, appearance, access and landscaping.**

*an application for approval of reserved matters may relate to one or more of the following: **layout, scale, appearance, access and landscaping.**
(NB. For applications for approval of reserved matters pursuant to outline permissions where the outline application was submitted prior to 10 August 2006, the relevant reserved matters are siting, design, external appearance, means of access and the landscaping of the site.)

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PLANNING APPLICATION VALIDATION CHECKLIST 3 - LISTED BUILDING AND CONSERVATION AREA CONSENTS

Part One

Validation checklist 3 for planning applications	7. LISTED BUILDING CONSENT	8 CONSERVATION AREA CONSENT
1 Completed planning application form signed and dated	Yes	Yes
2 Completed copies of certificates A, B, C or D	Yes	Yes
3 Location plan to scale not smaller than 1:1250. Application site edged red and any other land in applicant's ownership edged in blue	Yes	Yes
4 Existing and proposed elevations at a scale not smaller than 1:100	Yes	Yes
5 Block plan of the site to a scale not smaller than 1:200	Yes	Yes
6 Existing and proposed floor plans at a scale not smaller than 1:50	Yes	May be required. Please ask before submission
7 <u>Design and Access Statement</u>	<u>Yes, see Note 8</u>	<u>See Note 8</u>

Part Two

8 Sections through the building	May be required. Please ask before submission	May be required. Please ask before submission
9 Detailed plans to a scale not smaller than 1:20 showing all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details.	May be required. Please ask before submission	No
10 Details of any pre-application discussion	Yes	Yes
11 Structural survey of the building	May be required. Please ask before submission	May be required. Please ask before submission
12 Supporting Planning Policy/Guidance Statement	Yes	May be required. Please ask before submission
13 <u>Conservation Area Appraisal</u>	<u>See Note 8</u>	<u>See Note 8</u>
14 Photographs	See Note 8	See Note 8

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ADVERTISEMENTS

Part One

Validation checklist 4 for planning applications	9. ADVERTISEMENT
1 Correct fee	Yes
2 Advertisement application form signed and dated	Yes
3 Location plan to scale not smaller than 1:1250. Application site edged red and any other land in applicant's ownership edged in blue	Yes
4 Plans to a scale of 1:50 or 1:100, showing size of advertisements and position on building or land, height above ground level, amount of projection, sections, materials, colours, method of fixing	Yes
5 Details of method of illumination	For illuminated advertisements
6 Supporting statement addressing amenity and public safety	Yes

(No Part Two Requirements)

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PLANNING APPLICATION VALIDATION CHECKLIST

Additional Information Requirements Notes to be read in association with checklist

1. Design and Access Statement

As a result of legislative changes which took effect on 10 August 2006, planning applications (other than specified types of application as indicated below) will be required to be accompanied by a design and access statement. Article 4C of the General Development Procedure Order (as amended) sets out the detailed requirements for such statements. Broadly, the statements should explain the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with. The Statement should address the following aspects:

Amount of development;

Layout;

Scale;

Landscaping; and

Appearance.

The statement should also demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

Statements will be required in support of all applications, other than engineering or mining operations, development within the curtilage of a dwellinghouse (unless in a Conservation Area or other “designated area”) and changes of use. However, a change of use likely to involve access for disabled people may require a statement dealing with access matters.

With outline applications, a statement will be required, which should clearly explain and justify the design and access principles that will be used to develop future details of the scheme. As a minimum, outline applications should always include information on use, amount of development, scale parameters, indicative layout and indicative access points.

Statements accompanying applications for approval of reserved matters should demonstrate that the principles and concepts set out in the Design and Access Statement at outline stage have been adhered to in the preparation of the details the subject of the reserved matters application.

A Guide has been produced by the Commission for Architecture and the Built Environment (CABE) entitled “Design and Access

APPENDIX A

Statements - How to write, read and use them". The guide is commended to prospective developers for use in connection with applications to be submitted to the Council.

The Council also requires the statement to demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places. In this respect, regard should be had to the ODPM publication "Safer Places - the Planning System and Crime Prevention".

Account should be taken of access issues arising from changes of levels within the site boundaries.

See also note 8 relating to Listed Building Design and Access Statements and Conservation Area Appraisals.

2. Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations set out the circumstances in which an Environmental Impact Assessment (EIA) would be required. A "screening opinion" can be obtained from the Council as to whether the development proposed comprises development falling within the scope of the regulations.

3. Supporting Planning Policy/Guidance Statement

To explain how the proposal relates in policy terms to national and regional planning guidance, the development plan and adopted Supplementary Planning Guidance; and as they emerge, the Local Development Framework (LDF) and Supplementary Planning Documents.

Statements will be required in support of all "major" developments, developments not in accordance with the development plan/LDF, and other developments if specified in pre-application advice.

4. Planning Obligations/Draft Heads of Terms

To explain how the applicant proposes to resolve planning requirements in relation to infrastructure and service provision made necessary by the development, and any other matters which it is anticipated would need to be the subject of a planning agreement or obligation.

Statements will be required in support of all applications which generate requirements for planning obligations in accordance with the Council's adopted Supplementary Planning Guidance (SPG) on Planning Obligations, and if specified in pre-application advice.

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5. Affordable Housing Statement

To explain what, if any, provisions are to be made for affordable housing, including size and tenure of dwelling units and arrangements with social housing providers. Statements should take into account the Council's adopted Supplementary Planning Guidance on Planning Obligations under Section 106 of the Town and Country Planning Act 1990.

Statements will be required in support of all applications providing 15 or more dwellings, and any other sites where the proposal specifically provides for affordable housing.

6. Sunlighting/Daylighting Assessment

To assess the impact of proposals on adjoining properties, including associated gardens or amenity space, in respect of daylighting and sunlighting.

Statements will be required in support of all applications involving buildings exceeding four storeys in height, where adjoining other developed land, and other proposals if specified in pre-application advice. Statements may also be required in situations where the application site is itself subject to significant shading from adjoining buildings or trees.

7. Amenity Space Details

All applications involving new residential development will be required to show amenity space to be associated with the development, or to justify lack of provision or under provision.

8. Listed Building Design and Access Statement/Conservation Area Appraisal

As a result of legislative changes which took effect on 10 August 2006, applications for listed building consent will be required to be accompanied by a design and access statement. Regulation 3A of the Listed Buildings Regulations (as amended) sets out the detailed requirements for such statements. Broadly, the statements should indicate the design principles and concepts that have been applied to the proposed works, and (other than in the case of works only affecting the interior of the building) how issues relating to access to the building have been dealt with. The statement should explain how the principles and concepts referred to have been applied to the aspects of scale, layout and appearance, and have taken account of
(i) the special architectural or historic interest of the building;

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- (ii) the particular physical features of the building that justify its designation as a listed building; and
- (iii) the building's setting.

Conservation Area Appraisal

To explain how the proposal enhances or preserves the character or appearance of a conservation area.

A Conservation area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas, or affecting the setting of a conservation area, and applications for conservation area consent. The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area. The appraisal could form part of a Design and Access Statement.

It is recommended that any Design and Access Statement or Conservation Area Appraisal be accompanied by appropriate photographs.

9. Transport Assessment

To quantify and assess the impact of the proposals on traffic movement and highway safety; to quantify and assess how the development could be accessed by alternative transport modes and how such alternative modes would be promoted, including, where appropriate, green travel plans; and providing details of any proposals for access or transport improvements.

Assessments will be required for all major applications (10 dwellings or more or 1000sq m floorspace), and in other circumstances as may be specified in pre-application advice.

10. Parking and Servicing Details

All (non-householder) applications will be required to provide details of existing and proposed parking provision, including cycle parking, and to justify the level of provision.

For major applications, applicants will be required to justify proposals which exceed the Council's maximum parking standards. In the case of householder applications, details of existing and proposed parking details may be required for proposals involving additional bed-spaces or where existing parking would be lost.

11. Environmental Statement

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Note 2 above refers to situations where Environmental Impact Assessments are required in accordance with EIA Regulations.

In situations not covered by the Regulations, Environmental Statements may nevertheless be required, to explain how the proposal addresses and mitigates against issues such as air quality, external noise and contaminated land.

Statements will be required in the case of non-householder proposals within Air Quality Management Areas; on sites where there is a potential of land contamination from the site's historic use; and on sites with high noise exposure, where proposals will need to be assessed in relation to noise exposure categories. Applicants should enquire prior to submission to ascertain where conditions exist to justify the submission of an Environmental Statement, and which issues it should address. A desk-top study will be required in relation to landfill gas migration for developments within 250 metres of a historic landfill site.

12. Retail Impact Assessment

To assess the impact of a retail development on the vitality and viability of the town centre and other local shopping centres, and to address tests applied by PPS6 in relation to the location of, and need for, proposed retail development.

Assessments will be required in respect of all proposals resulting in significant changes in the level of retail floorspace on site. The level and nature of information required will be indicated in pre-application advice.

13. Flood Risk Assessment

To address the issues of flood risk to people and property, including dry escape routes, and the impact of proposals on flood flows and floodwater storage capacity.

Statements will be required in respect of applications involving development within the 1:100 year flood plain as identified by the Environment Agency.

14. Archaeological Assessment

To address issues relating to archaeological investigation of the site and the preservation and/or recording of archaeological **deposits**.

Statements will be required in respect of proposals involving the disturbance of ground within an Area of Archaeological Potential as defined in the local plan, **or in other areas the subject of major development proposals or significant infrastructure works, where**

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archaeological remains may survive, as may be specified in pre-application advice.

15. Ecological Assessment

To assess the ecological impact of proposals on wildlife and the ecology, including any proposals for mitigating such effects.

Statements will be required in respect of proposals on sites within or adjoining Sites of Special Scientific Interest, Wildlife Heritage sites, Local Nature Reserves and Wildlife Links as identified in the local plan. Statements may also be required in respect of sites with known ecological interest or the habitats or potential habitats of protected species, if specified in pre-application advice.

16. Tree Surveys

All applications involving new development on sites containing significant tree cover, or individual specimen trees, or trees which are the subject of a Tree Preservation Order, will be required to be accompanied by a tree survey.

The survey should be undertaken by or under the guidance of a qualified arboriculturalist in accordance with the recommendations set out in BS 5837:2005 and should include the positions of all trees of 75mm stem diameter at a height of 1.5 metres within the site and adjoining or overhanging the site boundaries; the canopy spread of such trees; all shrub masses and hedges, and any other relevant features of the site such as banks, slopes, walls and fences and water features. Details of the trees should be recorded and the trees should be categorised in accordance with the tree categorisation method set out in BS 5837:2005.

For householder applications, any proposals involving development within two metres of the canopy spread of any tree(s) should indicate the position and spread of the tree(s) on the application plans.

17. Hard and Soft Landscaping Details

All developments (apart from change of use not involving works) should be formulated with the landscaping of the site in mind. Landscaping should form part of the design concept for the site, and not as a separate process or afterthought, after the buildings have been designed; there should be reference to landscaping in the design and access statement and detailed landscaping proposals should be included which follow from the design concept. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

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Landscaping schemes should include:

- (a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- (d) show existing vegetation to be retained together with measures for its protection during the course of construction.

Applications for full planning permission (apart from change of use) should preferably be accompanied by a fully detailed scheme, as above; there is a minimum requirement for proposals to indicate the intended landscape structure, which should be cross-referenced with the design and access statement.

Applications for outline planning permission will be required to indicate the intended landscape structure.

Applications for reserved matters for landscaping will not normally be considered separately from layout and scale.

Householder applications should be accompanied by landscaping proposals, in circumstances where the proposal would be particularly prominent or result in the loss of significant existing landscape features.

18. Energy Efficiency/Sustainability Statement

To demonstrate the extent to which the proposal has taken account of the need to minimise the consumption of energy and resources (including water), and maximise the use of sustainable or renewable resources.

Reference should be made to performance against Ecohomes standards for housing developments and BREEM standards for non-residential buildings.

Regard should also be taken of the Council's Draft Supplementary Planning Document "Sustainable Design and Construction" which was published for public consultation purposes in July 2206 (available on the Council's website).

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The Council supports the intentions of the Environment Agency in seeking to encourage developers to use Sustainable Urban Drainage Systems.

All major applications will be required to be accompanied by a statement on this topic.

19. Utilities Statement

Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal. Two planning issues arise; firstly, whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development, and secondly, whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains.

Utilities statements should demonstrate

- (a) that the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community;
- (b) that proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures;
- (c) that service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains.

Utilities Statements will be required to accompany applications for housing developments of 10 or more dwellings or more than 1000 sq m of business, industrial, storage, retail or leisure floorspace, or developments for other uses which are of a similar scale; and for other non-householder developments on sites containing significant tree cover or within an area of Archaeological Potential.

20. Ventilation/Extraction Details

Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic (noise) characteristics, will be required to accompany all applications for the use of premises for purposes within Use Classes A3, A4 and A5. This information (excluding odour abatement techniques unless specifically required) will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed.

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21. Refuse Disposal Details

All proposals involving the creation of new dwellings or new retail, business, industrial or leisure or other similar developments will be required to be accompanied by details of proposed facilities for the storage and collection of refuse, including access for refuse freighters.

Large scale developments may result in requirements for recycling facilities; pre-application advice can be provided on this point.

22. External Lighting Details

All proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, where external lighting would be provided or made necessary by the development, will be required to be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. **These details shall include a layout plan with beam orientation and a schedule of the equipment in the design.**

23. Statement of Community Involvement

To demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals.

A statement will be required to accompany proposals involving the development of 50 or more dwellings or 2,500 sq m of retail, office or other employment floorspace. **(Refer to the Council's adopted Statement of Community involvement, which is available on the Council's website.)**

24. Statement on Construction Waste and Materials Recycling

To demonstrate the extent to which development proposals have taken account of the need to recycle waste and materials arising from demolition, either as hardcore, aggregate or direct re-use of salvaged bricks, tiles or other construction materials.

A statement will be required to accompany applications which involve demolition of one or more dwelling or an equivalent amount of other buildings.

25. Existing and Proposed Levels

It is necessary for applications to demonstrate how proposed buildings relate to existing site levels and neighbouring development.

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Plans should therefore show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings. In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified. Levels should also be taken into account in the formulation of design and access statements.

26. Public Art Statement

The Council's Supplementary Planning Guidance on Planning Obligations indicates that contributions or provision may be sought for Public Art. The statement should indicate how the proposal addresses this requirement.

A statement will be required in respect of major schemes, including significant town centre developments, and where public art has been programmed in a particular locality. Further information will be provided in pre-application advice.

NB. References above to major applications include applications for 10 or more dwellings, or employment development comprising 1000 sq m of floorspace, or the equivalent scale of development for other purposes.

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT

READING BOROUGH COUNCIL

ITEM NO.

PLANNING APPLICATIONS COMMITTEE: 11 OCTOBER 2006

TITLE: OBJECTION TO A TREE PRESERVATION ORDER AT KENTWOOD METHODIST CHURCH, KENTWOOD HILL, READING

Ward: Kentwood

RECOMMENDATION

That the Tree Preservation Order be confirmed.

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report to Committee an objection to Tree Preservation Order No. 197/06 relating to Kentwood Methodist Church, Kentwood Hill, Reading (copy of TPO plan attached – Appendix 1).

2. BACKGROUND

- 2.1 Officers were asked by a member of the public to consider including an Oak tree located adjacent to the Methodist church in a Tree Preservation Order. Upon visiting the site, it was considered that the Oak tree was unsuitable for inclusion within a TPO, but the large extent of trees to the rear of the site was apparent and was considered worthy. The rear of the site is dominated by a variety of trees of varying species and age and is bordered by Arthur Newbury Park to the west and more importantly, a woodland TPO to the south, which includes numbers 167 to 179 Kentwood Hill. The trees form a significant part of the continuous woodland strip landscape feature in the rear gardens of this part of Kentwood Hill and can be viewed from numerous locations.

3. RESULT OF CONSULTATION

- 3.1 An objection to the Tree Preservation Order has been made by Mr M H Mercer, Property Steward for Kentwood Methodist Church, based on the following:

The eastern most boundary of the demarcation line denoting the limit of the TPO encompasses the escarpment right up to the rear wall of the Church Hall. In order to protect the integrity and maintenance of the building it is necessary to clear undergrowth and saplings at least annually from this escarpment.

The eastern boundary of TPO 197/06 is significantly different to the eastern most boundary set in the TPO covering the neighbouring gardens, 167 to 179 inclusively (TPO 172/01).

Various groups from time to time use the land for recreational purposes.

The Methodist Church operates a strict management system dealing with property and land maintenance which requires a five yearly site survey by chartered surveyors, which can demand certain essential works to be carried out regarding Health and Safety and general good husbandry.

The TPO will severely restrict their ability to manage their property and land in a prudent and timely way, while showing care for their neighbours living in the locality.

- 3.2 In response to the objections of Mr M H Mercer, Officers have the following comments:

It was necessary for the boundary of the Tree Preservation Order to be plotted further to the east than the TPO on neighbouring properties to encompass the extent of tree cover, as the section of woodland is larger at the Methodist Church than on the adjacent properties. Officers would be happy to carry out a further site visit to consider amending the eastern line of this boundary to ensure it encompasses the contours of tree line only.

It is understood that the grounds are used for recreational purposes and there is no reason why the protection of the trees should impact upon this. Saplings that grow up after the Preservation Order was served will have automatic protection because of the nature of the Order, however the existence of the Preservation Order does not necessarily prevent work from being carried out on the trees, merely that approval is required from the Council before work can be carried out. It is appreciated that over time trees grow and therefore will require work to be carried out for a variety of reasons. Officers are happy to visit and discuss works that are in the best interests of the trees whilst achieving the aim of the Church.

The removal of undergrowth (non-tree species) from the site would not require the approval of the Council because only trees are included within the Order.

4. CONCLUSION AND RECOMMENDATION

- 4.1 Officers feel that the trees contribute to the character of the area and form the largest part of the existing woodland strip landscape feature located in the rear gardens of this part of Kentwood Hill. The necessity for work to be carried out on these trees over time is appreciated by Officers, but does not justify the removal of the TPO.

5. LEGAL IMPLICATIONS

- 5.1 Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.

6. FINANCIAL IMPLICATIONS

- 6.1 None.

7. EQUAL OPPORTUNITIES IMPLICATIONS

- 7.1 None.

8. SUSTAINABILITY IMPLICATIONS

- 8.1 The aim of the TPO's is to secure trees of high amenity value for present and future generations to enjoy. Trees also have high environmental benefits through their absorption of polluted air and creation of wildlife habitats.

9. BACKGROUND DOCUMENTS

- 9.1 Planning Sections street index and at a glance map of TPO's
- 9.2 Register of Tree Preservation Orders
- 9.3 Plan of TPO 197/06, relating to Kentwood Methodist Church, Kentwood Hill, Reading (Appendix 1)

Officer: Catherine Mawson





COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

ITEM NO.

Ward: Abbey
App No.: 06/00799/FUL/JM1
Address: 20-24 Vachel Road
Proposal: Change of use from offices to residential comprising 6x 1-bed flats, 1x2-bed flat and 4x studios
Applicant: Mr. And Mrs N. Joyner
Date received: 10 July 2006
Major Application: 13 week target: 9th October 2006

RECOMMENDATION 06/00511/FUL

Delegate to Head of Planning and Transport to (i) GRANT permission subject to completion of a S106 legal agreement and receipt of amended plans altering the design to lessen impact of security grill to frontage of building and improve parking area at rear but (ii) to REFUSE permission should the legal agreement not be completed by Friday 3rd November 2006 (unless the Head of Planning and Transport agrees to a later date for completion of the legal agreement).

Legal agreement and conditions as per update report to planning applications committee held on 13th September 2006.

1. INTRODUCTION

This item was considered by planning applications committee on the 13th September 2006. Making a decision was deferred pending the receipt of further information regarding the mix of accommodation and room sizes. A copy of the previous committee and update report is attached as an Appendix.

2. ADDITIONAL INFORMATION

Mix of units

Policy H6: Residential Density and Dwelling Mix of the Berkshire Structure Plan states that, '...Schemes involving residential development will provide a variety of dwelling sizes and types.' Para. 10 of PPG3 states that, 'Local planning authorities should encourage the development of mixed and balanced communities: they should ensure that new housing developments help to secure a better social mix by avoiding the creation of large areas of housing of similar characteristics.'

The application proposes 11 units of accommodation with a range of three types of accommodation including 1) 4x studio accommodation, 2) 6x1-bed accommodation and 3) 1x2-bed accommodation.

The residential character of the area is mixed and includes traditional terraced housing and more recent flatted developments. Recent applications in the area include the following:

- Application reference: 89/01271 gave permission for 4x1-bed units at 27 Vachel Road.
- At number 26 Vachel Road, immediately adjacent to the application site application 99/00044/FUL gave permission for the erection of 24 two-bedroom flats with associated parking and landscaping.
- Application 01/00735 gave permission for 8x1-bed flats at 13-15 Vachel Road.

It is to be expected that the town centre is appropriate for a wide range of accommodation including smaller units provided a suitable balance is achieved in any particular location. Given the presence of 24 two-bedroom flats at 26 Vachel Road adjacent to the site, I consider that the current proposal would achieve a suitable overall balance of unit sizes in this part of Vachel Road.

One of the Government's objectives of the draft PPS3 is to, 'deliver a better balance between housing demand and supply in every housing market and to improve affordability where necessary'. Para. 9 of PPG3 states that the projected increase in the number of new households will be brought about by a change in the composition of households and the majority of the projected growth will be in one-person households. Therefore, given the likely reduction in the size of households, to ensure housing is affordable in line with draft PPS3, some smaller sized accommodation and therefore more affordable accommodation can help to meet this requirement in appropriate circumstances and provided the accommodation is not cramped.

The room sizes of the accommodation proposed are shown in the table below. The minimum floor area of rooms as per the adopted SPG: House Conversions and Houses in Multiple Occupation is shown for comparison.

This Table shows that all rooms are of a relatively generous size and would exceed the requirements of the SPG: House Conversions and Houses in Multiple Occupation.

			Proposed floor area	SPG minimum floor area
1st, 2 nd & 3rd floors	1-bed flat	living room/ kitchen	31	9
		bedroom	17	6
		total floor area	48	15
	studio	living/ bed/ kitchen	28	12.5
		total floor area	28	12.5
	1-bed flat	living room/ kitchen	20	9
		bedroom	16	6
		total floor area	36	15
	4th floor	studio	living/ bed/ kitchen	12.5
			total floor area	12.5
		2-bed flat	bed 1	10.5
			bed 2	6.5
			living	16
			dining + kitchen	7
			total floor area	40

Table 1: Room sizes

Drawing Ref:

- 2222 dwg 1 Existing ground and first floor plans
- 2222 dwg 2 Existing second and third floor plans
- 2222 dwg 3 Existing elevations
- 2222 dwg 5 Proposed floor plans
- 2222 dwg 6 Proposed front (street) elevation

2222 dwg 7 Perspective proposed
2222 dwg 8 Proposed rear elevation and section A-A

Amended plan numbers:

2222 dwg 4 rev A Location & site/ ground floor plans proposed
2222 dwg 6 Front (street) elevation proposed

Case officer: Julia Mountford

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Abbey

App No.: 06/00900/FUL

Address: Kings Meadow, Napier Road, RG1 8NN

Proposal: Temporary change of use for up to 25 days in calendar year 2006 to change from class D2 (Assembly and Leisure) to Christmas Party events at Kings Meadow.

Applicant: Best Parties Ever Ltd

Date received: 31 July 2006

13 week major application target decision date: 30 October 2006

RECOMMENDATION

GRANT subject to the following conditions:

(Conditions/informatives to include:)

Standard

1. AP1 – Development in accordance with the approved plans
2. M2 -Materials for the marquees to be submitted and approved.

Non Standard

1. In accordance with the Traffic Management Plan
2. Location and re-orientation of any stage or sound system associated with the Christmas Parties shall face southwards towards the railway line at all times.
3. Between the hours of 09:00 and 23:00 Monday to Sunday the received noise level ($L_{Aeq\ 15\ min}$) measured 1m from the façade of the nearest noise sensitive premises shall not exceed the background noise level (L_{90}) by more than 15dB(A).
4. Between the hours of 23:00 and 09:00 Monday to Sunday the received noise level ($L_{Aeq\ 15\ min}$) measured 1m from the façade of the nearest noise sensitive premises should not exceed the background noise level (L_{90}) by more than 5dB(A).
5. No deliveries, collections, emptying of toilets, construction/ deconstruction of temporary structures shall be carried out between 20:00 hrs and 08:00 hrs Monday to Sunday.
6. Evacuation measure in place in the event of major flood.
7. In advance of an imminent flood event, erection of site notices identifying escape routes from the site, are put in place to ensure that the area is evacuated.
8. There shall be no raising of existing ground levels on the site.
9. No permanent storage of spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
10. No siting of temporary structures, plant or other associated equipment within 2m of any tree canopy within Kings Meadow Playing Fields.
11. Events shall cease by 02.00 hrs. No further activity associated with the use hereby approved shall take place during the hours between 02.00 hrs and 08.30 hrs Monday to Sunday.
12. The use of the land for Christmas Party events shall cease and the site shall be restored to its former condition on or before 17.00 hrs on 23 December 2006.

Informatives to include:

Policies
Approved plans
Pre-commencement conditions
Sec 59 of Highways Act
Advertising on Highways land

1.INTRODUCTION

The application site is located approximately 20m north of Napier Road and forms part of Kings Meadow, which is designated as a Major Landscape Feature and a Major Area of Open Space in the Reading Borough Local Plan (site 86 on the proposals map). The site lies approximately 45m south of the River Thames and is just outside the northern edge of Reading town centre as defined in the Local Plan. The site includes playing fields and the Kings Meadow car park which is an informal and unmade parking area and has an area of 1.06 hectares.

The wider surrounding area comprises commercial business units and the railway line to the south, residential properties on Kings Meadow Road to the west, a flatted residential scheme on Napier Road to the east and Caversham Lock to the north.

2. PROPOSAL AND SUPPORTING INFORMATION

Part 4, Class B of the General Permitted Development Order (1995) (GPDO) allows for the temporary use of land for any purpose for not more than 28 days in any calendar year and for the provision on that land of any moveable structures for the purposes of the permitted use. The proposal seeks to extend the current 28 days allowed for a further 25 days resulting in a total of 53 days within the calendar year of 2005.

The proposal is for a temporary use of the site for up to 24 days within the year 2006 (in addition to the 28 days permitted by the GPDO) – for mixed leisure and entertainment use to include kitchen and bar facilities, an eating and dancing area, space for rodeo and sumo wrestling activities and a dodgem tent.

On 21st November, the set-up schedule would commence. A maximum of 15 parties are then proposed between 30th November and 22nd December. By 5:00pm on 23rd December, the site will be left totally clear. The Council's Parks Department advises that by the 26th November, Kings Meadow will already have been used for a total of 20 days for a temporary change of use of the land leaving 8 days permitted under the GPDO. The applicant requires to use Kings Meadow for a total of 33 days hence the application for a further 25 days.

The proposed size of the main marquee is 30m x 65m incorporating entrance, cloak room and WC's. There is also a dodgem tent measuring 15m x 24m attached to the main marquee and an associated service area measuring 10m x 15m and a screened compound attached to the marquee measuring 30m x 10m. The maximum height of all tents will be 7.8m. These events would provide seated Christmas dinners followed by dancing and entertainment.

The application was submitted with a Traffic Management Plan, site plan, marquee plan.

3.PLANNING HISTORY

04/01138/REG3 - Temporary change of use for up to 19 days in the calendar year 2004 (in addition to the 28 days permitted by the Town and

Country Planning General Permitted Development Order 1995) – from class D2 assembly and leisure to Christmas party events – Approved – 17/11/04.

05/00747/FUL - Temporary change of use for up to 25 days in calendar year 2005 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow – Approved 14/10/05.

4. CONSULTATIONS

Statutory consultation

The Environment Agency has undertaken recent modelling based on the S105 flood studies which shows the above site to be at risk from the 1 in 5 year flood event. Although the Agency would normally object to development in the functional floodplain, the marquee is to be a temporary structure and therefore could be removed relatively quickly in the event of a flood. Therefore the Agency would not object to the proposal on flooding grounds subject to several conditions being attached to any permission granted relating to the control of the site to reduce any impact should a flooding incident occur.

Thames Valley Police have not responded at the time of writing this report.

Non statutory consultation

RBC Transport Strategy has no objection in principle to the application subject to the submitted Traffic Management Plan being agreed by the Council's Traffic Management Section and implemented.

RBC Traffic Management Section advises that the Traffic Management Plan is satisfactory and that the event appears well marshalled. It is noted that Kings Meadow Car park is now under the control of NCP Car Parks and not RBC, however, a Council Car Parks representative is liaising with NCP. The AA signage has been agreed with the AA but signage with 'Echoes of the Orient' should not be displayed on the public highway as this constitutes advertising.

RBC Leisure Services have raised no objections to the proposal and are fully supportive of the application. Leisure Services negotiate a separate fee for these events.

RBC Environmental Health recognises that the events occur in close proximity to a large number of residential units. In order to prevent loss of amenity to the neighbouring residential areas, it is recommended that several conditions to control the levels of noise, the direction of noise and the type of noise are attached to any permission granted.

The Council's Contaminated Land Officer advises that the site falls within 250 metres of an historic landfill site. Due to the temporary nature of the intended land use, however, no action is necessary in relation to potential contaminative land issues.

Public/local consultation and comments received

A site notice has been displayed.

Neighbour consultation letters were sent to – 1-247 Luscinia View, Napier Road (odds & evens); 1-48 Heron Island (odds & evens); The Lodge, 22 Kings Meadow Road; Coopers Reading, Kings Meadow Road; Kings Meadow House, Kings Meadow Road; 1-38 Kingfisher Place (odds & evens); Caversham Lock Keeper, Thames Side;

Lock Island Bungalow, Thames Side; Tesco Stores Ltd, Napier Road; Calcot Hotel, 96 Bath Road.

1 letter was received objecting to the proposal and summarised as follows:

- Objection to the proposal based on the noise and disturbance from the event run last year. Despite reassurances to the contrary, there was loud music and noise of shouting and screaming from guests past midnight on a number of nights.

5. RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Policy guidance

Planning Policy Guidance Note 24: Planning and Noise (PPG24).

Planning Policy Guidance Note 25: Development and Flood Risk (PPG25).

Reading Borough Local Plan 1991 - 2006

TRN 1 (A Balanced Transport Strategy)

TRN 11A (Location of Development)

TRN 12 (Car Parking)

LEI 1 (Loss of Open Space)

LEI 2 (Major Areas of Open Space)

NE 4 (Major Landscape Features)

NE 8 (Environmental Pollution)

WAT 7 (Development in the Flood Plain)

6. APPRAISAL

The main considerations in determination of this application are:

1. Noise and disturbance
2. Transport
3. Flooding
4. Temporary Loss of Open Space

Noise and disturbance

The nearest residential properties to the site would be approximately 60 metres to the west along Kings Meadow Road where there is potential for those properties to be subjected to noise and disturbance emanating from the proposed use. Policy NE 8 states that the Council will not normally permit development which is likely to damage the environment through air, water, land, noise or light pollution. PPG 24 indicates that local planning authorities should take account of how frequently noise will be generated by recreational activities, how disturbing it will be and balance the enjoyment of participants against the nuisance to other people. Moreover, depending on local circumstances local planning authorities may consider it reasonable to permit higher noise levels than they would from industrial development, subject to a limit on the hours of use and the control of noise emissions during unsocial hours.

For the purpose of the 28 days permitted under the General Permitted Development Order (1995) the local planning authority has no control over the hours of use or intensification of activities on site. However, the activities proposed during the additional days can be controlled by conditions in order to secure suitable maximum noise levels and hours of operation. As mentioned in Section 4 of this report, it is recommended that relevant conditions to control the levels of noise, the direction of noise and the type of noise are attached to any permission granted.

A licence for 'Best Parties Ever' has recently been granted by this Council which allows them to sell alcohol and have entertainment from 1900hrs until 0100hrs with 30 minutes dispersal time, from 30/11/06 - 22/12/06.

It is noted that an objection to the application has been received based on the noise and disturbance emanating from last years event. However, it should also be noted that the Council have not received any formal complaints of noise disturbance relating to the use while Best Parties Ever events have been operating from this site.

The mixed use of the surrounding area and the background noise generated by other commercial and transport activities should also be considered in assessing the appropriateness of the proposal in this location. The restrictions to noise levels and hours of use that can be secured by condition are considered reasonable when balancing the enjoyment of participants against the nuisance to other people, as advised in PPG24 (Planning and Noise), given the temporary nature of the use.

Given the above, it is considered that the proposal is in accord with policy NE8 of the adopted Local Plan and PPG24 (Planning and Noise).

Transport

Local Plan Policies TRN 1 and TRN 11A seek to ensure that development is located to minimise the need for travel whilst securing an appropriate level of on-site parking to serve the development.

The site is within close proximity of major public transport nodes that could help serve the events proposed.

A Traffic Management Plan has been submitted with the application. As mentioned in Section 4 of this report, there is no objection to the principle of the proposal from Transport Strategy subject the proposal being carried out in accordance with the submitted Traffic Management Plan.

There are a number of public car parks in close proximity to the site with Hills Meadow and the Napier Road facility previously providing parking for coaches associated with previous years events. It is noted that the Council's Transport Strategy and Traffic Management sections are satisfied with the proposal in terms of vehicle movements and carparking and it is considered that the proposal complies with the above policies.

Comment was made by the Council's Traffic Management section that signage denoting 'Echoes of the Orient' should not be displayed on the public highway as this constitutes advertising. The application has not proposed any such advertising on the public highway or fixtures, however, if consent is granted, it is considered appropriate to advise the applicant of this by way of an informative, rather than a planning condition, where such signage would be unauthorised without the consent of the relevant Highways Authority.

Flooding

Local Plan Policy WAT 7 states that the Council will not normally allow further development within the floodplain which would reduce the capacity of the floodplain to store floodwater. PPG 25 (Development and Flood Risk) emphasises the importance of properly assessing flood risk at all stages of the planning and development process and indicates the increased weight that the Government wishes to be given to this issue. Local Authorities are advised to adopt a risk-based approach to proposals for development in or affecting areas at risk from flooding.

The Environment Agency have not objected to the proposal on flooding grounds subject to several conditions being attached to any permission granted relating to the control of the site to reduce any impact should a flooding incident occur.

Temporary Loss of Open Space

Local Plan Policies LEI 1 and LEI 2 seeks to resist the loss or open space provision whilst policy NE 4 states that the Council will not permit development which would detract from the appearance and character of the Borough's Major Landscape Features.

The proposal seeks to provide festive events for the enjoyment of the general public over a temporary period on a site identified within the Local Plan as a Major Area of Open Space. The site identified for these events has an area of 1.06 hectares and forms part of the western corner of Kings Meadow. The majority of Kings Meadow and public footpaths shall remain accessible to the general public during the proposed events.

The proposal is therefore not considered to significantly reduce the overall public amenity provided by the Kings Meadow. It is not considered that the proposed marquee would significantly detract from the visual appearance and character of the surrounding area given the temporary nature of the use proposed.

Conclusion

The proposal, with the conditions proposed in the recommendation to this report, is therefore considered to comply with relevant Local Plan policies and national planning policy guidance and is recommended for approval.

Case Officer:

Patrick Haran

Plans: AB -AO-06-135F (Marquee Plan), AB-AO-06-135f (Marquee Elevations)

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

ITEM NO.

Ward: Abbey

App No.: 06/00915/REG3/JJD

Address: St Johns Primary School, 121-147 Orts Road, Reading, RG1 3JN.

Proposal: Erection of 2.4m high chain link fence, with 2 pedestrian gates and 1 vehicular gate to secure school premises.

Applicant: Mrs M Donaldson (Head Teacher, St Johns Primary School).

Date received: 1st August 2006.

Regulation 3 Planning Approval Application: 8 week target decision date 13th October 2006.

RECOMMENDATION

GRANT permission, subject to conditions.

Conditions to include:

1. TL1 Full – time limit – three years
2. AP1 Development as approved plans
3. M1 Materials to match existing

Informatives to include:

1. The proposed development is considered acceptable in planning terms and in reaching the above decision the Local Planning Authority has taken account of the following development plan policies: CUD14 (Standards of Design in Development).

1.INTRODUCTION

The application site consists of a Primary School, playground areas, and associated playing fields. There is an existing car park to the southwestern corner of the site. The site of the former Dove Public House is adjacent to the School, and has Planning Permission for the erection of 8 flats (reference 05/01310/FUL), while the remainder of the surrounding area is predominantly residential in nature.

The application is referred to Planning Applications Committee (PAC) for a decision in accordance with Council procedures, as the agent is Reading Borough Council.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is for the erection of a 2.4m high chain link fence with 2 pedestrian gates and 1 vehicular gate to secure school premises. It will run behind the existing 1m high brick wall of the car park to the south west of the site, before continuing along to the existing corner of 2.4m high chain link fencing around the playground area, so that the playing fields are completely enclosed.

The following supporting information was submitted in relation to this application:

- 1/1250 Site Plan of St John's Primary School
- 1/500 Map showing proposed Fence Location Plan
- Pictorial Details of proposed chain link fencing
- Dimensions of proposed chain link fencing (50mm galvanised chain link mesh using 3mm galvanised wire with 50mm x 50mm galvanised angle posts).

3.PLANNING HISTORY

00/00567/FUL	Conversions of existing grass mini Soccer pitch to synthetic turf pitch, plus adjacent Cricket pitch and installation of permanent goal (Football/Basketball) units.	PER	19.07.2000
00/00719/FUL	Re-landscaping of church forecourt	PER	16.08.2000
01/00954/FUL	Single storey classroom with toilet block, cloakroom area and covered way area to school entrance	PER	28.09.2001
05/00894/FUL	Two new classrooms	PER	03.10.2005

4. CONSULTATIONS

(i) Statutory consultation

No statutory consultation was required as part of this application.

(ii) Non-statutory consultation

Transport (Development Control) – No Objections.

CLlr Page – Expressed strong support for the application.

(iii) Public/local consultation and comments received

A site notice was displayed at the site on 24th August 2006.

Notification letters were sent to Florence Walk No.'s 4-7 (Inclusive), Orts Road No.'s 4-24 (Even), Leopold Walk No.'s 3-9 (Inclusive), and the Dove PH.

The consultation period expired on 14th September 2006. No letters of objection have been received to date.

5. RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Policy guidance:

- PPS1: Delivering Sustainable Development

Companion Publication to PPS1:

- Safer Places: The Planning System and Crime Prevention

Reading Borough Local Plan (1998):

- CUD14 (Standards of Design in Development)

6. APPRAISAL

Main considerations

- (i) Design and Appearance
- (ii) Safety
- (iii) Access

Design and Appearance

The proposed chain link fencing will match the existing fencing in place around the playground area, and a condition can be attached to any subsequent planning permission to ensure this. It will be located in excess of 50m from the nearest residential property that directly overlooks the proposed area of fencing, and due to its open chain link nature is not considered to be a detrimental addition to the visual quality or character of the area.

Safety

The proposed fencing is intended to secure the playing fields and prevent unauthorised persons from entering the school premises. Policy CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998) states that development should “create a safe and secure environment for all users without detracting from the interest and excitement of the design”. The 2.4m high fencing is considered to secure and control the access to the playing fields without creating a harsh, obtrusive element within the street scene, and as such is considered to be acceptable.

Access

It has been indicated that the 2 No. 1m wide pedestrian gates are required to comply with Reading Borough Council Parks Department’s anti bullying policy. The 3m wide vehicular access is also considered to be acceptable for both emergency service vehicles and maintenance purposes. In any case all 3 gates will not be significantly different in appearance to the fencing, and as such is considered to be acceptable.

Conclusion

The proposal is considered to be acceptable, and will not detract from the visual quality or character of the surrounding area.

Plans: St John’s Primary School Fence Location Plan

Case Officer: Jonathan Dawes







COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL

ITEM NO.

PLANNING APPLICATIONS COMMITTEE: 11 October 2006

Ward: Abbey
App No.: 06/00934/FUL
Address: 9-15 Blagrove Street
Proposal: Conversion of existing office building to 14 flats (12 x 1-bed, 2 x 2-bed) and retention of office on ground floor with elevational amendments
Applicant: Tenniel Ltd
Date received: 7 August 2006
Major Application: 13 week target decision date: 6 November 2006

RECOMMENDATION:

REFUSE permission for the following reasons:

1. The proposal fails to demonstrate that the proposed lower ground floor windows would not be harmful to the building's appearance, as the application does not provide any information to confirm it is possible to provide timber heritage-style sliding-sash windows, with strengthened, 'one-way' glass and suitable noise insulation. The application therefore does not preserve the character of the Conservation Area or exhibit a high standard of design, contrary to Local Plan policies CUD 7, CUD 14 and HSG 5.
2. The proposal fails to demonstrate that the proposed development would minimise noise nuisance, as the application does not provide a satisfactory noise survey or NEC assessment in accordance with PPG24. The application therefore provides an unacceptable living environment, contrary to Local Plan policy HSG 5.
3. The proposal fails to demonstrate how the lack of secure, covered, cycle storage with the site encourages more sustainable transport by providing alternatives to the private car, contrary to Structure Plan policy T1 and Local Plan policies TRN 1 and TRN 5.
4. The proposal fails to demonstrate that the proposed development would provide acceptable levels of daylight to the lower ground floor flats, thereby increasing reliance on artificial light, as the application does not provide any information on the likely daylight levels as a result of installing 'one-way glass' to provide privacy to the lower ground floor flats' bedrooms. The application therefore provides an unacceptable living environment, contrary to Local Plan policy HSG 5 and does not encourage energy efficiency, contrary to Local Plan policies KEY 2A and CUD 14.
5. The proposal does not provide suitable access for visitors or residents in wheelchairs, contrary to Local Plan policies KEY 1 and HSG 10.
6. The proposed development fails to make provision for financial contributions to offset the impacts of the development on education and leisure/open space facilities, contrary to adopted Local Plan policies KEY 3, TRN 1 and LEI 3.
7. The proposal fails to demonstrate the incorporation of current best practice in energy efficiency and energy efficiency in its design and layout, contrary to Structure Plan Policy EN8.

1. INTRODUCTION

The application site is located on the western side of Blagrove Street, at the junction with Valpy Street. The site is presently occupied by a vacant six-storey office building (including lower ground floor). The existing building was granted permission in the late 1970s and whilst a relatively modern building, retained the faced of the previous four storey building that existed previously.

The application site sits within the northern part of the London Street/Market Place Conservation Area. The site is bordered by a five storey office building to the north, a two storey building to the south, and the Walkabout Inn to the rear. The Grade II listed Town Hall is opposite. It is noted there are a number of public houses and night clubs (some with licenses to 4am) located around the junction of Friar and Blagrove Streets.

2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes the change the use of the lower ground floor and first to sixth floors to residential - two two-bed units and twelve one-bed units. The floors would be arranged as two units on the lower ground floor, each with an area of private outdoor space, and three units on each of the other floors. The upper ground floor would be retained as B1 office.

To the front of the building, the existing glazing would be replaced with conservation sliding sash windows and a conservation style shopfront. The external surfaces of the upper two floors (behind the projecting historic façade) are proposed to be re-clad in slate effect tile-hanging (presently glazed with black glass). New railings across the lower ground floor windows would be fitted within the ground level pilasters.

In addition to the plans illustrating the proposal, the following documents have been submitted in support of the application:

- Planning Statement (incorporating a Design & Access Statement) prepared by Barton Willmore
- Environmental Noise Survey & PPG24 Assessment Report (reference 13031/ENS2) prepared by Hann Tucker Associates
- Train Induced Vibration Survey Report (reference 13031/VSR1) prepared by Hann Tucker Associates
- External Building Fabric Report (reference 13031/EBF1) prepared by Hann Tucker Associates
- One letter from Barton Willmore dated 20 September 2006 containing additional supporting information

3. PLANNING HISTORY

The only relevant planning application on file are 77/TP/708 and 77/TP/651 for the reconstruction of the existing premise, retaining the Victorian façade and continued use as offices.

4. CONSULTATIONS

(a) Statutory consultation

None

(b) Non statutory consultation

The **Royal Berkshire Fire and Rescue Service** has no objections to the proposed development but request that domestic sprinklers be required as part of any permission granted.

English Heritage has been consulted and recommend that the application be determined in accordance with national and local policy guidance.

Transport Strategy has confirmed the site is situated within the town centre area and accessible to good public transport links, town centre services and employment areas. Therefore the non-

provision of parking spaces is considered acceptable. No covered and secure cycle storage is shown. There is concern that, although each flat has a bin store, there is no storage area on the ground floor for use on refuse collection day. This could result in refuse for collection being stored on the public footway, which would be detrimental to the safety and convenience of pedestrians. No planning contribution towards RUAP is sought as the proposal would result in a significant reduction in overall trips. As there is already a high level of on-street parking in the area, conditions should be imposed prohibiting parking permits for these units.

The **Council's Environmental Protection Officer** has identified the following issues of concern: noise from traffic and pedestrians, noise during demolition/construction, air quality (construction site dust), ventilation and lighting. Noise and air quality issues during construction can be dealt with via condition, as can ventilation. However, the period covered by the noise survey (7am Monday to 8am Tuesday) is not ideal due to the adjacent noise sources (public houses and nightclubs).

The Council's **Environmental Health Officer** has no objections.

The Council's **Waste Operations Officer** states that there should be adequate room to store both waste and recycling bins, with separate storage for trade waste. Storage should be near the entrance to enable servicing.

The **Town Centre Manager** supports the application as it fits with elements of the City Centre Strategy & Action Plan (adopted January 2005), specifically that it provides investment in residential property in the centre.

The Council's **Parks and Open Spaces Officer** has sought a contribution towards off-site leisure and open space provision, in accordance with the Council's adopted SPG relating to planning contributions.

The Council's **Education Officer** has sought a financial contribution towards education provision at both primary and secondary levels, in accordance with the Council's adopted SPG relating to planning contributions.

(c) Public/local consultation and comments received

A site notice was posted on the site on 17 August 2006.

The application was advertised in the local press on 18 August 2006.

All neighbours including the following addresses have been consulted by letter:

Blagrove Street: O'Neill's Public House, 1A; Aldwych House, 2; 7; Somerset House, 17; 33; Blagrove Arms Public House, 35; Aquis House, 49 – 51; The Forum Public House, 53; Reading Town Hall; Reading Museum Service; and Venture House, 37-43.

Valpy Street: 7; Flats 1 to 6, 17-19; Chronicles Bar & Bistro, 17-19; North Gate House, 21-23; and all businesses in Minerva House.

Walkabout Inn Public House, Wiston Tce; Yatess Public House, 7-9 Friar St and Vail Williams LLP, 130 Wharfedale Rd.

One representation was received from the owners of the ground floor office at 17 Blagrove Street. Whilst they have no objection to the proposed scheme, they request the development is undertaken in a manner so as not to affect the marketing of their office accommodation.

5. RELEVANT PLANNING POLICY AND GUIDANCE

(a) National Planning Policy and Guidance

PPS1: Delivering Sustainable Development
PPG3: Housing
PPG13: Transport
PPG24: Planning and Noise
Circular 10/95: Use of conditions in planning permission

(b) Berkshire Structure Plan 2005

DP1: Spatial Strategy
H3: Location of Housing Development
H6: Residential Density and Dwelling Mix
EN8: Renewable Energy and Energy Conservation
T1: Transport Strategy

(c) Reading Borough Local Plan 1998

KEY2A Conservation of the Environment and Natural Resources
KEY 3 The Role of Development in Improving the Town
HSG 5 Residential Design Standards
HSG 7 Residential Use of Vacant Upper Floors
HSG 9 Location of Residential Development
HSG 10 Housing Provision for People with Disabilities
TRN 1 A Balanced Transport Strategy
TRN 5 Cycle Parking
TRN 11A Location of Development
TRN 11B Development and Traffic
TRN 12 Car Parking
TRN17 On-Street Parking for Residential Conversions
CUD 7 New Development in Conservation Areas
CUD 14 Standards of Design in Development
LEI 3 The Provision and Improvement of Leisure and Recreation Facilities
CEN 1 Town Centre Conservation Areas
CEN 2 Housing in the Town Centre
NE 8 Environmental Pollution

(d) Supplementary Planning Guidance/Documents

Planning Obligations under Section 106 of the Town and Country Planning Act 1990
Space Around Dwelling
Sustainable Design and Construction (draft)

6. APPRAISAL

Main considerations

The main issues are considered to be: the principle of development; density and mix; appearance; transport; privacy; noise and vibration; amenity space; sustainability and energy efficiency; disabled access; and planning contributions.

Principle of development

The re-use of previously developed land accords with PPG3 and Local Plan policy HSG9. The conversion of vacant office space for residential within the town centre accords with Local Plan policies HSG7 and CEN2, as well as PPG3.

Density and Mix of Units

The proposed density would equate to approximately 452 dwellings per hectare (dph). PPG3 and Structure Plan policy H6 allows for development within areas with good public transport accessibility (such as town centres) to be greater than 50dph. It is noted that the supporting text of policy H6 states that in town centres, densities are expected to be considerably greater.

PPG3 and policy H6 require a range of housing types and sizes in development. Given its specific location, close to Reading Station and commercial activities, which is less appropriate for family accommodation, the proposed mix of twelve one-bed flats and two two-bed flats is considered to be acceptable.

Appearance

The proposed external changes to the front of the building are considered to enhance the traditional Victorian façade through the installation of more traditional looking materials such as wood and slate-effect tiles. The style would also be more in keeping with the character of the Victorian Façade. This accords with Local Plan policies CUD7 and 14. Rear elevational changes are considered to be minimal, in keeping with the building's appearance and would not be highly visible from any public place. A condition requiring material samples of all external surfaces to be submitted for approval is recommended.

However, It is not clear whether it is possible to provide heritage style sash windows for the lower ground floor units that would also be strengthened, achieve suitable noise insulation and treated to be 'one-way' for privacy (refer comments below) that are still considered acceptable for the building and Conservation Area. It may be possible to ensure an adequate design via condition however, having regard to Circular 10/95, it would not be reasonable to impose such a condition when it may not be possible to satisfy it. Therefore, it is considered the application fails to demonstrate that the proposed lower ground floor windows would not be harmful to the appearance of the building and detrimental to the character of the Conservation Area, contrary to policies CUD 7, CUD 14 and HSG 5.

Transport

Transport Strategy have confirmed a car-free development in this location is acceptable given the accessibility to public transport links (buses are one minute walk away, Reading Station is less than three). This accords with PPG3, PPG13, TRN 11A, TRN 11B and TRN 12.

However, no provision is made for secure and covered cycle storage on the site. The Applicant has stated that residents could use the cycle racks at nearby Reading Station and that the site is so close to public transport links, residents would walk rather than ride to these services. The Applicant also states it is not possible to provide storage within the building and policy HSG 5 provides for exceptional circumstances where cycle provision can be relaxed.

The cycle racks at the railway station are generally intended for commuters and daytime workers rather than the storage of nearby residents' cycles. This arrangement is neither secure nor provides suitable protection from the weather. Cycles are not used only for travel to and from railway and bus stations. In this instance, the conversion of the building involves a fair degree of internal changes from what is presently open plan office. It would not be unreasonable to provide secure cycle storage within the building. The new basement units are relatively spacious. Carrying a cycle up or down a half flight of stairs is not unreasonable – especially for a cyclist who may encounter this situation while cycling. Overall, I do not believe the proposal represents a special circumstance that warrants relaxing the requirement for secure cycle storage.

The non-provision of cycle storage does not encourage more sustainable transport by providing alternative to the private car, contrary to Structure Plan policy T1 and Local Plan policies TRN 1 and TRN 5, and is a reason for refusal.

A central bin storage area is proposed for the raised ground floor level, thus avoiding the likelihood of bins being stored on the pavement. The bin storage areas waste management plan could be secured via condition.

Privacy

The majority of the proposed new residential units would enjoy high levels as they are not directly overlooked, nor looked into from any nearby building. However, the windows of the two-bed flats in the lower-ground floor would face directly onto the footpath on Blagrove Street. Pedestrians would be able to see directly into these bedrooms as they pass by. There would be no defensible space and noisy revellers from the numerous licensed establishments in the area would easily be able to bang on the windows. The Applicants propose to address privacy by the installation of railings at ground floor and strengthened 'one-way glass'. Blinds would also be provided inside the windows. All these measures would address privacy concerns and would need to be secured via condition – however refer comments elsewhere in this report regarding daylight and design.

Noise and Vibration

The Applicant has submitted a noise survey and assessment against PPG24 to determine the Noise Exposure Category (NEC) which is considered to be category C.

PPG24 advises that "Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise."

PPG24 also provides for Councils to slightly relax the noise standards in certain circumstances, such as where residential development is desirable in an already noisy areas. Given the town centre location, the proposed development is considered acceptable, subject to strict conditions.

However, it is noted that the survey was carried out between 7am Monday to 8am Tuesday. The Applicant has justified this period for the survey by stating that PPG24 does not stipulate a specific timeframe for taking measurements and that it states the noise levels used should be representative of typical conditions. The Applicant contends the noise readings during a working day should yield slightly higher levels than a weekend due to the reduction on environmental noise (road, rail and air traffic). They also note that the noise exposure categories are in relation to road, rail, air traffic and industrial noise only.

The application site backs onto the Walkabout Inn and there are several other public houses and nightclubs in the Friar Street/Town Hall Square/Market Place area within close proximity. Some of these premises are licensed to operate until 4am. Many patrons would also walk along Blagrove Street, in front of the application site, to get to Reading Station and bus and taxi services. It is considered that a normal working day would not necessarily represent the true noise environment of the area and that a noise survey should also cover a weekend period.

In addition, it is noted that whilst not clear, PPG24 does include noise from public houses in the noise exposure categories. Paragraph 20 of Annex 3 (which covers Industrial and Commercial noise) states "Commercial developments such as fast food restaurants, discos, night clubs and public houses pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. Local planning authorities will wish to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity. The disturbance that can be caused by traffic and associated car parking should not be underestimated."

Given this advice, it is considered that the application does not provide a satisfactory noise survey or NEC assessment.

Given the above comments, it is considered the application fails to demonstrate that the scheme would minimise noise nuisance and provide an acceptable living environment, contrary to Local Plan policy HSG 5.

In addition, the proposed measures to ameliorate noise as set out in the External Building Fabric Report are based around providing a minimum specification for the worst affected flats which would ensure typical flats would achieve a BS8233:1999 rating of 'Good' or higher. However this would also result in the worst affected flats only achieving a rating of 'Reasonable' – effectively providing higher levels of noise insulation to some units at the expense of others.

The Applicant has justified this by stating that over-design is costly and can result in a loss of privacy between units due to lower background noise. The Applicant has not confirmed exactly how many of the flats could be considered 'worst affected' and how many units would achieve a rating of 'Good' or higher. The Applicant has not provided any information to demonstrate that viability is an issue. Policy HSG 5 requires noise disturbance to be minimised. Achieving a rating of 'Reasonable' is not considered to meet this threshold.

Also, the External Building Fabric report proposes a blanket specification for all eastern facing residential facades. However, two units would be at sub-ground level facing directly onto the highway whereas the rest of the units would be at first floor and above. It is considered that the noise exposure at ground level would be higher as a result of the windows being so close to the footpath and road (passing busses, noisy pedestrians etc), and therefore require higher levels of insulation.

Notwithstanding the information submitted with the application, a condition could be imposed to address these insulation issues by requiring all units to achieve a standard of 'Good'.

The Applicant has submitted a Train Induced Vibration Survey to study the effects of the nearby rail line on the existing building. It concludes that no vibrations affect the site.

Daylight

The proposed use of 'one-way glass' to provide for privacy in the lower-ground floor flats would, as a result, also reduce the amount of daylight into the bedrooms. The Applicant's Agent has stated that "...this approach would be unlikely to affect natural daylight into the rooms significantly" however provides no information to satisfactorily demonstrate this. A condition could be relied on to secure provision of this detail but there is no measurable degree of certainty that adequate levels of daylight and privacy could both be achieved. Having regard to Circular 10/95, the use of a condition in this instance would be inappropriate as it may prevent an approved development from being implemented. Therefore, the application fails to demonstrate that the proposed scheme would provide acceptable levels of daylight to the lower ground floor flats, resulting in an unacceptable standards of design, contrary to Local Plan policy HSG5. Also, it would not encourage energy efficiency, by increasing reliance on artificial light in these rooms, contrary to Local Plan policies KEY 2A and CUD 14.

Amenity Space

The proposal provides some outdoor space for the ground floor flats. The quality of this space is not likely to be high, but nevertheless offers the two larger units some degree of private open space. Given the circumstance (being building conversion) and the town centre location, the non-provision of high quality open space is considered acceptable. There are a number of public open spaces within close proximity, such as Forbury Gardens and King's Meadow.

Sustainability and Energy Efficiency

Policy KEY2A requires development proposals to conserve energy and other natural resources, as well as enhancing natural environmental assets (thereby maintaining and enhancing the natural

environment). The application site has no natural environmental assets and the extent of the proposed building work will minimise energy expenditure during the conversion process. In addition, the site is located in a highly sustainable location, close to public transport. However, no information has been submitted to demonstrate how the design and use of the residential units would conserve energy and other natural resources. Whilst this may be possible to secure via condition, the proposal provides no information to demonstrate it is in fact possible to achieve. As such, the proposal is considered to be contrary to Structure Plan policy EN8.

Disabled Access

The ground floor B1 units would have disabled platform lifts installed. No clarification is given as to why this is not possible for the residential entry. As the proposal fails to provide for visitors or residents in wheelchairs, contrary to Local Plan policies KEY 1 and HSG 10. This is a reason for refusal.

Planning Contributions

The Applicant has agreed to make financial contributions of £10,000 towards Leisure/Open Space in accordance with the Council's s106 SPG. However, the Applicant has not agreed to a financial contribution of £3,264 towards offsetting the impact of the development on education infrastructure and services. No formal legal agreement has been prepared to secure the above amounts as the scheme is not supported by officers. Notwithstanding any other issue above, the development would be considered unacceptable from a planning perspective without these contributions to mitigate impacts on the above infrastructure and services and this would therefore be a reason for refusal.

Conclusion

The proposal provides a suitable mix of new housing at a density that accords with Local Plan policies, PPG3 and the Berkshire Structure Plan. The general design and appearance of the changes to the external appearance of the building would enhance the character of the building and Conservation Area. The site is in a highly sustainable location with good access to public transport.

However, the application does not provide adequate information in relation to noise, daylight and the design of the lower ground floor windows. It fails to provide cycle storage or access for visitors in wheelchairs and is not accompanied by a suitable s106 agreement to secure planning contributions to offset the direct impacts on infrastructure.

Therefore, for the reasons above, the proposal is not considered to be acceptable in planning terms and it is recommended that planning permission be refused.

Plans:

PP-002 Rev C - Proposed Basement Floor Plan
PP-003 Rev A - Proposed Ground Floor Plan
PP-004 Rev A - Proposed First Floor Plan
PP-005 Rev A - Proposed Second Floor Plan
PP-006 Rev A - Proposed Third Floor Plan
PP-007 Rev A - Proposed Fourth Floor Plan
PP-008 Rev A - Proposed East Elevation
PP-009 Rev B - Proposed West Elevation
PP-010 - Proposed North Elevation
PP-011 - Proposed South Elevation

Case Officer: Gerard McCarten

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Battle

App No.: 06/00671/FUL/BP

Address: 468 Oxford Road

Proposal: First floor rear extension and conversion of existing house into 2 flats

Applicant: Mr Hussain

Date received: 14 June 2006

Minor Application: 8 week target decision date 9 August 2006

RECOMMENDATION

Refuse

REASONS FOR REFUSAL

1. The change of use represents the loss of a family dwelling house which is suitable for continued single family occupation. It is therefore contrary to Policy HSG6 (Residential Conversions) of the Reading Borough Local Plan and the Council's Supplementary Planning Guidance on House Conversions and Houses in Multiple Occupation.
2. The converted dwelling does not contain at least one unit of accommodation suitable for family occupation with a minimum of two bedrooms. The development is therefore contrary to the Council's Supplementary Planning Guidance on House Conversions and Houses in Multiple Occupation.
3. In the absence of a completed legal agreement to secure contributions towards transport (Reading Urban Area Package), local recreation/leisure and infrastructure improvements the proposal fails to deal with its direct impact and is contrary to Policies KEY3 (The Role of Development in Improving the Town), TRN1 (A Balanced Transport Strategy), TRN11b (Development and Traffic) and LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan (1998) and Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (Supplementary Planning Guidance).

1.INTRODUCTION

The site is a terraced house on Oxford Road close to its junction with Chester Street. It is located between a hairdressing salon and a fireplace showroom. The surrounding area comprises a mixture of commercial and residential uses.

This application, which would normally be dealt with under delegated powers, is reported to Planning Applications Committee due to the Policy issues that it raises. Members visited the site on 1 September 2006.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for retrospective permission for the conversion of the property to two one-bedroom flats. The application is also for an extension to be erected above an existing ground floor bathroom, in order to provide a bathroom for the first floor unit. Approximately 56 square metres of amenity space would be provided to the rear of the dwelling.

No off-street parking is available on this site.

3.PLANNING HISTORY

- 06/00153/FUL. First floor rear extension and conversion of existing house into 2 flats (and retention of existing works). Refused. 06.04.2006

This application was refused for the following reasons:

1. *The proposal to convert a terrace dwelling into two (2) self contained flats, erection of an external staircase and surround non-residential uses would result in a cramped form of development, which would provide inadequate private amenity space to serve the occupiers of the flats and which would result in an unacceptable loss of garden space to the existing dwelling on the application site, to the detriment of the residential amenities of the occupiers of the properties. As such, the proposal is contrary to policies HSG 5 Residential Design Standards, HSG 6 Residential Conversions of the adopted Reading Borough Local Plan.*
2. *The building is considered unsuitable for conversion from a terrace dwelling to two (2) self contained residential units, by reason of the size and dimension of rooms and, would provide substandard accommodation to the detriment of the amenities of future occupiers. As the building cannot physically accommodate two (2) flats in a satisfactory manner, the proposal is contrary to policies HSG 5 Residential Design Standards, HSG 6 Residential Conversions, SPG House Conversions and Houses of Multiple Occupation September 2003 of the Reading Borough Local Plan (1998).*
3. *The proposed development does not comply with the Local Planning Authority's standards in respect of secure cycle storage provision. This is in direct conflict with Policies LD5 and T3 of the Berkshire Structure Plan 1991-2006, Policy T1 of the Deposit Draft Structure plan 2001-2016, and Policies TRN1 and TRN5 of the Reading Borough Local Plan; and with the principles in PPG13, Transport, in relation to the Government's sustainable development strategy.*
4. *In the absence of a completed legal agreement or unilateral undertaking to secure contributions towards leisure facilities, the proposal fails to mitigate its impact on the social and economic infrastructure of the town. Accordingly, the proposal is contrary to policies KEY3 (The Role of Development in Improving the Town); and LEI3 (The Provision and Improvement of Leisure and Recreation Facilities) of the Reading Borough Local Plan (1998) and the Council's supplementary planning guidance, "Planning Obligations under section 106 of the Town and Country Planning Act 1990" (September 2004).*

4. CONSULTATIONS

(i) Statutory consultation

No statutory consultations were required given the nature of the application.

(ii) Non statutory consultation

Councillor Tom Crisp has expressed concern over the loss of a modest but serviceable family home. He states that the location of the property has no bearing on its attractiveness as a family home. He is also concerned about the size of the proposed units, the level of amenity space proposed, the fact that no off-street parking is proposed and the incongruous appearance of two front doors in the front elevation.

The Council's **Environmental Health** and **Building Control** sections have no objection to this application.

(iii) Public/local consultation and comments received

A notice was displayed on site. Councillors for Battle ward have been consulted directly by letter on this application.

Notification letters were sent to 470-478 (one property), 466 and 466a Oxford Road and 3 – 6 and 8 Chester Street. The consultation period expired on 31 July 2006.

No letters of comment were received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The Reading Borough Local Plan Policies relevant to this application are:

- **KEY3** (Role of Development in Improving the Town),
- **TRN1** (A Balanced Transport Strategy),
- **TRN11B** (Development and Traffic),
- **TRN12** (Car Parking),
- **TRN13** (Off Street Servicing),
- **HSG6** (Residential Conversions),
- **CUD14** (Standards of Design in Development),
- The Council's guidelines regarding private usable amenity space which constitute Supplementary Planning Guidance to Policy HSG5.
- Planning Obligations Under Section 106 of the Town and Country Planning Act 1990 (Supplementary Planning Guidance).
- House Conversions and Houses in Multiple Occupation (Supplementary Planning Guidance).

6. APPRAISAL

Main considerations

- (i) Principle of the change of use

- (ii) The standard of accommodation for future occupants
- (iii) Transport Issues
- (iv) Section 106 Contributions
- (v) External Works

The application is for retrospective permission for the conversion of the dwelling to two one bedroom flats. The flats are entered from separate front doors. An extension is proposed above the existing ground floor bathroom to accommodate a bathroom for the first floor flat.

Principle of change of use

Policy HSG6 states that properties to be converted should have four or more bedrooms or measure more than 120 square metres gross. The dwelling is 90 square metres in area. Although before the conversion it had four bedrooms, one of these was on the ground floor. It would therefore originally have been unlikely to have been a bedroom. It is therefore considered that the proposal does not meet these criteria.

The applicant asserts that the house is unsuitable for its established use as a single family dwelling by virtue of its position on a major road among commercial undertakings on all sides. However, being on a busy main road is, in itself, not considered to be an impediment to family occupation. It is not uncommon for family dwellings to be located on roads like Oxford Road, and this factor is not considered adequate for justifying the loss of a single family dwelling.

The amenity space is 56 square metres in area. The flank wall of the neighbouring fireplace centre creates a secluded garden that is considered to be conducive to family use. It is acknowledged that the car wash may have some impact on this space in terms of noise disturbance, however this is not considered to be significant enough to justify the change of use.

The property is essentially a modest three bed house that is conducive to single family use, providing a relatively affordable family home. As such the principle of the change of use is not considered to be acceptable.

The Council's Guidelines on House Conversions and Houses in Multiple Occupation state that at least one unit of accommodation created should be suitable for family occupation with a minimum of two bedrooms. Both units have only one bedroom. The failure to provide a two bedroom unit illustrates that the property is too small for conversion. This is recommended as a reason for refusal.

The Standard of Accommodation for Future Occupants

An external staircase was shown on the earlier plans adjacent to the first floor bathroom and leading to the rear amenity space. This would have resulted in the loss of some of this space. The present application does not include this staircase. It is acknowledged that this means that the first floor flat would not have access to the amenity space. However, it would mean that the ground floor flat would have access to 56 square metres of amenity space, double that required under the Council's guidelines. Given the fact that without an external staircase it would not

be possible to provide the first floor flat with access to the amenity space, this arrangement is considered to be acceptable.

It is considered that the first reason for refusal of application 06/00153 has been overcome.

The earlier proposal would have included rooms of a deficient size. The ground floor living room would have been 10 square metres and should in fact have been 12.5 square metres and the first floor bedroom, which is 10 square metres, should have been 10.5 square metres. The proposal was considered to provide for an unsuitable level of residential amenity for the occupiers of the flats.

The layout has been amended under the present application to overcome these concerns. The stairs to the first floor flat would now be accessed through the right, rather than left, hand entrance. The new layout removes the need for the stairs to make a 90 degree turn, which frees up space to allow the ground floor living room to be increased to 13 square metres in area. This room would meet the Council's space standards.

A cupboard, which under the previous application would have served the first floor lounge, would under this application serve the bedroom. The provision of this cupboard would alleviate the need to provide storage space in the bedroom itself. As such, the floor space of the bedroom would be 10.7 square metres. This room would meet the Council's space standards.

Transport Issues

As noted above the Council's Transport Strategy section state that there is no off street parking available but consider that the conversion of the dwelling into two one bedroom flats would not intensify the demand for on street parking spaces. The site is located close to regularly served bus routes and is within the Oxford Road District Shopping Centre. Therefore the non-provision of off street parking is in this instance considered acceptable.

Plans have been submitted showing cycle lockers within the front garden of the property. These would be secure, and would be largely obscured from view by the existing front wall of the dwelling. As such, reason for refusal 3 is considered to have been overcome.

Section 106 Contribution

Financial contributions would be required to mitigate against the impact this development has on the local transport and leisure infrastructure. Whilst the applicant has indicated a willingness to address this issue as the application is recommended for refusal a legal agreement has not been completed. As such it is recommended that this is a further reason for refusal.

External Works

The conversion of the property has necessitated the provision of two front doors in the front elevation. Whilst this could be regarded as slightly unusual in a house, the doors are located on either side of a window. They therefore have a balanced

appearance in relation to each other, and to the appearance of the property as a whole. They therefore are not considered to be unduly prominent or incongruous in the street scene.

The first floor extension would extend above an existing ground floor extension. It would extend to the side of the property by 1.8 metres, and from the rear of the dwelling by 2.4 metres. It would not, however, extend beyond the rear two storey element of the dwelling. Given the commercial nature of the surrounding properties it is not considered the extension would have a detrimental impact in terms of loss of light or overbearing. The existing show room would shield the extension from view, ensuring that it is not prominent when viewed from the surrounding area.

Conclusion

Whilst a number of the previous reasons for refusal have been overcome by this application, it is not considered that the principle of the change of use is acceptable. The proposal is therefore not considered to comply with the relevant Borough Plan Policies as assessed above. It is therefore recommended that approval be refused.

Plans: 693/1, 692/3a, 693/12c.

Case Officer: Ben Pratley

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Church

App No.: 06/00725/FUL/BP

Address: 225 Shinfield Road

Proposal: Change of use from Estate Agents to Fish and Chip Take-away shop

Applicant: Mr A G Choudhry

Date received: 23 June 2006

Minor Application: 8 week target decision date 18 August 2006

RECOMMENDATION

Grant.

CONDITIONS TO INCLUDE

1. TL1 – Full Time Limit – 3 years.
2. The A5 (take-away) unit hereby approved shall not be used for the preparation or sale of food and drink outside the hours of 08:00 and 23:00 Monday to Saturday and 08:00 and 22:30 on Sundays and Bank Holidays. Reasons: In the interests of amenity for the occupants of the neighbouring residential units.
3. A strategy for the control, collection and disposal of litter resulting from the use of the site as restaurant and/or takeaway, covering the streets and pavements within the immediate vicinity of the site, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Reason : to ensure that adequate provision is made for the control of litter likely to be generated by the use.
4. No development shall take place until details of the position and design (including odour abatement techniques and fan noise characteristics) of the kitchen extraction system have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details. Reason: in the interests of the amenity of nearby residential properties

INFORMATIVES TO INCLUDE

1. Development to be in accordance with plans.
2. POLINF – Policy Information.
3. Conditions precedent informative

1.INTRODUCTION

The site is an Estate Agents situated within the Shinfield Road Major Local Shopping Centre. It is located within a parade of units on the eastern side of Shinfield Road, straddling the boundary with Wokingham District Council. The parade is served by

a small lay-by to the front that accommodates customer parking, with an access road to the rear for servicing.

The units either side of 225 Shinfield Road accommodate a hairdressers and a take-away. The surrounding area comprises a mixture of retail, take-away restaurant and residential units.

This application, which would normally be dealt with under delegated powers, is reported to Planning Applications Committee at the request of Councillor Grieve.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the change of use of 225 Shinfield Road from A2 (Estate Agents) to A5 (Take Away).

The following details have been submitted in support of this application:

Plans and elevations; Report on Shopping Facilities at Shinfield Rise Shopping Area.

3. PLANNING HISTORY

- 95/00705/FUL. Change of use from shop to chinese takeaway. Refused. 16.11.1995
- 97/00081/FUL. Change of use to estate agents office. Granted. 03.04.1997
- 06/00092/FUL. Change of use from Estate Agents (A2) to Fish and Chip Shop (A5). 17.03.2006. Application Withdrawn.
- 06/00726/ADV. Illuminated fascia sign. Granted. 18.08.2006

4. CONSULTATIONS

(i) Statutory consultation

No statutory consultations were required given the nature of the application.

(ii) Non statutory consultation

The Council's **Transport Strategy** section state that the proposal has the potential of generating a higher parking demand than the previous use on the site, particularly during the evenings and weekends. However, it is unlikely that the peak demand for this unit will coincide with the peak demand for the majority of other units in the parade. Therefore they do not object to the application.

The Council's **Environmental Protection** and **Building Control** sections have no objection to this application.

Councillor Christine Grieve has stated that this area is well served with take-aways generally and fish and chip shops in particular and certainly doesn't need another one. To ensure more varied use she states that she would support another non-food business using 225 Shinfield Road.

(iii) Public/local consultation and comments received

Notification letters were sent to 211 London Road, 6 Fairlawn Green, 1-10 Peacehaven, 221-231 (odd) and 240-248b Shinfield Rise, 91 Winton Road, 10 Westlands Avenue, Daniel and Gilbert (3 High Street, Pangbourne) and Goldstar Financial Services Ltd (85 Southampton Street). The consultation period expired on 20 July 2006.

3 letters and one petition objecting to the application were received. The issues raised by the respondents were as follows:

- The proposal would have a detrimental impact on traffic flow.
- There is a need to retain retail units in this Shopping Centre in order to maintain its vitality.
- Elderly people are unable to walk far to access shops.
- The proposal will result in more litter.
- The proposal will result in disturbance to residents from cooking smells and late night noise and disturbance.

10 letters and 2 petitions in favour of the proposal were received. The issues raised by the respondents were as follows:

- The proposed take-away would provide employment.
- The proposal would generate tax revenue.
- The food sold would be of a high quality.
- Competition will bring down prices.
- The company caters for needs of people who eat Halal and Kosher foods.
- There would not be any noise disturbance to local residents as the property is located alongside a main road.
- Sufficient parking is provided.
- The company uses a very high standard of filtering systems in their exhausts which removes 98% of cooking smell and vapour from the cooking area.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The Reading Borough Local Plan Policies relevant to this application are:

- **TRN11A** (Location of Development),
- **TRN13** (Off Street Servicing),
- **RET3A** (District and Major Local Shopping Centres),
- **RET5** (Retail and Catering Uses in Residential Areas).

6. APPRAISAL

Main considerations

- (i) Principle of change of use
- (ii) Residential amenity
- (iii) Transport issues

(i) Principle of change of use

Policies in the Local Plan do not make specific reference to changes of use from A2 to A5 (formally A3). Nonetheless Policy RET3A states that changes of use will normally be permitted if no more than two consecutive units of A2 or A3 will result. The neighbouring units are a takeaway (A5) and a hairdressers (A1). The takeaway is on the end of the parade on the corner of Shinfield Road and Shinfield Rise. The unit on the facing corner is a supermarket (A1). Approval of the application would not result in more than 2 consecutive units of A2. The proposal is therefore considered to comply with Policy RET3A.

Residential Amenity

The Shinfield Road Shopping Centre accommodates 27 commercial units. Of these at present 7 are in A5 use, which equates to 19% of the total. If the change of use were to be approved 22% of the units in this Centre would be in A5 use.

Conditions can be attached requiring the submission of details relating to the position and design (including odour abatement techniques and fan noise characteristics) of the kitchen extraction system, in order that the impact on local residents in terms of noise or odour can be controlled and requiring the submission of details of a strategy for the control, collection and disposal of litter.

With the recommended conditions noted above, it is not considered that 22% represents an over concentration of A5 uses to the detriment of residential amenity.

Transport Issues

The parade of shops of which the application site forms a part are served to the front by a small lay-by. No changes are proposed to this access and it would remain one way. A service road serving this parade is located to the rear of the site. No alterations are proposed to the access arrangements to the rear.

A take-away is likely to generate a higher parking demand than an estate agent. However, it is considered that the peak demand would be during the evenings and weekends and would therefore not coincide with the peak demand for other units in this parade. It is therefore considered that any additional parking generated by the take-away could be accommodated within the existing parking arrangements.

The site is located within an existing shopping centre on a busy arterial route. Disturbance to local residents from traffic generated by the proposed use is not considered to be materially greater than if the unit remained within an A2 use.

Access for Disabled People

The present entrance to the shop has a low step (approximately 1 inch) which is low enough for a wheel chair user to traverse. Nonetheless the applicant intends to reduce this still further to improve access for wheelchair users. A serving counter lower than the main counter would also be provided for wheelchair users.

Conclusion

The proposed change of use is considered to comply with the relevant Borough Plan Policies as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Plans: MC/04/06, MC/03/05 (Revision A).

Case Officer: Ben Pratley

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Norcot

App No.: 06/00748/FUL

Address: Land to the rear of Severn Way and 14 Severn Way

Proposal: Twelve dwellings comprising two no. two-bed semi-detached houses, six no. two-bed terraced houses and four no. two-bed apartments plus alterations to existing access, parking and landscaping.

Applicant: Gilbert Homes Ltd

Date received: 28 June 2006

Major Application: 13 week target decision date: 27 September 2006

1. INTRODUCTION

This item was deferred at the last meeting of Planning Applications Committee (13th September 2006) to enable the Committee Members to undertake a site visit. This visit was undertaken on Friday 29 September 2006.

2. CONCLUSION

Our recommendation remains to grant, as set out on the attached main report.

Case Officer: Kelly Seekup

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13 September 2006

ITEM NO.

Ward: Norcot

App No.: 06/00748/FUL

Address: Land to the rear of Severn Way and 14 Severn Way

Proposal: Twelve dwellings comprising two no. two-bed semi-detached houses, six no. two-bed terraced houses and four no. two-bed apartments plus alterations to existing access, parking and landscaping.

Applicant: Gilbert Homes Ltd

Date received: 28 June 2006

Major Application: 13 week target decision date: 27 September 2006

RECOMMENDATION

Delegate to Head of Planning and Transport to (i) GRANT permission subject to completion of a S106 legal agreement (ii) to REFUSE permission should the legal agreement not be completed by 27 September 2006 (unless the Head of Planning and Transport agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- A financial contribution of **£24,000 towards transport improvements** brought forward through the Reading Urban Area Package (RUAP), in compliance with Reading Borough Local Plan policy TRN1 (A Balanced Transport Strategy). Payment to be index linked from the date of permission and to be made prior to the commencement of development;
- A financial contribution of **£52,813 towards education facilities**, in compliance with Reading Borough Local Plan policy KEY3 (Role of Development in Improving the Town). Payment to be index linked from the date of permission and made prior to the occupation of the development.
- A financial contribution of **£18,000 towards leisure / recreation facilities** in conjunction with Reading Borough Local Plan policies Key 3, CEN2 and LEI3. Payment to be index linked from the date of permission and to be made prior to the occupation of the development.

If such an agreement is entered into, grant planning permission to include the following conditions:

- | | |
|---------|--|
| TL1 | Time limit |
| AP1/AP2 | Development in accordance with approved/ amended plans |
| M2 | Materials – details to be submitted |
| L2 | Landscaping – implementation of approved details |
| L10 | Protection of retained trees |
| A1 | Access before development |
| A10 | Road required prior to occupation |

TR8	Vehicle parking before occupation
TR15	Bicycle Storage before occupation
NTSD	Bin Stores – details to be submitted
C5	Construction Method Statement – to be submitted including no clearance vegetation March – August
C1	Limit on hours of construction
NTSD	Control of Construction Site Noise
C3	Construction Site Dust
LTG1	Lighting
NTSD	Scrub clearance, section by section
NTSD	Vegetation clearance and hedgerow reduction – management scheme to be provided
NTSD	Bird and bat boxes to be placed on mature trees
NTSD	Following the submission of ecology surveys that any mitigation action required in respect of protected species be carried out prior to the commencement of development.

Informatives:

1. Compliance with development plan
2. Compliance with approved plans & details
3. Access construction
4. Damage to the Highway
5. TPO tree works
6. Ecology requirements
7. Building Regulations, including Firefighting and the disabled

1. INTRODUCTION

The application site comprises vacant land accessed via a driveway in between 14 and 20 Severn Way. The applicant has advised that the site was accommodated by a number of brick garages, but is now vacant. The land to the rear is owned by the Reading Borough Council. 14 Severn Way is owned by Mr R Mason and Miss R Smith. Works are being undertaken at 14 Severn Way to form the access to the site. Parking is being provided for 14 Severn Way as part of the proposal.

The site is well screened on the boundaries by mature vegetation and fencing. Residential uses surround the site.

2. PLANNING HISTORY

There is no relevant planning history for this site.

3. PROPOSAL

The proposal involves the erection of 12 dwellings comprising 2 no. two-bed semi-detached houses, six no. two-bed terraced houses and four no. two-bed apartments plus alterations to the existing access, the provision of 20 parking spaces and landscaping.

4. CONSULTATIONS

Neighbour Consultations:

The following addresses were notified:

- 2-24 Severn Way (all);
- 26-42 Severn Way (evens);
- 2-30 Usk Road (evens); and
- 1-21 Cockney Hill (odds)

5 responses had been received at the time of writing this report. The comments relate to the following (summarised):

- Covenants on the site restricting any development
- There needs to be a provision for a wildlife corridor
- The Poplar tree should not be drastically pollarded
- Need details of the fencing proposed – should be stout and opaque
- Query over the positioning of the boundary adjacent to 13 Cockney Hill
- Parking and traffic concerns
- Noise and light pollution from use of the access
- Access to the site for Emergency Services
- Water and Drainage at the site
- Needs to be a 3-4m buffer zone on the boundaries

The yellow site notice was posted on the 12 July 2006.

Planning's Tree Advisor:

The Tree Advisor stated that the proposal is acceptable in relation to direct tree loss and the proximity to retained trees. The Tree Advisor recommended landscaping to include native planting on the boundary with Cockney Hill to achieve a 'wildlife corridor' through the site, as has been done at 39-45 Cockney Hill. The Council's tree advisor also recommended that the Poplar tree off site (which is part of TPO 3/004) requires assessment by a specialist in terms of the pollarding proposed. The applicant therefore provided a landscaping plan and a tree report by JA Consulting, which recommends the measures to be undertaken to protect the tree and also details the need to remove all deadwood and reduce the northern scaffold to a suitable growth point 6 metres above the scaffold/stem union. The applicant has been advised that any proposed works to the tree, including those already proposed and any alternate work based on the findings of the inspection should be submitted to the Council in the form of a Tree Preservation Order Work Application. An informative is therefore recommended confirming this requirement.

Building Control:

Building Control were consulted and stated they have no objections subject to conditions including requiring building regulations approval and the need to consider access for fire fighting and the disabled.

Environmental Health:

Environmental Health were consulted and stated that they have no objections subject to conditions relating to hours of construction, noise, dust and lighting.

Leisure Services:

Leisure Services were consulted and stated they have no objections subject to the payment of a contribution of £1,500 per unit (total £18,000) towards recreational open space improvements.

Ecologist:

Council's Ecologist has been consulted and has raised no objections to the proposal, subject to conditions relating to vegetation clearance and planting of native vegetation.

Transport Strategy:

The proposed parking layout and access has been amended since the application was submitted, to address concerns by Council officers in terms of parking and access. Further to review of these revised plans, Transport Strategy has advised that they have no objections to the proposal, subject to conditions and the payment of a contribution of £24,000 towards RUAP.

5. ACCESS FOR THE DISABLED

The proposal is intended to be accessible to the disabled, the site is level and would have to meet part M of the Building Regulations.

6. SUSTAINABILITY IMPLICATIONS

The site makes use of previously developed land (previously used for garaging in this case) in a residential area with access to services, facilities and public bus routes. The development of the site as brownfield land is encouraged by national planning policy.

7. APPRAISAL

The proposal should be assessed against the following policies of the Reading Borough Local Plan: HSG5 (Residential Design Standards), HSG9 (Location of Residential Development), CUD14 (Standards of Design in Development), NE5 (Trees, Hedges and Woodlands), NE6 (Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites), TRN12 (car parking) and TRN13 (Off Street Servicing); policies EN1 (Protection and Enhancement of the Environment of Built-Up Areas) of the Berkshire Structure Plan 1991-2006, and H6 (Residential Density and Dwelling Mix) of the Deposit Draft Berkshire Structure Plan 2001-2016; together with PPG3 (Housing) KEY3 (The Role of Development in Improving the Town); TRN1 (A Balanced Transport Strategy) LEI3 (The Provision and Improvement of Leisure and Recreation Facilities).

Principle of Development

PPG3 (Housing) encourages making best use of land to provide for housing demands whilst maintaining the character of the area. It is considered that there is scope for housing development on this land which is currently vacant. The site has a total area of approximately 0.28 hectares. The application proposes a density of 46 dwellings per hectare that is within the 30- 50 hectares recommended in PPG 3 and not out of keeping with the existing density.

Design and layout

The site would comprise of a total of 12 residential dwellings, comprising 2 no. two-bed semi-detached houses, six no. two-bed terraced houses and four no. two-bed apartments. The proposed buildings will be two storeys in height with a varied design. The current layout of Severn Way and surrounding sites at Usk Road, The Meadway and Honey End Lane comprises a mix of semi-detached, terraced units and apartments/flats. The design of the dwellings is not considered to be out of keeping with the varied mix of existing residential properties in the area. The site at present is also set back from Severn Way (access via a driveway) and will be seen in its own context.

The proposed parking layout and landscaping proposed are considered to maintain the amenity at the site. It is noted that the scheme has been considered in the context of designing out crime, as the dwellings either back onto, or are side onto, the back gardens of neighbouring dwellings and windows have been positioned to ensure surveillance of the access road and car parking spaces. In addition, given the comprehensive approach to planning required by the Reading Borough Local Plan (Policy HSG 9), the land to the south east of the site could be accessed in the future to provide additional residential units, subject to the relocation of 3 car parking spaces.

The proposed design and layout is therefore considered acceptable.

Amenity of future occupiers

In relation to the amenity of future occupiers the applicant has advised in their planning statement that the separation distances are adequate to ensure that there would not be any detrimental impact upon living conditions. It is noted that the 2 bedroom dwellings/units will have at least 45sqm (increasing to 60sqm for unit 2) of private amenity space, with the apartments (unit 10-13) provided with a communal space of at least 140sqm. All garden areas will be fenced (1.8m close boarded fencing) and planted along the boundaries to maintain amenity.

Amenity of neighbouring dwellings

It is noted that the applicant has provided a landscape plan to show how the parking areas and boundaries will be planted to maintain an amenity buffer for neighbouring properties. There is currently fencing and planting on the boundaries, however, given the development proposed, Council Officers considered that additional screening would be necessary to ensure adequate screening and amenity is maintained. The applicant has also shown the fencing to be provided along the boundaries to the site to maintain privacy and amenity. In terms of overlooking, there will be at least 21 metres between the first floor windows in the front elevations of units 4-13 and the first floor windows in the rear elevation of no's 4-14 Severn Way. The separation distances will ensure that there would not be significant overlooking to the rear garden area. There is also screening provided

on the boundaries by existing mature vegetation and proposed planting will maintain this screen. Units 2 and 3 are positioned approximately 9 metres from the boundary of the shared amenity space for the occupiers of the neighbouring flats. This is not considered to create a detrimental impact on the neighbouring flats as only the rear part of the amenity area away from the flats will be affected and the boundary will be planted to maintain amenity. There will be at least 20m between the flank wall of the apartments (units 10-13) and the rear facing windows of no's 18, 20 and 22 Usk Road. This is considered to be a satisfactory distance to ensure privacy and amenity is maintained. It is also noted that no windows are proposed on this side elevation to ensure there will be no overlooking.

With regard to traffic noise and light pollution to the occupiers of Severn Way, it is considered that the proposal will not generate an unreasonable amount of traffic movements given the size of the site, and it is important to note that the site was last occupied by a number of vehicle garages and therefore the proposal will not create an unacceptable level of noise or glare from headlights.

The impact of the proposal on neighbouring residents is therefore considered to be acceptable.

Landscape and Ecology

There are no significant trees within the site but it is noted that a Poplar tree on an adjacent site (7 Cockney Hill) is the subject of the TPO 3/004. Works to be undertaken relating to this tree, including those already proposed and any alternate work based on the findings of the inspection should be submitted to the Council in the form of a Tree Preservation Order Work Application.

The proposal involves the loss of 4 trees on the site, with the other 11 trees within or just beyond the site retained. The applicant has engaged an Arborist and proposes protection methods for the trees, including appropriate construction methods for carparking. As discussed above, the applicant has provided a landscaping plan to show the native planting proposed, including a mixed native hedge along the boundaries to maintain a wildlife corridor. A condition is recommended to ensure that the landscape plan and tree protection measures are implemented.

Highways and Parking Issues

The development consists of a mix of two bedroom dwellings and flats. On this basis the provision of 1.5 spaces per unit providing 20 parking spaces is acceptable.

The amendment to the parking layout is acceptable with parking adequately positioned for the dwellings they are to serve.

It has also been indicated that residents of 14 Severn Way are to get from their allocated parking spaces to the property through the gate at the rear of the property. As the property currently does not have any on site parking the parking arrangements are therefore acceptable as they are reducing parking on Severn Way.

The layout shows an initial 4.8m wide carriageway with a 2m wide footway and 1m wide service strip reverting to a 4.8m wide shared access conforming to adoptable standards.

The turning head illustrated on the plan is acceptable for refuse/delivery vehicles. The 4.8m shared surface and the 2.4 x 70m visibility splay are acceptable.

The layout of the development also allows for the potential further development to the south and east of the site. The amended plan illustrates a possible access arrangement for serving these areas via the 3 parking spaces to the left of the proposed adopted access. The plan also shows that the access is taken up to the site boundary in order to ensure the comprehensive development of the adjoining sites and avoiding a possible future ransom situation.

The proposed cycle storage for the flats has been shown as being conveniently located and is in the form of a lockable covered store with 2 Sheffield stands to accommodate 4 bicycles.

It is considered that whilst Severn Way is unsuitable to accommodate a large increase in traffic, it is wide enough to accommodate the additional traffic likely to be generated by the twelve new dwellings. In the circumstances there is no Transport objection to the likely impact the development traffic would have on Severn Way. Noise and disturbance from the access is not considered to have a detrimental impact on the amenities of adjoining occupiers. The issue of Fire Engine access is also dealt with independently under Building Regulations and Fire Regulations, which if the development is unsatisfactory can prevent the scheme being implemented. The proposal is therefore considered to be acceptable on its planning merits.

Neighbours Comments

Many aspects raised by neighbours have been covered in this Committee Report, including the wildlife corridor, fencing on the boundaries, traffic noise and generation, the poplar tree and parking provision. The applicant has also confirmed that the boundaries are shown correctly and there is no encroachment onto 13 Cockney Hill. With regard to the demands of water and drainage services and the legal covenant on the site, it is noted that these are not relevant to the planning application. It is noted that the applicant is not aware of the covenants mentioned by the neighbours, however, this is not a planning consideration.

Provision in relation to local infrastructure

The applicant has agreed to enter into a S106 legal agreement to provide financial contributions to mitigate against the additional impact of this development on the local education, transport and leisure infrastructure. The s106 is in the process of being entered into.

8. CONCLUSION

It is considered that the proposal will not cause material detriment to highway safety in the surrounding area nor existing amenity and is designed to be in keeping with existing dwellings and the surrounding area. The proposal therefore warrants approval, subject to appropriate conditions.

Plans: Site Plan titled 'Proposed Site Plan, Severn Way, Tilehurst', prepared by Head Projects referenced P.0100B, dated 25 August 2006, Front Elevations of units 4-9 and 10-13 and Landscaping Plan titled 'Landscape Plan' prepared by Landscape Connection referenced PL/2143/01, dated 25 August 2006.

Case Officer: Kelly Seekup

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Peppard

App No.: 06/00703/FUL

Address: 270 and 272 and land to rear of 268 – 280 Henley Road, Caversham

Proposal: Demolition of nos 270 and 272 Henley Road and the erection of 22 residential dwellings incorporating one block of 6 x 1-bed flats, 2 semi detached 2-bed dwellings, 7 semi detached 3-bed dwellings, 6 semi-detached 4-bed dwellings and 1 detached 4-bed dwelling, with associated car parking and access.

Applicant: Infinity Homes Ltd

Date received: 19 June 2006

Major Application: 13 week target decision date: 18 September 2006

RECOMMENDATION

REFUSE for the following reasons:

- The proposal, by virtue of its massing, bulk and uncharacteristic roof forms would form a visual intrusion in this elevated and prominent area detrimental to the physical and visual character of the area. This would be in conflict with Policy DP5 of the Berkshire Structure Plan; and Policy HSG9 of the Reading Borough Local Plan (1998).
- The proposed development, by virtue of an excessive amount of hard-surfacing and built form and with limited scope for soft landscaping to the front of Plots 10 – 13 and along the access road adjacent to 274 Henley Road when compared to the existing character of the area represents an over-development of the site. As such the development would be detrimental to the visual and physical character of the area. This would be in conflict with Policy HSG9 and CUD14 of the Reading Borough Local Plan (1998).
- The proposed housing types, particularly the flatted development, are considered uncharacteristic of the area and the siting of the houses on the Plots 16, 17 & 18 would appear contrived and hard up against the boundary fence to the rear. The proposed house on Plot 1 is at an awkward angle to the road and forward of the building line along this section of Henley Road and the proposal appears cramped and detrimental to the visual and physical character of the area. This would be in conflict Policy HSG9 and CUD14 of the Reading Borough Local Plan (1998).
- The proposed development, by virtue of the inappropriate siting of buildings and car parking close to the boundaries would have a detrimental impact on the amenities of surrounding and prospective residents in terms of visual outlook and loss of privacy contrary to Policy HSG9 of the Reading Borough Local Plan (1998).
- The proposal makes inadequate provision for usable garden space for the flatted development and Plots 2 & 12 contrary to Policy HSG5 of the Reading Borough Local Plan (1998) and the Council's Supplementary Planning Guidance note 'Space Around Dwellings' (1994).
- The proposed development does not comply with the Local Planning Authority's

standards in respect of secure cycle storage provision and, as a result, is in conflict with Policies TRN1 and TRN5 of the Reading Borough Local Plan.

- The proposal fails to make sufficient provision for affordable housing on the site, contrary to Policy HSG 2 of the Reading Borough Local Plan (1998) and Supplementary Planning Guidance Note on Planning Obligations under S106 (July 2004).
- The proposed development fails to make provision for financial contributions to offset the impacts of the development on local transport, education and leisure facilities. This is contrary to policies KEY3 and LEI3.

1.INTRODUCTION

268 – 2280 Henley Road comprises 7 two storey detached and semi-detached dwellings fronting Henley Road and incorporating large gardens to the rear. The two dwellings to be demolished (Nos 270 and 272) are semi-detached with the majority of the application site being the rear gardens of the above 7 properties.

The site, occupying an area of 0.47 hectares, incorporates a significant change in levels of some 7 metres from Henley Road in the south-west up to the north-east corner to the rear of no.280. A Tree Preservation Order (TPO) has been placed on 1 x Silver Birch and 1 x Eucalyptus tree both in the rear garden of 274 Henley Road. Further to this, due to the large number of trees previously removed from the site (pursuant to a previous application) an Area TPO has been served (148/06 refers) which relates to all tree species on properties 276-280 Henley Road. With the exception of nos 270 & 272, the existing houses would be retained with reduced gardens. The application proposes a density of approx. 47 dwellings per hectare (dph).

The immediate area is generally characterised by uniform housing design of predominantly two storey semi-detached dwellings from the post war era. The houses are generally set within relatively spacious plots of land with a generous provision of space around the dwellings.

2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes to demolish nos 270 and 272 Henley Road and to construct an access road from Henley Road to the eastern side of one new build dwelling replacing nos. 270 and 272 and to further erect a mix of 22 detached, semi detached, linked detached and flatted dwellings, incorporating a mix of 1, 2, 3 & 4 bedrooms on land to the rear.

38 parking spaces are proposed including a number within garages or carports and equating to a provision of 2 spaces per dwelling and 1 space per flat.

The application was submitted with a supporting planning statement, a design statement, a tree survey and a bat survey.

Submitted plans:

04-263-22/01 – Location Plan

04-263-22/02 – Planning Layout

04-263-22/03– House Type A Floor Plans and Elevations

04-263-22/04 – House Type B Floor Plans and Elevations

04-263-22/05/01 – House Type C Floor Plans and Elevations – Plots 19 & 20

04-263-22/05/02 – House Type C Floor Plans and Elevations – Plots 21 & 22

04-263-22/06– House Type D Floor Plans and Elevations

04-263-22/07- House Type F Floor Plans and Elevations
04-263-22/08/01- House Type G Floor Plans and Elevations – Plot 16
04-263-22/08/02 – House Type G Floor Plans and Elevations – Plots 17 & 18
04-263-22/09 – Garage Details
04-263-22/10 – Enclosure Details
04-263-22/11/01 – Sectional Elevations
04-263-22/11/02 – Sectional Elevations
04-263-ENG/500 – Vehicle Tracking Details
04-263-22/14 – Indicative Site Levels
04-263-22/15/01 – Topographical Survey
04-263-22/15/02 – Topographical Survey
04-263-22/TD-1 – Garden Sizes
INF15722-03B – Landscape Proposals
04-263-22/12 – Concept Plan – For Illustrative Purposes Only

3. PLANNING HISTORY

05/01414/FUL – Demolition of the dwellings at nos. 270 & 272 Henley Road and application for the erection of 14 dwellings - Refused 16/03/06.

The above application is currently subject to an appeal to the Planning Inspectorate.

4. CONSULTATIONS

Statutory consultation

South Oxfordshire District Council makes no comment on the application.

Non statutory consultation

RBC Transport Strategy have no objections in principle to the creation of an access to serve a residential development, at this location. The proposed access road has adequate junction spacing with Micklands Road and there is adequate visibility in both directions i.e. 4.5 metres by 90 metres. There is a segregated footway/cycleway running across the frontage of the site and bus stops on both sides of the Henley Road, approximately 40 metres west of the site entrance. There is also a pedestrian refuge 80 metres west of the site and a Pelican Crossing a further 40 metres away. Therefore as there are relatively good multimodal transport facilities in close proximity to the site, the principle of a residential development is acceptable in transport terms.

Nevertheless there is potential for further development on both sides and behind the site, but the access arrangement only makes the provision for serving the area left of the site. However, this is considered acceptable, as other proposed accesses have been suggested (04-263-22/12 – Concept Plan refers) that would not result in a proliferation of accesses onto Henley Road.

However, there is no indication of any secure cycle provision on site for the flats where one cycle space per flat should normally be provided. This would form a reason for refusal of the application.

The Council's Planning Section Tree Advisor notes that the Eucalyptus at 274 Henley Road has been omitted from the submitted Tree Survey plan. Considering that the tree is subject to a Tree Preservation Order (TPO) it should be included in the survey. The Silver Birch that is on the same plot has been included, however, plans submitted should refer to these trees not as 'existing trees to be retained' but refer to their protected status.

It is of concern that many of the higher category trees (classed by the survey) are proposed to be removed. Every effort should be made to retain these trees where possible. Due to the number of trees (that potentially provided significant amenity value) that had been removed prior to the initial site visit in January 2006, the retention of those remaining that were of high amenity value was regarded with some importance, hence the Preservation Orders. For example, Tree 9 on the tree survey has been awarded a B1 category, but is shown on the Landscape Plan as being removed with replacement planting in almost the same place. It could have been incorporated into the design and the applicant does not appear to have explored the possibility of incorporating existing trees of high amenity value into the development.

It is unclear exactly which trees are to be retained and which trees are to be removed. A plan is required showing all trees on site and indicating whether they are to be retained or removed.

The Council's Ecological Consultant advises that the submitted bat survey carried out, as requested by Iain Corbyn on 17th January 2006, indicates no bats currently utilise the existing houses to be demolished. Therefore permission could be granted on ecological ground.

The Council's Archaeological Consultant considers there to be no archaeological implications with this application.

The Council's Housing Development Team note that the proposed percentage of affordable housing (29%) falls short of the Council's 50% target set out in the Supplementary Planning Guidance (SPG) on S106 contributions. The developers would need to provide a detailed viability appraisal to the Council's Valuers section to justify the low level of affordable housing provision proposed. This is particularly relevant given the fact that this is a residential scheme on a piece of land currently used for housing, so remediation costs would not be as high as on a previously industrial site.

Further to the above, the Housing Development team would look for a range of units in terms of size and tenure, so the affordable housing element proposed on this scheme (6 x 1-bed flats) does not meet requirements from this perspective and is therefore unacceptable from a housing perspective.

What is needed in suburban locations are family sized houses, similar to the rest of the proposed development (although terraced housing would be acceptable), which would be required to be available for rent as this is the greatest shortage currently.

RBC Leisure Services note that there is already a shortfall of accessible public open space in this area which is becoming more and more densely populated and would seek contributions for towards recreational and open space improvements, being £36,000.00.

The Council's Education Services seek contributions of £142,076.00 for local education infrastructure.

RBC Environmental Health raise no objections.

The Council's Building Control Officer raises no objections subject to compliance with Building Regulations.

Public/local consultation and comments received

The application was advertised in the local press.

A site notice was erected on site on 12 July 2006

Neighbour consultation letters were sent to 199-251 Henley Road (odds); 218-326 Henley Road (evens); 9-17 Almond (odds & evens); 1-6 Lowfield Road (odds & evens); 1-11 Blackwater Close (odds & evens); 8-13 Corfe Mews (odds & evens); 1-25 Hawthorne Road (odds and evens); 'Amblethorne', 'Dante', 'Shiralee', 'Welford' Hawthorne Road; 1-4 Micklands Road; 'April Willows', 'Corran', 'First Left', 'Fourways', 'Harting House', 'Sherwood', 'Sunlands', 'Third on Right' Micklands Road; Micklands Primary School; 1, 1B, 1C, 14 Copse Avenue; 'Deuxans', 'Hilrus', 'Rivendell' Copse Avenue; 1 & 2 Lowfield Farm.

6 letters were received objecting to the proposal and summarised as follows:

- Object on the grounds of privacy and overlooking from the rear windows of the development to houses along Hawthorne Road.
- The existing hedges should be retained at their existing height.
- Concerns over disruption to adjoining properties during construction.
- The development would add to traffic congestion in the area which is already suffering from the Kings Oak development opposite All Hallows Road.
- Local schools are full and still more housing development is proposed.
- The proposal does not, as stated by the applicant, respect the existing topography of the site.
- The subject site is part of one of the few remaining local areas of land of this type without high density housing on it. The proposal would be out of character with the surrounding area and would set a dangerous precedent for development of the remaining land.
- The character of the area is completely changing with demolitions of existing housing stock and inappropriate additional building.
- The submitted bat survey is incomplete and was carried out at the wrong time of the year.
- Backland developments such as this should be halted or face problems for future generations in terms of living/garden space.
- Henley Road is (or was) a family area of 3 + bed houses and the nearby development of flats by Kingsoak has already changed the character the area. This area does not need 22 more dwellings of flats or houses.
- It is hoped that many other local residents will object to this proposal although it appears most are selling off their back gardens and making money.
- The indicative concept plan (drwg 04-263-22/12) showing alternative accesses has a road from Micklands cutting through my side extension.
- The development currently taking place on Hawthorn Road is very intrusive with the roofs of several of the buildings being much higher than others in the vicinity. These roofs can be seen from all houses in the vicinity completely ruining the whole feeling of the area.

5. RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Policy guidance

Planning Policy Guidance 3: Housing (PPG3)

Planning Policy Statement 1: Delivering Sustainable Development (PPS1)

Planning policy Guidance 13: Transport (PPG13)

Berkshire Structure Plan 2001-2016

Policy DP5 (Quality of Urban and Suburban Areas)

Policy H6 (Residential Density and Dwelling Mix)

Policy T1 (Transport Strategy)

Reading Borough Local Plan 1991 – 2006

Policy HSG 2 (Affordable Housing)

Policy HSG 5 (Residential Design Standards)

Policy HSG 9 (Location of Residential Development)

CUD 14 (Standards of Design in Development)

Policy NE 7 (Creative Nature Conservation)

Policy KEY 3 (The Role of Development in Improving the Town)

Policy TRN 1 (A balanced Transport Strategy)

Policy TRN 5 (Cycle Parking)

Supplementary Planning Guidance

Supplementary Planning Guidance note 'Space Around Dwellings' (1994)

Supplementary Planning Guidance Note on Planning Obligations under S106 (July 2004).

6. APPRAISAL

The main considerations in determination of this application are:

1. Land use
2. Impact on the Character of the Area
3. Design, Appearance and Layout
4. Parking and Access
5. Amenities of surrounding residents
6. Amenities of prospective residents
7. Provision in relation to local infrastructure

Land use

The application site is formed by residential curtilage and must be considered as previously developed land in line with PPG3 which encourages making best use of land to provide for housing demands whilst maintaining the character of the area. It encourages a greater intensity of development in areas with good accessibility to public transport and advises that Local Planning Authorities should encourage high quality design.

The application proposes a density of approx. 47 dph which is in line with the advice contained in PPG3 that local authorities should seek densities between 30 – 50 dph.

While it is accepted that the principle of development on this site is acceptable in land use terms, this should not be at the expense of the amenity and character of the area.

Impact on the Character of the Area

Where the proposal is within the density range advised in PPG3, it is important to consider the prevailing character of the surrounding area and the precedent that such development would set where there is significant scope for further development in the immediate area. It could be argued that this site would set the standard for a comprehensive development of this area of land and, as such, requires detailed consideration of the wider context.

At para. 34 of Planning Policy Statement 1 (PPS1) it is stated that:

Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted.

It is clear that the application site could form the first stage of a more comprehensive development of the area and it could be argued that it would set the standard for further development. It is considered that the development proposed here appears as a piecemeal development without consideration of the overall context and it is difficult to envisage how the proposed development would relate to further development of other back land in the vicinity. It is noted that the applicant has indicatively shown how other land could be accessed (04-263-22/12 – Concept Plan refers) but it is not indicated how the dwellings relate to the wider context.

The proposal is not considered to deal adequately with the levels differences across the site and appears perched up above the existing built form to the detriment of the character of the area. The proposal is also considered to constitute an over-development of the site, apparent by the inclusion of the uncharacteristic flatted development and the somewhat convoluted and confused siting and layout to Plots 16, 17 and 18, together with the relatively small gardens associated with some of the proposed dwellings.

The applicant has referred to a planning consent that was granted on appeal for the erection of 14 dwellings to the rear of 18-24 Hawthorne Road in 2003 and where Reserved Matters have recently been approved pursuant to that consent (05/01078/REM refers). That site lies to the north-east of the site under consideration here.

In this regard, while the principle of development of this site and the wider area of land may be considered acceptable, the current application appears as an over-development of the site and out of context with the wider area. It is not considered that the 18-24 Hawthorne Road approval is a desirable precedent where, notwithstanding the Inspectors comments on that proposal, planning officers considered that scheme to be cramped and out of character with the area. It should also be noted that the Hawthorne Road application proposed a density of 30 dwellings per hectare, considerably lower than that proposed here. In any event each application has to be considered on its own merits.

Generally, it is considered that the proposal is not reflective of the existing character of the area, which is defined by much larger gaps between houses, more spacious plots and a suburban scale. Conversely, this proposal appears as hard and dominated by the built form and at an intensely urban scale. The development once constructed would alter the character of Henley Road due to their visibility within the wider area.

Design, Appearance and Layout

The proposed mix of housing includes flats, linked detached/semi-detached and detached housing with limited views through. There are gaps between Plots 10-15, however, these are only above garages with accommodation over. The front elevations because of their massing and design would appear as overly dominant elements on the site, somewhat top heavy and elongated in terms of wall height and width to roof height.

This appears to be exacerbated by the proposed roof forms which are considered uncharacteristic of the predominantly hipped roofs fronting Henley Road. The applicant contends that there is no prevalent roof characteristic in the vicinity.

However, it appears from the applicants own contextual analysis that the only similarly gabled roof form is that to 280 Henley Road and it is argued here that that roof is reasonably well proportioned in relation to the house whereas the proposed roofs are not. Indeed, it is considered that the tall, narrow houses on Plots 10-15 appear squeezed and incongruous within the area.

The proposal incorporates staggered ridgelines and stepped floor levels to account for the local topography and this is considered to assist in reducing the apparent massing of the proposed buildings. However, where the overall height would be at approx. 8.8 metres to the ridges of Plots 10-13 and 9.8 metres for the flats, sited as they are in a prominent and elevated position, the proposed buildings, particularly the flats, would appear as dominant elements within the streetscene.

While it is reasonable to expect houses built on a slope to rise above those in front, the grouping and massing of the proposed houses, together with their elongated form, would appear incongruous.

Further to the above, it is also considered that the amount of soft landscaping on the frontage of Plots 10 to 13 and along the strip of land between the access road and 274 Henley Road is unacceptable and exacerbates the developments harsh appearance where the proposal appears overly dominated by hard surfacing and built form.

In terms of the general layout of the site, as noted above, it is considered that the siting and orientation of Plots 16, 17 & 18 is somewhat convoluted and cramped. The front door to Plot 16 appears at odds with the street and the gardens to Plots 17 & 18 are to the side with the rear of the houses hard up against the boundary fence. These buildings would effectively be taking part their setting from adjoining land rather than provide adequate setting within the application site and prejudicing the future development of adjoining land.

This is considered to represent an over development of the site incompatible with the scale and character of the surrounding area and detrimental to the physical and visual character and quality of the surrounding area.

Parking and Access

The Council's Transport Strategy section have no objection to the proposed access and are satisfied with the level of car parking provision. However, where there is no provision for cycle parking for the flats, this is in conflict with local plan policies TRN 1 & TRN 5 as well as PPG 13 and is considered reason for refusal of the application.

Amenities of surrounding residents

In terms of the privacy of surrounding residents the back to back distances to the properties along Hawthorne Road comfortably meet the Council's standard of 22 metres. However, where some of the rear gardens proposed are less than 10 metres in length this could prejudice potential further development in the rear gardens of the Hawthorne Road houses unless a minimum of 11 metres is provided (11 + 11 metres = 22 metres). This is considered potentially prejudicial to the future development of adjacent land and indicative of an over-development of the site.

There is also concern with respect to the amenities of the retained house at no.268 Henley Road and the neighbouring house at 266 where the proposed plots 2 & 3 are set at 90 degrees and there is considered to be the potential for overlooking to private internal and external amenity areas of those houses on Henley Road. This is

considered particularly problematic with respect to the proposed plot 2 where, although set somewhat obliquely, it would be at a higher level and together with the reduced garden space afforded to no 268, the rear facing 1st floor windows and skylights would provide the potential for overlooking. This issue is further considered symptomatic of an over-development of the site.

With respect to the retained houses from no. 274 to 280, there is concern that the buildings on Plots 18 - 22 are too close to the rear boundaries and would appear overly dominant and detrimental to the outlook from those retained houses. This is considered detrimental to the amenity of adjoining of adjoining properties and further indication of a cramped form of development.

Amenities of prospective residents

It is considered that a number of the proposed units would have insufficient amenity space around them. As a general guide, the Council's SPG 'Space Around Dwellings' states that the usable private garden area for houses should be no less than the gross floor area of the dwelling house to which it relates.

In this regard, it is noted that Plot 2 is proposed as 4-bed houses with a floor area of approximately 98m² and less than 60m² of amenity space around it. Plot 12 is proposed as a 4-bed house with a floor area of approximately 112m² and approximately 70m² of amenity space. The flats also lack sufficient amenity space.

Given the generally limited garden provision to the front of the houses, the provision of amenity space around the dwellings is considered to be sub-standard and further indicative of a cramped form of development suggesting that the proposal would represent an over-development of the site.

Further to the above, there is concern that the proposed parking spaces for the flats would be too close to the adjoining garden to Plot 3 with limited provision for a buffer strip to assist in protecting the amenities of the occupiers of that property and in the interests of the visual amenity of the site.

Similarly, it is considered that the outlook from the rear of the proposed Plot 1 would be compromised by the existence of the side elevation of the garaging element for Plot 2 in such close proximity to the rear of a relatively small garden.

This is also considered symptomatic of an over-development of the site and detrimental to the amenity of prospective occupiers.

Provision in relation to local infrastructure

Transport:

Transport have requested a financial contribution of £56,000.00 to the Reading Urban Area Package, to offset the impact of the additional dwellings on transport infrastructure in the area. The applicant has indicated they are prepared to enter into a legal agreement with respect to contributions required but no such agreement has formally been entered into.

Education:

To mitigate against additional pressure on local education facilities, and to meet the requirements of Policy KEY 3, the applicant has been requested to contribute £142,076.00 towards education provision. As above, they have informally agreed to enter into a legal agreement but no such agreement has formally been entered into.

Leisure:

£36,000.00 would be required as a contribution towards the improvement of Leisure and Recreation facilities in the local area. The applicants' response to this request is as above.

Affordable Housing:

The application proposes an affordable housing provision of 6 x 1-bed units equating to 29% of the total units proposed. This falls short numerically and in terms of mix of units proposed in relation to the guidelines set out in the Supplementary Planning Guidance (SPG) on S106 contributions and is contrary to Policy HSG2.

This is considered reasonable grounds for refusal of the application Where no planning obligation is in place to secure financial contributions, however, this does constitute grounds for refusal of the application.

Conclusion

While the application site may be considered suitable for residential development it is considered that the proposal under consideration here would set an undesirable precedent for the future development of adjacent land by virtue of its massing, bulk and uncharacteristic roof forms in this elevated and prominent area.

It is also considered that the proposal contains an excessive amount of hard-surfacing and built form with a lack of landscaping with which to soften the appearance of the development which is considered symptomatic of an over-development of the site.

The housing types, particularly the flatted development, are considered uncharacteristic of the area and the houses on the proposed plots 16, 17 & 18 appear somewhat convoluted and contrived and hard up against the boundary fence to the rear. The proposed house on Plot 1 is skewed to the road and forward of the building line along this section of Henley Road and, as such it is assessed that the proposal appears cramped and would be detrimental to the visual and physical character of the area.

Furthermore, it is considered that the proposal, by virtue of the inappropriate siting of buildings on the boundaries would be detrimental to the amenities of surrounding and prospective residents in terms of visual outlook and loss of privacy and that the development would result in inadequate usable garden space.

The proposal does not comply with the Council's standards in respect of secure cycle parking and fails to provide sufficient levels of affordable housing.

The proposal also fails to provide for financial contributions in relation to local infrastructure.

Given the above, it is recommended that the application be refused.

Case Officer:

Patrick Haran

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Peppard

App No.: 06/00901/FUL

Address: Land adjacent to Lyefield Court, Emmer Green

Proposal: Erection of 9 new dwellings for the elderly with garaging and ancillary space, to the south west of the current development of Lyefield Court

Applicant: English Courtyard Developments

Date received: 31 July 2006

Minor Application: 8 week target decision date: 25 September 2006

RECOMMENDATION

Subject to the submission of satisfactory plans to demonstrate adequate access and turning space and location of refuse storage;

Delegate to Head of Planning and Transport to (i) GRANT permission subject to completion of a S106 legal agreement by 12 October 2006 (ii) REFUSE permission should the legal agreement not be completed by 12 October 2006 (unless the Head of Planning and Transport agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

- A financial contribution of **£19,000 towards transport improvements** brought forward through the Reading Urban Area Package (RUAP), in compliance with Reading Borough Local Plan policy TRN1 (A Balanced Transport Strategy). Payment to be index linked from the date of permission and to be made prior to the commencement of development;
- A financial contribution of **£12,000 towards leisure / recreation** facilities in conjunction with Reading Borough Local Plan policies Key 3, CEN2 and LEI3. Payment to be index linked from the date of permission and to be made prior to the commencement of development.

(Conditions/informatives to include:)

Standard

1. TL1 – Full 3 years
2. AP1 – Development in accordance with approved plans
3. M2 – Materials to be submitted
4. L1 – Landscaping details to be submitted incorporating creative nature conservation measures
5. L10 – Protection of retained trees
6. L3 – Implementation and establishment of landscaping.
7. L11 – Boundary treatments to be submitted
8. C5 – Construction Method Statement
9. DR1 – Details of water surface drainage
10. A10 – Roads to be provided
11. TR8 – Parking before occupation
12. TR14 – Garages retained for vehicle parking
13. TR19 – Temporary construction parking
14. AR2 – Programme of archaeological work

15. C2 - Working hours (specific hours)
16. C3 - No burning
17. LTG1 - External lighting details to be submitted.
18. AM1 - Obscure glazing to WC's

Non Standard

No routing of services within Root Protection Zone of retained trees - details to be submitted

(Informatives to include)

Policies

Approved Plans

Conditions precedent

Sec 59 of Highways Act

Building Regs

UK & Europ legislation re protection of certain birds and animals

S106 agreement

1.INTRODUCTION

The application site is formed by the entire curtilage of the property called Cedarcot together with a section of the access road serving the existing development at Lyefield Court. Cedarcot is located immediately to the south-west of Lyefield Court.

The site, occupying an area of 0.39 hectares (including the access road), is generally level and is subject to Tree Preservation Order (TPO) 4/06 including one Copper Beech, one Oak and two Spruce. There is also significant vegetation to the boundaries of the site.

The application proposes a density of approximately 23 dwellings per hectare including the access road or 32 dwellings per hectare excluding the access road.

The existing development at Lyefield Court (immediately to the north-east) contains 32 units of accommodation for the elderly with the subject site bounded to the south by allotment gardens, Emmer Green Primary School to the west and the large property of 'Brindles' to the north. Immediately to the north of 'Brindles' is land associated with the Reading Golf Club.

The application was called-in to be determined at Planning Applications Committee by Cllr Green.

2. PROPOSAL AND SUPPORTING INFORMATION

The application proposes the development of 9 residential units for the elderly incorporating a mix of 2 & 3 bed dwellings following demolition of the existing building on the site. Garaging is proposed at one space per unit with an additional four visitor parking spaces. The application further proposes an extension and improvements to the existing Lyefield Court access road.

The main building would be orientated along an east-west axis with single storey garaging element/amenity room to the eastern end and rising to 2 ½ storeys with loft accommodation and tapering to single storey to the western end. A 2 ½ storey element would project southwards from the main building. A separate building to the north-east of the site would accommodate garaging for 5 vehicles.

The building would be approximately 62 metres in length from east to west and approximately 24 metres from north to south incorporating the protruding element from the main building. The building would stand at approximately 9.4 metres in height to the 2 ½ storey element.

The application was submitted with an ecological survey including results of a bat emergence survey, a tree assessment and method statement for the protection of trees on site, a planning report and a report on the sustainability of sheltered retirement housing schemes.

Submitted plans:

663/101 B – Ground floor plan
663/102 B – First floor plan
663/103 B – Second floor plan
663/104 B – Roof plan
663/150 C – Site location plan
663/151 E – Site plan
663/201 B – North and east elevations
663/202 B – South and west elevations
663/ 203 – Garages
1716 – Site survey

3.PLANNING HISTORY

06/00223/FUL – Erection of 9 new dwellings for the elderly with garaging and ancillary space, to the south-west of the current development of Lyefield Court – Withdrawn 3/05/06.

The above application was withdrawn primarily due to the lack of a bat emergence survey but also siting issues in relation to trees on the site.

4. CONSULTATIONS

Statutory consultation

None.

Non statutory consultation

RBC Transport Strategy advises that the site is located off the Kidmore End Road which is within easy walking distance of local shops situated within the Buckingham Drive parade. Kidmore End Road is served by 44/45 bus route, which provides services to and from the town centre every 20 minutes.

Lyefield Court currently provides retirement housing consisting of 16 flats and 14 cottages. Proposals are to provide 9 additional units with associated garaging for each unit. The additional dwellings will be served via an extension to the existing access road with additional visitor parking. The proposed development will generate approximately 20 additional traffic movements/day of which a large percentage will be made outside of the morning and evening peak hours. The traffic impact of such development is, therefore, considered acceptable.

With regard to the internal layout, Transport have commented that:

- It is unclear from the plans received how the proposed units will be serviced. It was previously commented that a turning area should be included within the design to accommodate the turning manoeuvres of a refuse vehicle servicing the additional dwellings. The extent of the proposed access and turning area is not clear on the submitted drawings.

- Refuse storage areas should also be shown and be located with 9.0 metres of the turning area.

The Council's Planning Section Tree Advisor initially commented that the proposed building would have an unacceptable impact on the Copper Beech due to its proximity to habitable rooms resulting in problems of shading and the probability that works would be required to the tree limiting its potential to properly mature, and on the Oak in terms of proximity during construction.

Subsequently, these concerns have been overcome through re-siting of the building and the provision of a further semi-mature Copper Beech to the south-west corner of the site.

Subject to relevant conditions including the requirement of 'no-dig' specifications around protected trees, tree protection to be installed prior to any machinery entering the site and landscaping plans, the Planning section Tree Advisor is satisfied that the application is acceptable in relation to trees.

The Council's Ecological Consultant advises that the submitted bat emergence survey is acceptable. As no bats were recorded as utilising the buildings to be demolished, there should be no issue in granting planning consent subject to a standard informative advising the applicant of the requirements of UK and European legislation relating to the protection of certain wild plants and animals.

Further to the above, however, previous advice relating to creative nature conservation measures to be implemented should be reiterated by way of a detailed landscaping plan to be submitted indicating native hedgerows and trees to be incorporated and retained.

The Council's Archaeological Consultant notes that the area is one of topographic potential for the recovery of archaeological remains and artefacts and that the site is located within 120 metres of where three Bronze Age axes and an Iron Age gold coin were recovered. The site is also within 450 metres to the SW of where Iron Age and Roman occupation remains were encountered in the 1960s off Highdown Hill Road. Given this, it is considered that an appropriate strategy regarding the archaeology would be to carry out a phased programme of works which could be undertaken as a condition attached to any permission granted. It is recommended that an archaeological evaluation by trial trenching should be implemented which would be in keeping with previous recommendations for applications of a similar size.

RBC's Waste Operations Manager has asked whether the road would be of sufficient width to allow vehicles of collection size to access the facility and exit safely and would the road surface withstand repeated use of collection vehicles? There is also concern that if the entry to the development is gated, there will be a need for codes, digilocks or swipes. It is required that the refuse store will need to be no further than 10 metres from vehicle collection point and that there should be a drop kerb from the store to the road.

The Council's Housing Development Team have raised no objections.

RBC Leisure Services seek contributions for improvements towards Emmer Green Recreation Ground, being:

£1,500.00 per unit minus £1,500.00 for the existing use
Total = £12,000.00.

RBC Environmental Health raise no objections.

The Council's Building Control Officer raises no objections subject to compliance with Building Regulations.

Public/local consultation and comments received

Neighbour consultation letters were sent to - Flats 12-32 Chiltern Court (odds & evens); Emmer Green Primary School; Emmer Green Youth and Community Centre, Grove Road; 9 & 11 Grove Road; 19-59 Grove Road (odds); 1-6 Unity Court, Unity Close (odds & evens); 1-32 Lyefield Court (odds & evens); 'Brindles', Kidmore End Road; 'Cedar Cottage', Kidmore End Road; The Black Horse PH; 18-82 Kidmore End Road (evens); 13-17 Kidmore End Road (odds); 1-7 Bell Court, Kidmore End Road (odds & evens); 2 St Barnabas Road; St Barnabas Church & Hall, St Barnabas Road; 1-19 Brooklyn Drive (odds); 5,6 & 7 Gorselands;

2 letters were received objecting to the proposal and summarised as follows:

- If approved all building site personnel should be restricted to parking in dedicated on-site facility.
- The current access road is not wide enough to allow vehicles to pass each other.
- The current access road provides access for doctors, health visitors and emergency services who are vital for the life of elderly residents. The road is inadequate for additional traffic resulting from the proposed development.
- Several residents have recently seen bats in the neighbourhood of this site.

5. RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Policy guidance

Planning Policy Guidance 3: Housing (PPG3)

Planning Policy Statement 1: Delivering Sustainable Development (PPS1)

Berkshire Structure Plan 2001-2016

Policy DP5 (Quality of Urban and Suburban Areas)

Policy H6 (Residential Density and Dwelling Mix)

Policy EN8 (Renewable Energy and Energy Conservation)

Reading Borough Local Plan 1991 - 2006

Policy HSG 5 (Residential Design Standards)

Policy HSG 9 (Location of Residential Development)

CUD 14 (Standards of Design in Development)

Policy NE 7 (Creative Nature Conservation)

Policies KEY 3 (The Role of Development in Improving the Town)

Supplementary Planning Guidance

Supplementary Planning Guidance Note 'Space Around Dwellings' (1994)

Supplementary Planning Guidance Note 'Planning Obligations under S106' (July 2004).

Draft Supplementary Planning Document 'Sustainable Design and Construction' (July 2006)

6. APPRAISAL

The main considerations in determination of this application are:

1. Land use

2. Impact on the Character of the Area
3. Design, Appearance and Layout
4. Parking and Access
5. Sustainability/energy efficiency
6. Amenities of surrounding residents
7. Amenities of prospective residents
8. Provision in relation to local infrastructure

Land use

The application site is formed by residential curtilage and must be considered as previously developed land in line with PPG3. Therefore, the principle of residential development is acceptable.

The site has an area of approximately 0.39 hectares (including the access road) however, where the access road already exists, it is considered appropriate here to assess the application as excluding the access road and, therefore, proposing 32 dwellings per hectare which is in line with the advice contained in PPG3.

The current application is for 9 dwellings where this falls below the requirement for affordable housing as set out in the Council's Supplementary Planning Guidance note on S106 Contributions.

It is considered that the application is acceptable in land use terms.

Impact on the Character of the Area

The proposed development would be sited some distance from Kidmore End Road and is not considered to impact on the visual character or quality of that road or the adjacent area.

The site is located adjacent to public allotment gardens, however, it is proposed to retain a band of mature trees to this common southern boundary where this would provide for a high degree of screening.

Similarly, it is proposed to retain a band of mature trees to the northern and western boundaries and it is considered that the development would not be particularly visible or dominant when viewed from public spaces.

Further to the above, it is considered that the development is generally representative of the existing development at Lyefield Court and would not cause significant detriment to the physical and visual character and quality of the area.

Design, Appearance and Layout

The development is considered to be reasonably well articulated with the single storey eastern and western ends providing some lay-off to the boundaries and adjoining developments.

Whilst incorporating 3 floors of accommodation it is not considered that the overall height of the development is excessive where the 3rd floor would be contained within the roof space and the building would be somewhat isolated from any adjacent developments thereby limiting its impact.

The scale and massing of the building is considered to be respectful of the existing Lyefield Court and it is proposed to use similar materials of generally red brick and plain tiles with deep set stained windows. The proposal under consideration here would also incorporate some tile hanging. Where no samples of materials have

been submitted, it is considered appropriate to require details as a condition if consent is granted.

In terms of layout, it is considered that the east-west orientation allows for a reasonable degree of solar gain through south facing windows servicing primary living rooms.

The building is considered to sit reasonably comfortably on the site and retention of boundary vegetation reduces the impact of the development on adjoining development and the views from public areas. Retention of vegetation could be secured by way of a condition if consent is granted.

The Planning sections Tree Advisor is satisfied that the proposal is now acceptable in relation to trees on the site.

Parking and Access

Access to the new development would be gained by extending and improving the existing road through Lyefield Court. It is proposed that two additional visitor parking spaces would be provided within the existing Lyefield Court and two bends would be eased to enable easier passing.

While it is noted that neighbours have raised concern with regard to the impact of the development on the access road in terms of its ability to take additional traffic, the Councils Transport Strategy team are satisfied that the road is adequate and this is not considered reason for refusal of the application.

Revised plans have been submitted with respect to the concerns raised by Transport Strategy regarding access and turning space and are currently being assessed by Transport strategy. Members will be updated at their meeting in this regard.

In response to concerns over refuse collection, the applicant has stated that it is one of the courtyard managers duties, enshrined in the management agreement for each property, to collect refuse from the individual properties and transfer it to the common refuse store which, in this case, would be the existing refuse store which will serve the new extension. These comments are also being evaluated and members will be updated at there meeting in this regard.

Notwithstanding the above, Transport Strategy have recommended relevant conditions relating to the provision of the access road and adequate parking if consent is granted.

In terms of access for people with disabilities it is noted that 5 of the 9 car parking spaces are of a suitable size to provide for disabled parking spaces.

The application also proposes level thresholds to all external doors and would provide for full wheel chair accessibility. The applicant states that common stairs will be provided with a stairlift from the outset and all dwellings have a bathroom and bedroom at entrance level.

In light of the above and given the fact that the proposal is for retirement and elderly accommodation, it is considered that access for people with disabilities would be acceptable.

Sustainability/energy efficiency

The applicant proposes to achieve an Ecohomes rating of 'Very Good' as a minimum. It is stated that the buildings will comply, as a minimum, with the newly revised Part L of the Building Regulations and will use environmentally friendly insulants throughout.

It is further stated that the overall form of the development, concentrated into a single large block, reduces the wall:floor ratio thus reducing heat loss and the requirement for heavy facing materials with high embodied energy.

The applicant proposes a rainwater harvesting system and would utilise either condensing flue boilers for each unit or a centralised gas fired combined heat and power unit.

Having regard to the Council's SPG 'Sustainable Design and Construction' it is considered that the proposal would perform reasonably well.

The east-west orientation allows for a reasonable degree of solar gain and natural daylighting through south facing windows servicing primary living rooms. The use of appropriate insulants and the form of the development as a single block would increase the buildings thermal massing and help prevent heat loss through exposed walls.

The site is within a reasonably sustainable location in terms of access to local facilities and public transport and proposes only 1 car parking space per unit which is considered reasonable in terms of promoting alternative and sustainable forms of transport and, therefore, minimising pollution.

The retention and incorporation of features on the site that could enhance wildlife habitats can be secured by condition if consent is granted as can the selection of materials that would help retain local character and ensure a long life.

There is no requirement to generate energy from renewable sources within this scheme where the draft SPG would require this only on major developments of 10 or more dwellings.

In terms of water resources, the application does propose a rain water harvesting system although details have not been submitted and details of the system of dealing with surface water runoff could be dealt with by condition to ensure that the scheme is sustainable.

Given the above, it is considered that the scheme would perform reasonably well in terms of Policy EN8 of the Structure Plan and local plan policies KEY2A and CUD14 in terms of energy conservation and efficiency. It is proposed to achieve an Ecohomes rating of 'Very Good' as a minimum and to comply with the newly revised Part L of the Building Regulations. In this regard, it is not considered reasonable to refuse the application on energy conservation grounds.

Amenities of surrounding residents

Given the level of boundary screening and the siting of the development in relation to adjacent dwellings it is considered that the development would not create any significant impacts on neighbouring properties in terms of overlooking, overshadowing or noise disturbance.

If consent is granted, in order to minimise disturbance to neighbours during construction, it is recommended that conditions relating to working hours,

operative parking, storage of plant and materials and burning on site should be attached.

Amenities of prospective residents

The application proposes approximately 700m² of open space around the building. While it is apparent that some of this space would be shaded by existing and proposed trees, vegetation and building, the area of usable space including terraces and balconies would be significantly greater than the 285m² required under the Council's 'Space Around Dwellings' SPG.

In terms of landscaping, the applicant states that the retention and careful management of the existing trees is central to the concept of the scheme and at the perimeter of the site the general management of the landscaping can be tailored to ensure the preservation and extension of a range of good habitats for foxes and other animals currently found on the site. It is further stated that the provision of a well landscaped environment is advantageous to residents.

Certainly the existing development at Lyefield Court is well landscaped and maintained and there is no reason to doubt that the same would apply to the new development. Given the orientation of the building there is good provision of south facing garden space and it is considered that the proposal would offer a reasonable level of amenity for prospective occupiers. A landscaping plan, incorporating creative nature conservation measures would be attached to any consent.

Provision in relation to local infrastructure

The applicant has agreed in principle to provide financial contributions to mitigate against the additional impact of this development on the local transport and leisure infrastructure. Subject to completion of the legal agreement, it is considered that the application is acceptable in this respect.

Conclusion

The application has been assessed against relevant national guidance and local policy and is considered to be acceptable.

The scheme proposes an extension to the existing development at Lyefield Court and is considered to be in keeping with that development.

The development would be screened, to a large extent, by existing vegetation to the boundaries of the site and is not considered detrimental to the character and appearance of the area or the amenity of neighbouring residents or uses.

Subject to completion of a S106 agreement in respect of contributions to local infrastructure and the imposition relevant conditions, with particular regard to tree protection and creative landscaping, it is assessed that the application is acceptable.

Case Officer:

Patrick Haran

Plans: (663/101 B, 102 B, 103 B, 104 B; -663/150 C, 151 E; -663/201 B, 202 B, 203;1716).

COMMITTEE REPORT

**BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006**

ITEM NO.

Ward: Peppard

App No.: 06/00953/FUL

Address: 17 Quantock Avenue, Caversham, Reading, RG4 6PY

Proposal: Erection of a single storey rear extension, conversion of garage into living space, replacement of flat roof over garage with pitched roof, installation of window in lieu of garage door and glass roof to porch

Applicant: Mr Belcher and Ms Rose

Date received: 11 August 2006

Minor Application: 8 week target expiry date: 18 October 2006

RECOMMENDATION

GRANT

Conditions to include:

- Standard 3 year time limit for implementation
- Matching Materials
- In accordance with plan numbers

Informatives:

Relevant Development Plan Policy

1.INTRODUCTION

The application site contains a two storey semi-detached property on Quantock Avenue. Quantock Avenue is a cul de sac located off Montpelier Drive with semi-detached properties of a similar design and character.

The application is referred to Planning Applications Committee (PAC) for a decision in accordance with Council procedures because one of the applicants is a Council employee.

2.PLANNING HISTORY

No relevant history

3. PROPOSAL AND SUPPORTING INFORMATION

The proposal is for the erection of a single storey rear extension, measuring 0.9 x 2.45 to extend the kitchen. The conversion of the garage into living space, the replacement of the flat roof over the garage with a pitched roof, and the installation of a window in lieu of the garage door and a glass roof to the porch.

4. CONSULTATIONS

(i) **Statutory consultation**

Transport Strategy: No objections

(ii) Non statutory consultation

None

(iii) Public/local consultation and comments received

Neighbour Consultations: 2, 3, 4 Redberry Close, 7, 8, 9, 16, 18 Quantock Avenue were notified by letter on the 24 August, and a site notice posted on site with the comments deadline of 14 September. All neighbours were re-notified with regard to the addition of the garage conversion to the description, on the 1 September with a deadline of the 15 September.

No comments have been received from any neighbouring properties at the time of writing this report.

5. RELEVANT PLANNING POLICY AND GUIDANCE

National Planning Policy Guidance

- PPG3 (Housing)

Reading Borough Local Plan 1998

- HSG8 (House Extensions)
- CUD14 (Standards of Design in Development)

Supplementary Planning Guidance (SPG)

- "A Design Guide to House Extensions" (2003)

6. APPRAISAL

Main considerations

- (i) Design and Appearance
- (ii) Impact on Neighbours
- (iii) Parking
- (iv) Sustainability/Energy efficiency
- (v) Disabled access

Design and Appearance

The proposed rear extension will have a pitched roof and would be approximately 2.45 metres wide by 0.9 metres deep and would provide an extension to the kitchen; it is considered that this extension would be a subservient addition to the main dwelling.

The proposed conversion of the garage would provide an extension to the existing sitting room and a separate entrance door to this room, the garage door will be replaced by a window of similar size and design to the adjacent lounge window. A pitched roof will replace the flat garage roof, which will improve the appearance of the front elevation of the property; and a glass roof will be installed over the 'porch' area, this will provide a dry area for visitors to the house to stand.

Impact on Residential Amenity

The properties on this side of Quantock Avenue are staggered, and therefore the neighbouring property at 16 Quantock Avenue is set slightly forward of the application site; as a result the changes to the front elevation are unlikely to have any unduly significant impact on number 16. The application site and the adjoining property at 18 Quantock Avenue have a boundary wall at the front,

to which the glass porch roof will be attached, as a result there is unlikely to be any unduly significant impact on no. 18.

The rear extension would be approximately 1 metre from the North boundary next to no. 16 Quantock Avenue and due to the staggering of the properties no. 17 currently extends 3m past the rear of no. 16. As the proposed extension would only be 0.9m in depth, single storey and at a lower level than no. 16 there is unlikely to be any unduly significant impact on the rear of no. 16. It is considered that the extension would not have a significant impact on the neighbouring property in terms of overbearing or loss of sunlight / daylight.

The proposed extension would be approximately 3.5m from the boundary shared with no. 18, by virtue of this distance and due to its size there is unlikely to be any unduly significant impact to the rear of no. 18.

Finally, the rear garden of the application site is at a higher level than the dwellinghouse, while the property is separated from the houses at the rear (properties on Redberry Close) by an alleyway; therefore there is unlikely to be any unduly significant impact on the properties to the rear of the site.

Parking

While the garage is being converted into living space, there is still sufficient space for 2 car parking spaces within the front cartilage.

Sustainability/energy efficiency

There are no significant sustainability implications.

Disabled Access

There are no accessibility implications associated with the proposed development.

7. CONCLUSION

The proposed development is considered acceptable in planning terms and in reaching the above decision the Local Planning Authority has taken account of policies HSG8 (House Extensions) and CUD 14 (Standards of Design in Development) of the Reading Borough Local Plan and the Supplementary Planning Guidance ('A Design Guide to House Extensions' [May 2003])

Case Officer: LOUISA JOHNSON

Plans:

R264/01, R264/02, R264/03, R264/04

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Redlands

App No.: 06/01006/VARIAT/BP

Address: 53 Erleigh Road

Proposal: Variation of Condition 12 of planning consent 03/00691/FUL to change the opening hours to Monday - Saturday 11.00am to 11.30pm and Sundays and Bank Holidays 11.00am to 11.00pm

Applicant: Mr Iftikhar Ahmed

Date received: 18 August 2006

Other Application: 8 week target decision date 13 October 2006

RECOMMENDATION

Grant.

CONDITIONS TO INCLUDE

1. The premises shall not be used for the preparation or sale of food outside the hours of 12:00 noon to 11:30 pm Mondays to Saturdays and 12:00 noon to 11pm on Sundays and Bank Holidays. Reason: in order to protect local residents from unreasonable disturbance arising from the use, in accordance with Policy RET 5 of the Reading Borough Local Plan (1998).
2. All other of the Conditions of Consent No. 03/00691 apply to this Consent, viz:- (a list of the other conditions would follow).

1.INTRODUCTION

The site is a hot food take-away on the corner of Erleigh Road and Blenheim Road, trading under the name Mekka Hut. The unit is located within a local shopping centre centred on Erleigh Road. This comprises a range of shops and other commercial units. Residential units are located on Erleigh Road and surrounding streets.

This application, which would normally be dealt with under delegated powers, is reported to Planning Applications Committee as a previous application of a similar nature at this site was decided by Councillors.

2. PROPOSAL AND SUPPORTING INFORMATION

The application is to vary Condition 12 of planning application 03/00691/FUL. This condition is as follows:

The premises shall not be used for the preparation of hot food outside the hours 10:00 am and 10:00 pm and sale of food outside the hours of 12:00 noon to 10:00

pm Mondays to Saturdays and shall not be used at all on Sundays or Bank Holidays. Reason: in order to protect local residents from unreasonable disturbance arising from the use, in accordance with Policy RET 5 of the Reading Borough Local Plan (1998).

The applicant wishes the take-away to open from 12.00 noon to 11.30pm Monday to Saturday and until 11.00pm Sundays and Bank Holidays.

3.PLANNING HISTORY

- 03/00691/FUL. Change of use of ground floor to take away (A3) and single storey rear extension. Granted. 07.01.2003
- 04/01503/FUL. Retrospective application for extension to existing basement storage area, new shop front to front and side elevations and alterations to roof of rear extension (re-submission of planning application 04/00936). Granted. 11.03.2005
- 06/00488/VARIAT. Variation of Condition 12 of planning consent 03/00691/FUL to change the opening hours to Monday - Sunday including Bank Holidays from 12.00 noon to 1.00am. Refused. 17.08.2006

06/00488/VARIAT was refused for the following reason:

The proposal to vary the hours of operation of this takeaway unit would be likely to have a detrimental impact on occupiers of nearby residential units arising from late night noise and disturbance. It is therefore considered to be contrary to Policies HSG4 (Non-Residential Uses in Residential Areas) and RET5 (Retail and Catering Uses in Residential Areas) of the Reading Borough Local Plan.

4. CONSULTATIONS

(i) Statutory consultation

No statutory consultations were required given the nature of the application.

(ii) Non statutory consultation

The **Transport Strategy** and **Environmental Protection** sections have no objection to this application.

(iii) Public/local consultation and comments received

Notification letters were sent to 72-102 (even) and 65-91 (odd) Blenheim Road and 37-51 (odd), 55-67 (odd) and 36-66 (even) Erleigh Road. The consultation period expired on 18 September 2006.

5 letters of comment were received. The issues raised by the respondents were as follows:

- The business opens later than the hours requested.
- Late night drunkenness and noise is a problem in this area.
- The proposal would result in more litter.
- The proposal would result in parking in unauthorised locations.

- Approval of the proposal would reduce property values.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The Reading Borough Local Plan Policies relevant to this application are:

- **HSG4** (Non-Residential Uses in Residential Areas),
- **RET3B** (Other Local Shopping Centres and Locations)
- **RET5** (Retail and Catering Uses in Residential Areas).

6. APPRAISAL

Main considerations

- (i) Impact on the amenity of neighbouring properties.

Application 03/00691/FUL was granted permission for change of use of the ground floor of 53 Erleigh Road to a take away. As part of the consent a condition was attached restricting the hours at which food could be sold from 12noon to 10pm Monday to Saturday, with an allowance for the preparation of food from 10am to 12noon. The condition allowed no preparation or sale of food to take place on Sundays or Bank Holidays.

Application 06/00488/VARIAT sought to amend the hours of use to allow the unit to open 7 days a week until 1am. This was refused because of the likely detrimental impact this would have on neighbours.

The present application is to allow the unit to operate until 11.30pm Monday to Saturday and 11.00pm Sundays and Bank Holidays.

Impact on the Amenities of Neighbouring Properties.

The application site is located within a small area of shops and other commercial units on Erleigh Road. This area is not defined as a District or Major Local Shopping Area in the Local Plan, although it does function as a local centre to a limited extent, with a number of shops, bars/takeaways and other commercial uses to which Policy RET3B applies.

There are a number of other A3/A4/A5 uses in this centre. These either have conditions restricting the sale of hot food after 11pm, were consented in the 1970s when there was less likelihood that conditions restricting opening hours would be applied, or were granted through a Certificate of Lawfulness where the Council was unable to attach conditions.

As well as the commercial units, a significant number of residential dwellings are situated along this stretch of Erleigh Road. Surrounding streets, such as De Beauvoir Road, Blenheim Road and Hatherley Road, are predominantly residential in nature.

Allowing Mekka Hut to open until 11.30pm Mondays to Saturdays and 11.00pm Sundays and Bank Holidays is considered to be largely consistent with other similar uses in the area. These opening hours are considered to strike the right balance

between allowing customers of nearby premises such as the Fruit Bat to make use of the take-away whilst ensuring that the use does not disturb nearby residents through late night noise and disturbance.

Conclusion

The proposed variation of conditions is considered to comply with the relevant Borough Plan Policies as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Plans: Location Plan .

Case Officer: Ben Pratley

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006.

ITEM NO.

Ward: Tilehurst

App No.: 06/00886/OUT

Address: Land to rear of 1-7 Heathway and 79 Chapel Hill, Reading

Proposal: Outline application for 14 dwellings (means of access only).

Applicant: Cube Land Securities

Date received: 26th July 2006

Major Application: 13 week target: 25th October 2006

RECOMMENDATION

Subject to the receipt of acceptable amendments to the cycle store location and car park layout delegate to Head of Planning and Transport to GRANT permission subject to the signing of a S.106 Legal Agreement, or REFUSE permission should the legal agreement not be completed by 25th October 2006 unless the Head of Planning and Transport agrees to a later date for completion.

The agreement to secure the following:

- A financial contribution of 10 x the necessary "Open Space, Sport and Recreation" contribution (on a pro-rata basis £1,500 for dwellings up to 75 sq. m. and £2,000 for dwellings above 75 sq. m. – in line with the adopted SPG) towards leisure provision/improvements, in compliance with Reading Borough Local Plan policy LE13 (The improvement and provision of recreation and leisure). Payment to be index linked from the date of decision and made prior to first occupation of the permitted development;
- A financial contribution of 10 x the necessary "Transport" or RUAP contribution (on a pro-rata basis £4,000 for a 4+ bed dwelling and £3,000 for a 3 bed dwelling – in line with the adopted SPG), towards improvements set out in the Council's Local Transport Plan in accordance with Borough Local Plan policy TRN1 (A Balanced Transport Strategy). Payment to be index linked from the date of decision and to be made on commencement of the permitted development;
- A financial contribution of 10 x the necessary Education contribution (i.e. 10 x £4,587 for 3 bed and over dwellings = £45,870 - in line with the adopted SPG), towards education provision/improvements, in compliance with Reading Borough Local Plan policy KEY3 (The role of development in improving the town). Payment to be index linked from the date of decision and made prior to first occupation of the permitted development.

Conditions to include:

TL2 Outline - time limit - reserved matters

TL3 Outline - time limit - commencement

TL4 Outline - details of reserved matters

AP2 Amended plans

NSTD No development providing first floor accommodation, or exceeding 4 metres in height, shall be constructed within 13 metres of the boundary of the site with the rear of properties on Hildens Drive.

DS3 Detail of floor levels to be submitted

M2 Materials - details to be submitted

L7 Landscaping - reserved matter

L8	Tree location/protection - res mat
L11	Boundary treatment -to be submitted
L13	Hand excavation during construction
A4	Access before occup'n - to be submitted
A8	Footway provision
A9	Surfacing of access
A10	Roads to be provided
AM1	Obscure glazing - specified windows
C1	Construction/demolition standard hours
C3	No burning of materials on site
C5	Construction Method Statement
TR4	Set back of gates
TR9	Parking before occup'n - to be submitted
TR16	Bicycle storage - details to be submitted
TR19	Temp construction parking and turning
LTG1	External Lighting - to be submitted
A8	Footway provision
A9	Surfacing of access
A10	Roads to be provided
AM1	Obscure glazing - specified windows
C1	Construction/demolition standard hours
C3	No burning of materials on site
C5	Construction Method Statement
TR4	Set back of gates
TR9	Parking before occup'n - to be submitted
TR16	Bicycle storage - details to be submitted
TR19	Temp construction parking and turning
LTG1	External Lighting - to be submitted

INFORMATIVES TO INCLUDE:

- Section 106 Agreement relates to this site.
- Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 9390138, to discuss arrangements for this.
- Before any planning consent is implemented an agreement under Section 38 of the Highways Act, 1980, may be required with respect to adoption of new roads and paths by the Borough Council. The applicants should contact the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 9390138, to discuss any arrangements for this.
- The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
- In reaching the above decision, the Local Planning Authority has taken account of the following Development Plan policies and proposals:- Reading Borough Local Plan (1998):- KEY3 (The Role of Development in Improving the Town), HSG5 (Residential Design Standards) and the Council's guidelines on space around dwellings which constitute Supplementary Planning Guidance to Policy HSG5, HSG9 (Location of Residential Development), LEI3 (The Provision and Improvement of Leisure and Recreation Facilities), TRN1 (A balanced transport strategy) and TRN11B (Development and Traffic); and National Planning Policy Guidance Notes PPG 3: Housing.

1. INTRODUCTION

The application site is located to the rear and west of properties 89 - 97 Hildens Drive and to the south of 79 and 81 Chapel Hill. The site area measures 0.44 hectares and is currently occupied by four detached residential properties, their accesses and rear gardens, giving a density of 9 dwellings per hectare. The site also shares boundaries with the gardens of properties in Uffington Close to the south and Hayfield Close to the west. The prevailing pattern of development in the area is residential with a medium density mix of semi-detached and detached family houses. The site is a short walk from shops on Hildens Drive and School Road.

The site rises in level from east to west by at most 7 metres. There are a number of trees on the site and three are protected by a Tree Preservation Order. The existing houses are of no particular merit and are not listed. The site is not in a conservation area but due to its location does have a particular quiet and secluded character.

Members visited the site on 1st September.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks outline planning permission, with only site access for approval, for the demolition of the four dwellings and the erection of 14 dwellings. The original proposal referred to 14 detached dwellings but has since been amended to just 14 dwellings. This gives a site density of just under 32 dwellings per hectare.

The submitted indicative layout plan demonstrates how 14 detached dwellings could be arranged retaining the significant trees on site. Following concerns expressed on site by Members, sections have been prepared to illustrate the relationship between a few adjacent properties and possible proposed dwellings.

Plans and a safety audit have been submitted showing the access from Hildens Drive and an amended layout for the proposed realignment of the double mini roundabouts on the Hildens Drive/Chapel Hill/Lower Elmstone Drive junctions. These show that while some of the verge is lost on the north side of Chapel Hill it is compensated by more verge on its south side.

3. PLANNING HISTORY

No relevant recent planning history.

4. CONSULTATIONS

(i) Statutory consultation

None

(ii) Non statutory consultations

West Berkshire Council raise no objections to the principle of development and the access, subject to our own highway's officers being satisfied with the safety of the access changes but seek further consultation on reserved matters.

Transport strategy - The proposal is to demolish 4 No dwellings served by Heathway, which is an unmade private drive, and replace them with a 14 No dwelling development served by an upgraded access road.

At present Heathway joins the Hildens Drive/Lower Elmstone Drive/Chapel Hill mini roundabout junction. Whereas this is currently a three-arm mini with a private drive served from it, the proposal would result in a four arm mini roundabout. We have reviewed the situation at the junction and found that it is relatively safe in that there has been one injury accident during the last recorded three years.

However, changing it to a four arm mini roundabout will change the traffic patterns at the junction. The developer's Transport Consultant has carried out a Stage 1 Safety Audit and the layout of the junction has been amended to address the items raised. The proposed layout of the junction as shown on Drawing No 2050.01 is acceptable.

As the proposed access road would serve 14 dwellings it must be constructed to adoptable standards, whether or not it is to remain private. The first 15 metres of access road should be 4.8 metres wide with a 2.0 metre wide footway on both sides. Thereafter the carriageway could reduce to 4.1 metres wide with a 2.0 wide footway on one side and a 2.0 metre wide service strip on the other.

In accordance with Section 3 (Transport) of the Council's Supplementary Planning Guidance on wider planning obligations, September 2004, developments will be expected to contribute to wider and strategic transport improvements in relation to roads, public transport, and facilities for cycling and pedestrians. A legal agreement requiring a financial contribution towards the Reading Urban Area Package (RUAP) is therefore requested. The principle of this has been agreed but the applicants have submitted a case for payments to be spent locally on transport measures likely to be made worse by the development or where future residents would benefit from the improvements.

Leisure - Request contribution towards off-site recreational open space improvements.

Education - Request contribution towards local infrastructure. The applicants have agreed the principle of this but have sought verification that secondary school places are in short supply.

Trees - The site is subject to Tree Preservation Variation Order 83/06 and includes two Field Maples at 79 Chapel Hill. The Method Statement is generally acceptable. However, the first paragraph of section 5.0 on page 6 of 7 refers to the removal of up to 200mm of topsoil to prepare the ground for the road surface in the vicinity of trees 3 and 11-14. These trees are the only 'A' category trees on site and also includes the trees subject to a TPO. The road within the Root Protection Area (RPA) is specified to be to a no-dig method, however, removing 200mm to level the ground is not a no-dig method. It may be necessary to bridge the roots of these trees to create the necessary access. Further details will be required to be approved as a condition.

(iii) Public/local consultation and comments received

5-25 (odds) & 4-24 (evens) Uffington Close; 14-18, 24-28 (evens) & 17 Hayfield Close; 47-57 & 79 - 93 (odds); 24-34, 58-62, 74 & 76 (evens) Chapel Hill; 74-96 (evens) & 85-101 (odds) Lower Elmstone Drive; 1-7 (odds) Heathway; 48-64 (evens), 71-99 (odds) Hildens Drive; 1-5 Chieveley Close; 11 Woolton Close; 1 Berkshire Drive & 2 Little Oaks Drive. Press notice published on 10th August and site notice displayed. Further consultation on safety audit and amended junction layout with deadline for 7th October.

A total of 11 objections/comments were received by the Local Planning Authority, including a representation from Tilehurst Parish Council. Grounds of concern include:

Loss of privacy; loss of trees, concerns about additional traffic and safety, additional noise and loss of light due to proposed new tree planting. Concerns raised about future maintenance of boundary fences and also about the sewerage proposals as Uffington Close is currently on an unadopted system.

5. RELEVANT PLANNING POLICY & GUIDANCE

National planning policy guidance - PPG3 (Housing)

Berkshire Structure Plan 2005 - H3 (location of housing development); H6 (Residential density and dwelling mix), H7 (Loss of housing).

Reading Borough Local Plan 1998 - policies: KEY3 (The Role of Development in Improving the Town), HSG5 (Residential Design Standards), HSG9 (Location of Residential Development), HSG10 (Housing Provision for People with Disabilities), CUD14 (Standards of Design in Development), TRN1 (A Balanced Transport Strategy), TRN11B (Development and Traffic)

Supplementary planning guidance - Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (2004) & Space around dwellings.

6. APPRAISAL

Main considerations

- (i) Land use and principle of development
- (ii) Access and junction alterations
- (iii) Layout
- (iv) Infrastructure contributions
- (v) Other matters

(i) Land use and principle of development

PPG3 & Structure plan policy encourages housing development that makes more efficient use of land (between 30 and 50 dwellings per hectare net) and seeks greater intensity of development at places with good public transport accessibility such as city, town, district and local centres or around major nodes along good quality public transport corridors. However, this support is qualified by emphasising the importance of good design and layout to achieve the efficient use of land without compromising the quality of the environment. Policy HSG9 (Location of Residential Development) advises that when assessing proposals for residential development the Council will have regard to the level of, and accessibility to existing infrastructure, open space, facilities, services and public transport links. Development proposals will not be supported if they result in a detrimental impact on the existing character, appearance and amenity of the surrounding area and neighbouring properties.

The site is in residential use at present and lies in a location well served by existing services and close to public transport routes, local shops and facilities. This is an outline application submitted under the old rules (before 10th August) seeking approval only for the principle of development for 14 dwellings but not its layout or appearance. There are no impediments (landscape features, archaeology or steep slopes) to development and the most significant trees on site already benefit from protection. Therefore subject to appropriate conditions ensuring that the layout does not prejudice the outlook and amenities of existing and future residents and ensuring that protected trees are retained the principle of redevelopment of this site at a higher density than existing complies with national guidance, Structure Plan policies and relevant local plan policies.

Initially an illustrative layout for 14 detached houses was submitted. However, this raised concerns about potential overlooking and proximity to existing adjacent houses exacerbated by the change in levels across the site. Sections were then prepared that tended to confirm these concerns. Therefore the applicant amended the description of development to 14 dwellings (not necessarily detached) to provide greater flexibility for the eventual layout to be submitted as a reserved matter should planning permission be granted for this outline proposal. If planning

permission is granted conditions should be imposed to ensure that these concerns are resolved at detailed reserved matters stage, for example, by requiring minimum distances to the site boundaries and the submission of sections.

(ii) Access and junction alterations

Only site access is for approval at this stage and this relates to the physical access from the adjacent public highway rather than internal parking facilities and carriageway widths. There is an existing but sub-standard access to the site at present and the proposal intends to take access from this point. However, works to bring this access up to adoptable standards have implications for the detailed layout of the adjacent double mini-roundabout junction. Transport colleagues requested a stage 1 safety audit for the proposal, which has resulted in a slight amendment to the junction alteration proposal. These have been considered by transport and confirmed to be acceptable. The works to the junction would need to be implemented under a Section 278 agreement with the developer and as the works required to the mini roundabout junction are required to accommodate the site access the costs should not be offset against any RUAP contribution.

Councillor Weston has expressed concerns about how the changes to the junction would affect safety for pedestrians and the visual effect of the changes to the grassed verge. The safety audit has not identified any pedestrian safety issues and Council transport colleagues have confirmed that if any thing safety could be improved as the changes direct pedestrians to safer points to cross the road. While some of the verge on the north side of the east arm of Chapel Hill will be reduced this is compensated by more being provided on the south side.

Based on this information the proposed access and alterations to the junction are considered acceptable. The works, which are outside the site boundary, will be the subject of a Section 278 (Highways Act) legal agreement to secure its funding and method of implementation.

(iii) Layout

Although the application does not seek approval of the layout at this stage indicative layouts and sections have been provided to demonstrate how 14 dwellings could be located on the site. This information has indicated that the ground level of the application sits about 3-4 metres above the ground level of adjacent properties in Hildens Drive and about 0.5 metres below the adjacent ground levels at Uffington Close and Hayfield Close.

The Council's adopted SPG "Space around dwellings" establishes a guideline of 22 metres back to back distance between houses but explains that this might vary where there are significant level differences. In view of this, while in general terms I can accept that 14 dwellings of some form could be provided on this site (eg; laid out as a mix of terraced, semi-detached or detached houses) I consider it necessary to restrict by condition the proximity of dwellings, particularly above ground floor level, to the boundary with Hildens Drive properties. By insisting on a minimum distance of 15 metres from site boundary to the nearest first floor accommodation, or development exceeding 4 metres in height, a more acceptable back to back distance with properties in Hildens Drive can be achieved. It will also be necessary to require by condition details of slab, eaves and ridge levels to be approved as part of the reserved matters.

(iv) Financial Contributions

In accordance with the requirements of KEY3 of the Reading Borough Local Plan (1998) and the Councils Supplementary Guidance in relation to Planning Obligations (2004) contributions are required for Education, Leisure and Transport Infrastructure improvements.

The applicant has agreed to make contributions on a pro-rata basis as set out in the adopted SPG. In relation to transport, the applicants have submitted a case for payments to be spent locally on transport measures likely to be made worse by the development or where future residents would benefit from the improvements. However, the SPG is quite clear that developments will be expected to contribute to wider and strategic transport improvements in relation to roads, public transport, and facilities for cycling and pedestrians and the case for pooled contributions where the combined impact of a number of developments creates the need for infrastructure is acknowledged in paragraph B21 of Circular 05/2005 on planning obligations.

(v) Other Matters

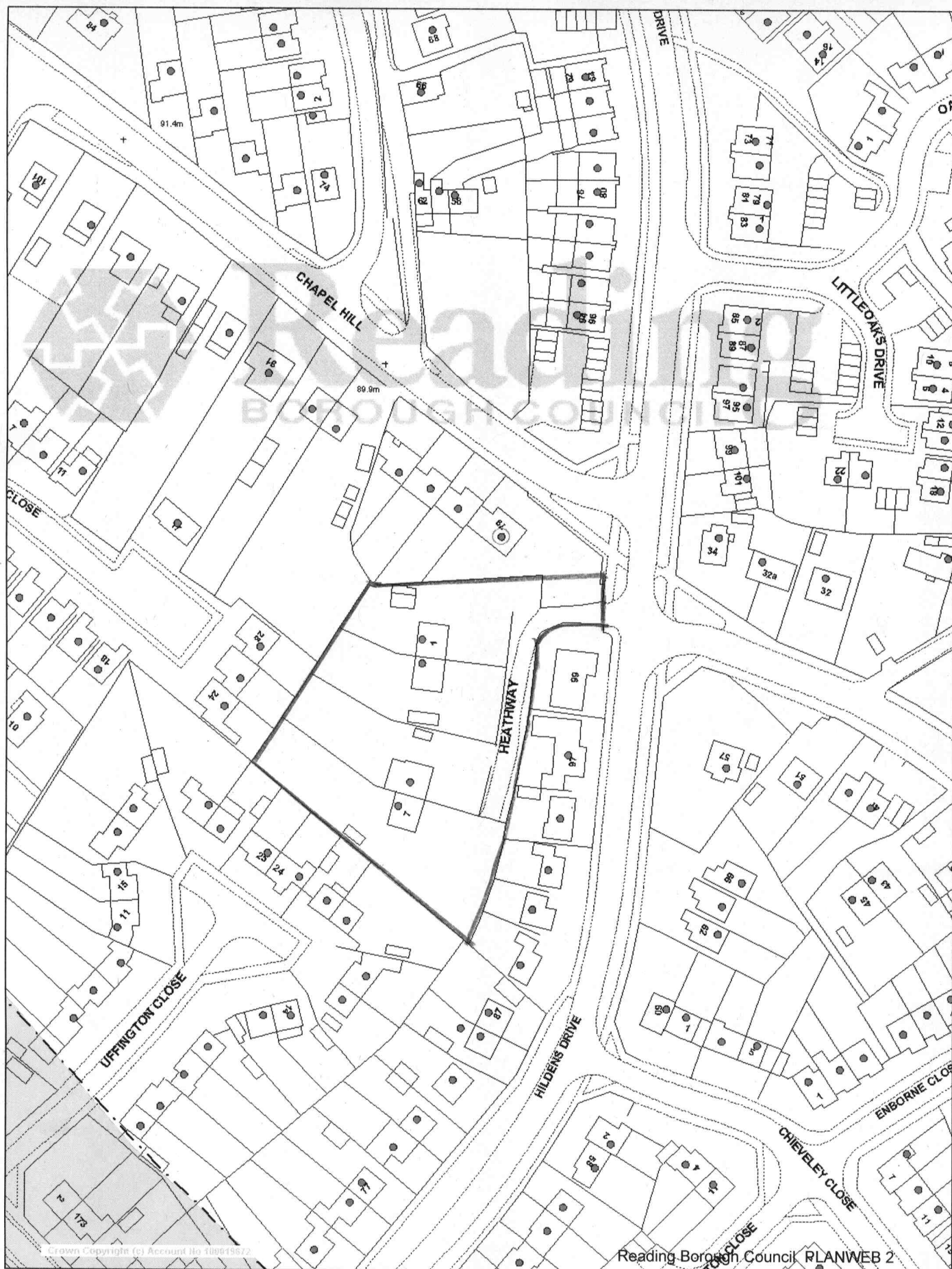
Some residents in Uffington Close raised concerns about how the site would be served for disposal of sewage. The applicant has supplied a copy of the Sewer Map for the area (as supplied by Thames Water). This shows that Heathway has its own branch on the sewer network, which is in no way linked to the sewer on Uffington Close.

9. CONCLUSION

In light of the above analysis I consider that the relevant policies have been complied with and relevant details can be controlled at reserved matters stage. The application is therefore recommended for approval.

Plans: Drawing Nos: 2050.01 Proposed site access and improvements to mini roundabout received by the Local Planning Authority 18th September 2006.

Case Officer: Julie Williams

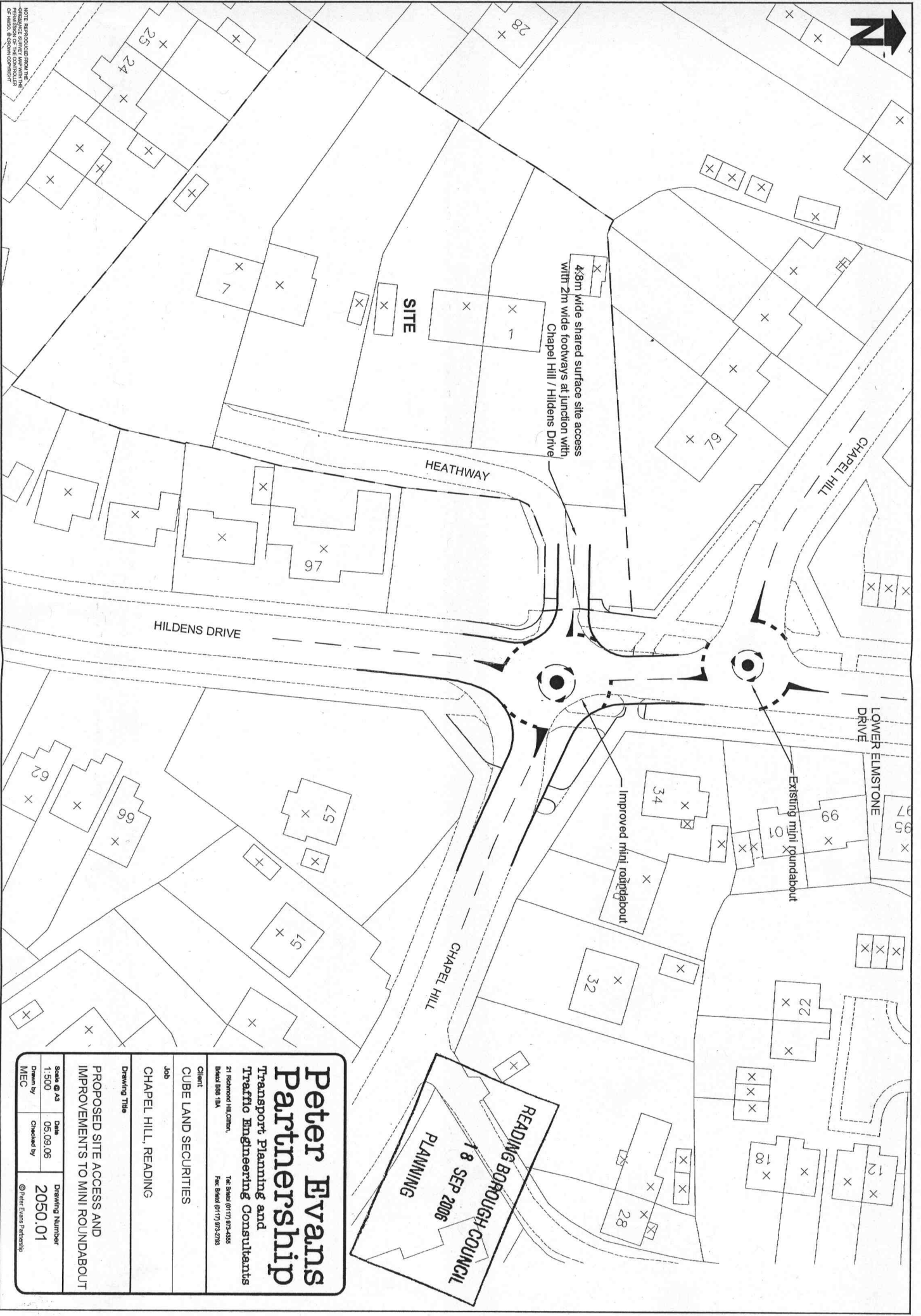


06/00886/OUT Heathway

Date 26/9/2006

Scale 1/1250





NOTE: REPRODUCED FROM THE
PROVISION OF THE COUNCIL
OF HILDS, & COUNCIL

READING BOROUGH COUNCIL
18 SEP 2006
PLANNING

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Tel: 0117 973-455
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Client:
CUBE LAND SECURITIES

Job:
CHAPEL HILL, READING

Drawing Title:
PROPOSED SITE ACCESS AND
IMPROVEMENTS TO MINI ROUNDABOUT

Scale: A3	Date:	Drawing Number:
1:500	05.09.06	2050.01
Drawn by:	Checked by:	
MEC		

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

ITEM NO.

Ward: Whitley

App No.: 06/00822/FUL

Address: Engineers Arms Public House, Whitley Wood Lane

Proposal: Demolition of the former public house and redevelopment for residential use as 14 x 2 bedroom apartments with access and parking

Applicant: Millgate Homes

Date received: 11th July 2006

Major Application: 13 week target: 26th October 2006

1. INTRODUCTION

This item was deferred at the last meeting of Planning Applications Committee (13th September 2006) to seek further information regarding the safety aspects, the proximity of the access points to the roundabout, the change in the pattern of traffic i.e. more at peak times/rush hours, and potential safety concerns for pedestrians.

2. ADDITIONAL TRANSPORT COMMENTS

The proposed development consists of 14 dwellings, which according to the Trip Rate Information Computer System (TRICS) would generate up to 12 additional vehicular movements in the am peak (08.00 – 09.00 hours).

This equates to a 1.3% increase in the vehicular movements along Whitley Wood Lane in the am peak. The information on existing movements along Whitley Wood Lane has been supplied by Peter Brett Associates who are consultants to Reading Borough Council and manage the Reading Transport Model. DTLR Circular 04/2001 states that, increases under 5% will not have a material impact on the network. This figure is also stated in the IHT/Department for Transport document "Transport in the Urban Environment".

If the flows for Whitley Wood Road were added, then the percentage increase would be lower, there by lessening the impact on the network. Therefore the increase in movements can be accommodated on the network.

The access points for the Engineers Arms Public House are in the same location as the existing entrances and given that there will be no material change in movements (1.3%) between the dwellings and the Public House, it is acceptable for the new development to use the same points of access.

The access width and junction design comply with the requirements of Department for Transport documents "DB32 Residential Roads and Footpaths" and "Places, Streets and Movements" for accesses to residential development and are therefore acceptable.

With regards to the comments on the roundabout, traffic calming is in place along Whitley Wood Lane and the roundabout is located within an urban 30 mph limit. High Speed Roundabouts are classified as those on 50 and 60 mph roads, while this

junction is classified as an urban roundabout. Again as mentioned above as the proposals will not result in a material change in movements then no additional traffic will be placed on the network above that generated when the pub was open.

Regarding the pedestrian accesses, these access the footway and are similar to other properties, which have frontage access on to a road and will therefore not effect pedestrian safety.

3. CONCLUSION

In view of this advice our recommendation remains to grant, as set out on the attached main report and update report.

Case officer: Julie Williams

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

ITEM NO.

Ward: Whitley

App No.: 06/00819/FUL

Address: Engineers Arms Public House, Whitley Wood Lane

Proposal: Demolition of the former public house and redevelopment for residential use as 14 x 2 bedroom apartments with access and parking

Applicant: Millgate Homes

Date received: 11th July 2006

Major Application: 13 week target: 26th October 2006

1. INTRODUCTION

This item was deferred at the last meeting of Planning Applications Committee (13th September 2006) to seek further information regarding the safety aspects, the proximity of the access points to the roundabout, the change in the pattern of traffic i.e. more at peak times/rush hours, and potential safety concerns for pedestrians.

2. ADDITIONAL TRANSPORT COMMENTS

The proposed development consists of 14 dwellings, which according to the Trip Rate Information Computer System (TRICS) would generate up to 12 additional vehicular movements in the am peak (08.00 – 09.00 hours).

This equates to a 1.3% increase in the vehicular movements along Whitley Wood Lane in the am peak. The information on existing movements along Whitley Wood Lane has been supplied by Peter Brett Associates who are consultants to Reading Borough Council and manage the Reading Transport Model. DTLR Circular 04/2001 states that, increases under 5% will not have a material impact on the network. This figure is also stated in the IHT/Department for Transport document "Transport in the Urban Environment".

If the flows for Whitley Wood Road were added, then the percentage increase would be lower, thereby lessening the impact on the network. Therefore the increase in movements can be accommodated on the network.

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3. CONCLUSION

In view of this advice our recommendation remains to grant, as set out on the attached main report and update report.

Case officer: Julie Williams



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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Whitley

Application no.: 06/00870/FUL

Address: Civic Amenity Site, Island Road, Reading.

Proposals: Construction of a waste management centre (WMC) and ancillary offices on land south of Island Road and use of land north of Island Road as a temporary construction compound.

Applicant: Re3 Ltd.

Date received: 03 August 2006

13-week major application target decision date: 02 November 2006

RECOMMENDATION:

Subject to the submission of satisfactory proposals for surface water drainage, Delegate to Head of Planning and Transport to (i) **GRANT** permission subject to completion of a Unilateral Undertaking under Section 106 by 31 October 2006; or (ii) **REFUSE** permission should the undertaking not be completed by 31 October 2006 (unless the Head of Planning and Transport agrees to a later date for completion of the undertaking).

The undertaking shall secure the following financial contributions that shall be RPI-linked from the date of the permission to the date of payment:

- £50,000 towards wetland habitat improvements at Fobney Island and their subsequent maintenance and management to be paid prior to commencement of development,
- £35,000 towards the surfacing of the existing footway and provision of street lighting along Island Road to be paid prior to first use of development, and
- £25,000 towards other environmental enhancements in the vicinity of Island Road to be paid prior to first use of development.

Conditions to include:

1. TL1 – Full 3 years
2. AP1 – Development in accordance with approved plans and details
3. M2 – Materials to be submitted
4. L1 – Landscaping details to be submitted prior to first use
5. L2 – Implementation of approved landscaping details
6. L3 – Implementation and establishment of planting
7. L11 – Boundary treatments to be submitted
8. NO12 – Maximum noise levels at site boundaries
9. C2 – Limit hours of construction (specific hours)
10. C5 – Construction Method Statement to be submitted
11. LTG1 – External lighting details to be submitted
12. TR16 – Cycle storage (details to be submitted)
13. The development shall not be occupied until the accesses have been constructed in accordance with details to be submitted and approved by the LPA.
14. The development shall not be occupied until all visibility splays have been provided in accordance with the approved plans.
15. TR8 – The development shall not be occupied until vehicle parking space has been provided in accordance with the approved plans.
16. EM8 – Limit on hours of use for MRF (plus hours of importation and export of waste), WTS (plus hours of acceptance and export of waste) and HWRC.

17. Prior to commencement of the ancillary offices, details and design of the external staircase to this building shall be submitted.
18. Temporary construction compound – 3 years
19. Site vegetation to be cleared by hand around the pond in the presence of an Ecologist. If presence of Water Voles is detected, trapping and relocation to be carried out prior to commencement of development.
20. Site Completion Report in respect of land contamination mitigation measures to be submitted and approved.

Informatives to include:

1. Policies
2. Approved plans
3. Conditions precedent
4. Highways licence
5. Damage to the highway (Section 59 of Highways Act, 1980)

1. INTRODUCTION

The application site (3.9ha) is located on Island Road to the west of the A33 Relief Road. The proposed waste management centre would be located on the main part of the application site (approximately 2.3ha) to the south of Island Road where the Civic Amenity (CA) site is presently located and has been operating for approximately the last 10 years. A pond, approximately 90m x 30m in size and formed naturally in the late 1990's, is located 50m south of the existing CA site. To the north of the pond is a large clay spoil heap. The area of the application site to the north of Island Road (approximately 1.6ha) would provide a temporary construction compound for the proposed development. The application site lies outside of the 1 in 100 year floodplain, as identified by the Environment Agency. Aside from spoil heap, the site is generally even but with a marked slope from east to west towards the southern end of the site. The application site is entirely owned by Reading Borough Council and historically has been used for landfilling and with inert and household waste.

The application site lies directly west of the Reading Sewage Treatment Works (STW) and is separated from the STW by the Foudry Flood Relief Channel. To the north of the site lies the River Kennet and Thames Water Fobney Water Treatment Works. To the west of the site lies the Burghfield landfill site that is also accessed via Island Road. Four residential properties (16-19 Manor Farm Cottages) are located 130m north of the main part of the application site and 100m northwest of proposed construction compound area. The wider surrounding area incorporates, inter alia, the Manor Farm former STW site on the eastern side of the A33 Relief Road that is presently being redeveloped for mixed used purposes.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal stems from the procurement of the new 25-year waste management contract for central Berkshire local authorities for which the Waste Recycling Group (WRG) has been awarded preferred bidder status. The applicant (Re3 Ltd) is a subsidiary of WRG who would manage this contract. The contract includes the operation of the proposed development and the waste disposal facility at Longshot Lane, Bracknell. Nationally WRG presently handle more than 15 million tonnes of household, commercial and industrial waste each year through a network of transfer stations and household waste recycling centres on behalf of local authorities. The new contract will help Reading, Wokingham and Bracknell authorities to aim for the recycling and composting targets of at least 40% by 2010 in line with their Joint Waste Strategy.

The proposal would replace the existing CA facility on this site with a comprehensive WMC. The existing 10 CA staff would be supplemented by 33 additional staff members. The proposed WMC would be comprised of three main elements, which although distinguishable in their function would be housed within a single building measuring approximately 120m x 80m and being 13m at the eaves and 17m at its highest point. The three elements comprise:

- A Materials Recycling Facility (MRF): The MRF would accept a range of dry recyclables (paper, cardboard, plastic, cans, glass etc.) that derive from either kerbside collections or from 'banks' located within in the local catchment area. The MRF will be located within the northern end of the building.
- A Waste Transfer Station (WTS): The WTS would be fully enclosed forming the central part of the WMC. It will receive residual waste from deliveries made by refuse collection vehicles or trade/commercial vehicles. The facility is designed to handle of maximum of 200,000 tonnes and is anticipated to be operational by 2008 to coincide with the closure of the Burghfield landfill site.
- A Household Waste Recovery Centre (HWRC): The HWRC would be located within the southern part of the building and has been thus located to maximise the on-site vehicle queuing potential at the site. The HWRC would operate for the reception of waste from members of the public encouraging the maximisation of waste segregation and recycling.

All of the above three elements would be contained within the proposed building. The building would be enclosed on three sides with a canopy structure to the rear where bulk storage bays are located. Public access to this building would be limited solely to the HWRC which would be accessed via a ramped vehicular entrance, and exit, on the south-eastern corner of the building. This arrangement maximises the length of on-site road that is available to accommodate queuing traffic. Bulk haulage vehicles would access the MRF and the WTS via the western side of the building thereby limiting potential conflict with smaller private vehicles.

The proposed building would also incorporate ancillary offices and visitors centre that would be located at the northern end of the building. This accommodation would be provided on two floors with a gross external floor area of 642 sq m.

A weighbridge and weighbridge kiosk would be provided in the north and west corner of the main part of the application site. Car parking for 30 vehicles and one coach would be provided between this weighbridge area and the ancillary offices. A 2.4m high boundary palisade fence security fence would surround the WMC site.

The applicant has advised the following suggested hours of operation for each element of the WMC:

- Permission is sought for 24 hour operation of the MRF, however, the importation and export of waste at the MRF would be limited between 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 Saturdays.
- Permission is sought to operate the HWRC and WTS seven days a week between the hours of 07:00 – 21:00 (April to September) and 07:00 – 19:00 (October to March).
- The importation and export of waste at the WTS would be limited between 07:00 to 18:00 Monday to Friday and 07:00 to 13:00 Saturdays, Sundays and Bank Holidays.

The proposed construction compound that would be located at the northern end of the application site would be required for a period of up to three years. The submitted plans (drawing nos.: A/P 3531 / A3451 Revision P8 – Phase 1 Construction Layout and A/P 3531 / A3452 Revision P8 – Phase 2 Construction Layout) detail the proposed layout of portacabins and contractor parking spaces. This site would be vacated after this period and the land returned to a level and tidy condition.

The applicant has advised that the proposed redevelopment would be carried out in the following two phases:

- Phase 1 – Construction of the new HWRC and the WTS. During this phase the existing Civic Amenity (CA) site will be maintained open and the new HWRC will be opened to the public within 24 hours of the old CA site closing down.
- Phase 2 – Demolition of the existing CA site and construction of the new MRF and office buildings.

The proposal is supported by an Environmental Statement (ES) that refers to the following subject matters: Land/Ground Conditions, Water (surface/ground water), Air Quality, Ecology, Landscape and Visual Impact, Noise and Vibration, Traffic and Transport and Cultural Heritage as defined within this Council's Scoping Opinion provided in respect of application ref. 05/00851/SCO. As part of the submitted ES, a Flood Risk Assessment and Water Vole Survey in respect of the site have also been provided. The proposal is also supported by the plans detailed at the end of this report.

3. RELEVANT PLANNING HISTORY

05/00851/SCO	Request for Scoping Opinion in respect of the development of a Waste Management Centre.	Observations sent 25/08/06
97/0167/RG	Variation of Condition 3 of permission 93/0651 to allow revised layout for the proposed Civic Amenity Site.	APPROVED 10/04/97
95/0712	Construction of a waste reclamation plant, civic amenity site and upgrading of the highway along Island Road.	APPROVED 18/07/96
93/0826/CM	Renewal of temporary permission for waste transfer station.	APPROVED 07/06/94
93/0651	Construction of Civic Amenity Site for disposing and handling public and trade waste.	APPROVED 03/08/93
91/00777/CM	Renewal of temporary consent for use of land as a recycling plant and transfer station.	APPROVED 10/02/92
90/0069/FD	Temporary use as recycling plant and transfer station.	APPROVED 10/02/92
88TP706	Construction of Civic Amenity Site for disposal of public and trade waste and upgrading of Island Road to a 7.3m carriageway.	APPROVED 02/08/88
82TP344	Construction of Civic Amenity Site.	APPROVED 29/07/82
79TP874	Restoration of land by controlled landfill using household, commercial and industrial wastes.	APPROVED 20/11/79

4. CONSULTATIONS

(i) Statutory consultation

The South East England Regional Assembly (SEERA) advises that the proposal does not materially conflict or prejudice the implementation of the Regional Spatial Strategy (RPG9 and Alterations and the draft South East Plan) and the proposals are therefore supported subject to compliance with the various policies in RPG 9 and in the emerging South East Plan.

The Environment Agency objects to this proposal on the grounds that insufficient surface water drainage methods are proposed to serve the development site and the construction compound.

English Nature advises that they have no comment to make in respect of this application.

West Berkshire District Council queried the likely various onward distributions of waste and what implications this may have on West Berkshire.

Wokingham District Council was consulted on this application but no response has been received at the time of writing.

Bracknell Forest Borough Council was consulted on this application but no response has been received at the time of writing.

RBC Waste Authority was consulted on this application but no response has been received at the time of writing.

(ii) Non statutory consultation

RBC Transport Strategy raises no objection to this application given that the proposed layout would substantially improve the capacity to store waiting vehicles off the highway and that satisfactory internal circulatory routes would limit potential conflict between bulk haulage vehicles and smaller vehicles on this site. Furthermore, suitable visibility splays would be provided at the vehicular accesses to the site. It was also advised that the suggested contribution to enable street lights and footway surfacing to be undertaken would be acceptable in this instance. In addition, the following conditions and informatives were suggested:

Conditions-

- Access to be constructed before first use/occupation
- Visibility splays as detailed on the approved drawings shall be provided before first use/occupation
- Vehicle parking spaces to be provided before first use/occupation

Informatives-

- Highway licence
- Damage to the highway (Section 59 of the Highways Act 1980)

RBC Highways advises that improvements to existing street lighting and footpaths along Island Road should be provided to mitigate the likely impact of this proposal and that any on-site lighting should be designed to minimise light pollution.

RBC Environmental Health raises no objection to this proposal but requested the following conditions on any approval granted:

- The operational noise from the WMC shall not increase the Background Noise Level given as LA90, T 50dB at 1 metre from the façade of the nearest affected premises.
- No demolition or construction shall take place outside of the hours of 07:00hrs – 19:00hrs Mondays to Fridays and 08:00hrs – 13:00hrs on Saturdays. No works at all on Sundays or Bank Holidays.
- No materials produced as a result of the development shall be burnt on site.
- No demolition or construction shall take place until details of external lighting measures have been submitted and approved.
- A Site Completion Report in respect of land contamination mitigation measures shall be submitted and approved.
- No demolition or construction shall take place until a Construction Method Statement has been submitted and approved to provide for:
 - a) parking of vehicles
 - b) loading/unloading of plant
 - c) storage of plant and materials used in constructing the proposed development
 - d) erection and maintenance of security hoardings
 - e) wheel washing facilities

- f) measures to control the emission of dust and dirt during construction
- g) a scheme for recycling waste resulting from the construction programme
- h) details of the equipment (including noise and vibration characteristics) to be used during the construction phases

RBC Archaeology advises that there is no potential for encountering archaeological remains within the applications site and no further evaluation is therefore required.

RBC Building Control provided no comment in respect of this application.

This Council's Consultant Ecologist advises that whilst the site is unlikely to support a sustainable Water Vole population, individuals of this species might have migrated to the site since the Water Vole survey had been produced 11 months previously. Water Voles and their breeding or resting places are fully protected under Section 9(4) of the Wildlife and Countryside Act 1981. A condition was therefore suggested to ensure that if the presence of Water Voles were detected during vegetation clearance from around the pond, any individuals found would be translocated (only during the months of March, April or September) to another appropriate site. It was also advised that the pond on the application site is of high ecological value and its loss should be compensated for. A suitable financial contribution towards the wetland habitat improvement scheme at the nearby Fobney Island should therefore be sought to mitigate for the loss of this habitat.

This Council's Landscape and Urban Design Officer raises no objection to the landscaping measures proposed but requested a condition to secured further details of topsoil for planting bunds, tree pits/shelters, wind reducing mesh to aid establishment of planting and general landscaping maintenance and aftercare details.

This Council's Policy and Sustainability Manager supports this proposal given that it will help meet the Council's objectives to promote and deliver more sustainable waste management and promote a more holistic approach to education for sustainable development. It was also advised that the submitted ES is comprehensive in its assessment of environmental impacts to be considered but raised the following additional points:

- The reuse of recycled material from demolition and construction phases should be maximised.
- Consideration should be given to heating the proposed office space by utilizing the energy capacity of CO4 emissions from the current landfill on site.
- Design of the building suggests a degree of embodied energy. Therefore, the recyclability of proposed materials should be assessed.
- The Environment Agency's concerns are noted and further evidence of suitable surface water drainage should be explored.

The Joint Strategic Planning Unit advises that the application site lies partially within the Waste Local Plan for Berkshire and is of the opinion that the proposal conforms to the principles of this document. Accordingly no strategic objection is raised to this proposal.

Ward Members were also consulted on this proposal and visited the site on 01 September 2006. At the time of writing, no issues have been raised.

(iii) Public/local consultation and comments received

A site notice was erected on 08 August 2006. The application was advertised in the local press on 10 August 2006. Neighbour consultation letters were sent to the following addresses:

- Fobney Mead, Fish Farm and Fobney Water Treatment Works, Rose Kiln Lane.
- Thames Water STW and 16-19 Island Road (Manor Farm Cottages).
- Thames Water Property and Foudry/Kennet Properties, Clearwater Court, Vastern Road.
- Cunnane Town Planning, Teddington.
- Halls Aggregates (Thames Valley) Ltd. Egham, Surrey.

- St. James Homes, Middlesex.
- Prudential Property Investment Managers, London.
- Gcap Media Plc, Bristol.
- The Old Coroners Court, 1 London Street
- Smallmead Farm, Pingemead Farm, Deltic Steels, Car Body Care, J. Pratley & Sons, Le Carousel, Downton Engineering, VI Precision Grinding, Hillcrest Engineering, Loftlock, Pingemead Farm, Pingemead House, Kennet Management Services, Unity Controls, Bucknell Brothers Ltd. Protocol Management Services and Pyning, Smallmead Road.
- 100, 200, 250, 300, 350 and 400 Longwater Avenue.

No written representations were received in respect of this application.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The following national, regional and local planning policy guidance is relevant in determination of this application:

National Planning Policy Statements: PPS 1 (Delivering Sustainable Development) and PPS 10 (Planning for Sustainable Waste Management) and National Planning Policy Guidance Note: PPG 13 (Transport).

The emerging draft South East Plan Policies W3 (Regional Self-Sufficiency), W4 (Sub-Regional Self Sufficiency), W16 (Waste Transport Infrastructure), NRM1 (Sustainable Drainage Systems), NRM3 (Protection of Wildlife), NRM4 (Conservation and Improvement of Biodiversity), NRM 7 (Air Quality) and CC2 (Climate Change).

Regional Planning Guidance for the South East (RPG 9 – adopted alterations) Policies W3 (Regional Self-Sufficiency), W4 (Sub-Regional Self Sufficiency), W16 (Waste Transport Infrastructure), E1 (Landscape Quality), E2 (Biodiversity), E7 (Air Quality) and INF1 (Flood Risk).

Berkshire Structure Plan (2001-2016) Policies DP6 (Land Outside Settlements), EN3 (Biodiversity), EN5 (Air Pollution and Noise), EN8 (Renewable Energy and Energy Conservation), W1 (Providing for the Management and Treatment of Waste), W2 (Locations for New Waste Facilities).

Waste Local Plan for Berkshire (1998) Policies WLP1 (Location of Waste Management Development), WLP2 (Waste Management Strategy), WLP4 (Waste Management Priorities), WLP7 (Waste Minimisation and Re-use), WLP11 (Preferred Areas for Waste Management Uses), WLP12 (Waste Recycling), WLP21 (Safeguarding of Existing Waste Management Uses), WLP27 (Need for Waste Management Development), WLP30 (Impacts of Waste Management Development), WLP31 (Supporting Information for Waste Management Proposals), WLP 32 (Environmental Statements) and WLP 33 (Environmental Improvements).

Reading Borough Local Plan (1998) Policies KEY 2A (Conservation of the Environment and Natural Resources), KEY 3 (The Role of Development in Improving the Town), KEY 4 (Areas of Development), TRN 1 (A Balanced Transport Strategy), TRN 5 (Cycle Parking), TRN 11B (Development and Traffic), TRN 12 (Car Parking), CUD 14 (Standards of Design in Development), COM 9 (Community Facilities), NE 4 (Major Landscape Features) and NE 6 (Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites).

The Revised South West Reading Planning Brief (2000) Policies SWR2 (Design), SWR3 (Biodiversity) and SWR4 (Energy)

This Councils supplementary planning guidance ‘Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (2004)’ also requires consideration in determination of this application.

6. APPRAISAL

The main considerations in determination of this application are:

- a) Principle of development,
- b) Landscape and visual appearance,
- c) Ecology,
- d) Transport,
- e) Impact on nearby land uses,
- f) Sustainability,
- g) Access, and
- h) Planning obligations.

a) Principle of development

The application site is located within an area that is designated as part of Major Landscape Feature and lies just outside the settlement boundary as identified within the Reading Borough Local Plan (1998). The Waste Local Plan for Berkshire (1998) notes the Local Plan designation for this site but, importantly, identifies this site for a potential Civic Amenity Site for household and commercial recycling purposes. The Waste Local Plan also confirms that the site is largely made up of inert waste and refers to previous planning permissions that were granted for a major waste reclamation plant on this site in 1996; none of which were implemented. The Revised South West Reading Planning Brief specifies the application site for potential waste management uses. It also highlights that the part of the Major Landscape Feature, that incorporates the application site and other areas around Island Road, is a 'Degraded Open Landscape'. The Lower Kennet Valley Management Plan (2003) also designates the application site as a preferred area for waste management uses.

Given that the Waste Local Plan, Revised South West Reading Planning Brief and Lower Kennet Valley Management Plan were adopted after the Local Plan and that they allocate the application site for the use proposed, it is considered that this application is therefore not a departure from current development plan. As such, this application is considered to be acceptable in principle and will not be referred to GOSE for consideration should this Committee be mindful to approve it.

b) Landscape and visual appearance

As detailed in Section 2 of this report, the proposal intends to replace the existing CA facilities on this site with a comprehensive WMC. The proposed WMC building would be located fairly centrally within the main part of the application site and would be sited approximately 55m back from Island Road. This positioning would reflect the building line established by the existing office building located on the eastern side of the neighbouring Thames Water STW site. The proposed building would be located approximately 14m, 18m and 95m away from the eastern, western and southern boundaries of the application site respectively. The applicant has advised that the majority of the building would be clad in aluminium sheeting finished in a light metallic colour with the ancillary office building primarily being glass-clad. All external access doors to the main part of the building would be in the form of roller shutters clad in a similar colour to the main building.

Clearly the proposed building would be of substantial size and would introduce a prominent built form within the context of Island Road. However, whilst the proposed building would have a larger footprint than many of the existing buildings in the immediate surroundings, it would be of a design, height and scale that would be commensurate with the overall character and appearance of buildings on the neighbouring Thames Water STW site. The submitted Typical Site Cross Sections plan (see drawing no. A/P 3531 / A3450 Revision P6) highlights the proposal in the context of the STW and demonstrates that the proposed building would have a sufficient setting in order that it would not appear overly cramped when viewed from public locations along Island Road. This would also be achieved by the proposed building being significantly set back from Island Road. A suitable rhythm of buildings, and importantly, spaces between buildings along Island Road would therefore be retained by the proposed development.

In addition, the proposed building would also be of a height and scale proportionate to the Speedway/Greyhound stadium scheme (Length 90m x Depth 18m x Height 13m) that has

recently been approved under application 04/01313/FUL, on land at the junction of Island Road and the A33 Relief Road.

The proposed two-storey ancillary offices located on the northern elevation of the building would provide for a more human scale context to the overall building with pedestrian access provided at ground floor level. These offices, subject to securing quality materials and details of the external staircase by planning condition, would provide interesting visual focal point for this scheme and enhance the general character and appearance of this part of Island Road.

In respect of the proposals impact on the wider area, the submitted ES defines a 'Zone of Visual Influence' (refer to Appendix A) that assesses where the proposed development is likely to be most visible from. From this assessment a number of near and distant viewpoints have been evaluated (refer to Appendix B). The ES concludes that the proposed development is likely to have either 'minor' or 'very minor' degrees of visual impact on these surrounding locations given the following points:

- The strong visual screen of the tree belt located some 500m to the south of the proposed development.
- The former landfill areas to the south of the application site are raised, reducing the visibility from more distant locations to the south and west.
- The strong visual screen of the tree belt to the south of the River Kennet to the west of the site effectively prevents views to the site from the Canal, its towpath and the River itself.
- Mature tree belts on land south of 16-19 Island Road (Manor Farm Cottages) restrict views to the site from this area.

The proposal intends ground modelling in the form of bunding (10m wide x 2.5-3.0m high) along round the southern boundary of the application site (see Appendix C – sections B-B and C-C refer) of the application site with indigenous planting. Additional tree planting is also proposed along the length of southern and western boundaries with new hedge planting proposed along the northern and eastern boundaries; the exact details, maintenance and aftercare details for which can be secured by condition. In addition, and as detailed in the recommendation at the start of this report, the applicant has also agreed to make a financial contribution towards providing environmental enhancements in the vicinity of Island Road.

Finally, the submitted ES advises that a scheme of external lighting shall be submitted to detail the proposed method of illuminating external areas to provide safe operation of the site during early morning and evening periods of winter months. A condition is therefore suggested to ensure that such lighting is downlit and will be of suitable luminance to limit the potential for light spillage on the surrounding area.

Whilst the application site is located within a Major Landscape Feature, as defined within the Local Plan, the current visual amenity of the site is limited given its previous and current land uses. The submitted ES suitably demonstrates that the proposed building will not have a significantly detrimental impact on the character and appearance of the surrounding area and that it will not appear overly prominent when view from key locations further away from the site. In design terms, the proposal is therefore considered acceptable.

c) Ecology

The established pond on this site has significant ecological merit and the submitted ES details potential mitigation measures in the form of a new wetland habitat that could be created on an area of land directly south of the nearby residential properties 16-19 Island Road (Manor Farm Cottages). However, this potential mitigation scheme has now been discounted due to land ownership complexities and a financial contribution is now offered by the applicant to enable wetland habitat improvements at Fobney Island, a long-term environmental project of this Council.

As detailed in Section 4 (ii) of this report, it is unlikely that a sustainable Water Vole population exists on this site. However, given that individuals of this species may have migrated to this site since the last survey was conducted, a condition is suggested to ensure that all vegetation around the pond is removed by hand in the presence of an Ecologist and that if any Water Voles are found they are translocated to an appropriate site agreed beforehand by this Council's Consultant Ecologist.

Subject to the above condition and the suggested financial contribution detailed at the start of this report, the proposal is considered to provide suitable measures to mitigate for the loss of the existing pond. In addition, the applicant has also advised that a new Water Vole survey will be conducted before your meeting, the results of which will be advised to you in an update report.

d) Transport

As mentioned in Section 4 (ii) of this report, the existing CA site often results in long delays for vehicles accessing this facility and queues form along Island Road and the A33 Relief Road at peak times. The proposed WMC incorporates a 190m internal access road that would substantially improve capacity to store waiting vehicles off the highway. Moreover, the applicant has advised that when particularly busy days are anticipated, i.e. Bank Holidays, the gates to the proposed WMC would be opened 30 minutes early to facilitate maximum off road queuing.

The proposed layout of the site incorporates satisfactory internal circulatory routes that would minimise potential conflict between bulk haulage vehicles and private vehicles visiting the site. The applicant has submitted suitable vehicle tracking plots to ensure that large cars, 4WD vehicles with trailers and 7.5 tonne panel vans can negotiate all radii and access routes through the site. Suitable vehicular accesses to the WMC site would be provided with sufficient visibility splays.

Given the proposed facility would be open in hours of darkness during the winter, a financial contribution is therefore deemed necessary to extend street lighting along Island Road. In addition, the footway on the southern side of Island Road is only constructed at base course level. A financial contribution is therefore deemed necessary to complete this footway in order to encourage employees at the site to walk or cycle to work.

In respect of how onward distributions of waste may have implications on West Berkshire, the applicant has advised that the outward movements of residual waste would total 51 two-way movements per day. This would be split between eastbound movements along the M4 to the new Energy and Waste plant at Colnbrook and westbound movements via the M4 and A34 to landfill at Sutton Courtenay in Oxfordshire. The eastbound movements would have no impact on West Berkshire at all whilst the westbound movements are considered to have only minimal impact on West Berkshire's road networks, especially as the roads used are under the control of the Highways Agency.

Subject to the suggested conditions and financial contribution detailed at the start of this report, the proposal is considered to provide suitable measures to mitigate for likely impact of this development on the surrounding highway infrastructure.

e) Impact on nearby land uses

The submitted ES assesses the likely impact that the proposed development would have on local communities, the nearest residential properties being 16-19 Island Road (Manor Farm Cottages), most notably through the generation of noise, dust, odour and the generation of heavy goods vehicle traffic.

Given the high degree of enclosure of the use proposed and the relative remote location of the site, the ES concluded that no significant noise impact would result and that all anticipated levels would be below adopted acoustical criteria. To ensure that this is the

case, a condition is suggested in order to restrict the operational noise from the WMC to a suitable level, as detailed in Section 4 (ii) of this report.

In respect of dust, the ES concluded that there was some possibility of dust arising during the construction phases but that this could be minimised through the adoption of appropriate mitigation measures. A condition is therefore suggested to secure details of a Construction Method Statement including details to suppress dust and dirt during this period. The ES also concluded that there was unlikely to be any health impacts caused by micro-organisms in the waste treated at the proposed WMC.

In respect of odour, the submitted ES investigated the potential effects occurring during construction, from the day-to-day operation of the facility and from traffic movements associated therewith. The ES concluded that it is unlikely the proposed use would result in significant odour levels when monitored from the nearest residential properties and that the volume of vehicles visiting the facility would not have a significant impact on the air quality of the surrounding area.

After consultation with this Council's Environmental Health department, the conclusions of the submitted ES are considered accurate. It is therefore considered unlikely that the proposed development would result in any significant impacts on the amenities of neighbouring land uses subject to compliance with the suggested conditions.

f) Sustainability

As already mentioned, the proposed development would play a key part in the central Berkshire Waste strategy to help Reading, Wokingham and Bracknell reach their recycling and composting targets by 2010. Whilst the proposal inherently seeks to promote sustainability via such means, the physical merits of the proposed building and use must also be taken into account.

In respect of land contamination issues, the sites historic land-use is well documented in the submitted ES and the proposed remedial and mitigation methods are acceptable but must be installed in their entirety. A condition to secure a Site Completion Report in respect of land contamination mitigation measures is therefore recommended.

The use of photovoltaics and the heating of the offices proposed within this building, by methods relating to existing landfill gassing, have been explored by the applicant but discounted due to the excessive costs involved in the implementation of such schemes at the present time.

Finally, in relation to surface water drainage, the applicant has been asked to address the Environment Agency's objections and an update on this matter will be provided at your meeting.

g) Access

As detailed in Section 6 (d) of this report, the proposed layout for the HWRC would provide adequate turning and parking space for 7.5 tonne panel vans. Therefore, smaller private cars would have more than adequate turning and parking space and disabled drivers would also be able to access this facility. The applicant has advised that four HWRC operatives would be on hand at any one time to help disabled people unload their recycling deposits. The proposed ancillary offices would include a lift that would enable access to the first floor of the building and a disabled WC would also be provided within this building. The proposed development would therefore provide adequate facilities for both disabled users and employees of the facility.

h) Planning obligations

The applicant intends to provide the financial contributions detailed in the recommendation at the start of this report. The contributions proposed are considered suitable to mitigate the likely impact of this development on this site and the surrounding area. In terms of land ownership, given that the Council own the whole of this site, a Unilateral Undertaking is

considered an appropriate way in which to secure these planning obligations in accordance with Section 106 of the Town and Country Planning Act 1990 (2004).

Conclusion:

The proposal accords with the relevant local, regional and national planning policies. Subject to the applicant overcoming the Environment Agency's objection and the submission of a unilateral undertaking to secure appropriate contributions, it is recommended for approval with conditions as set out in this report.

Drawing nos.:

- A/P 3531 / A3403 Revision P5 - Site Location Plan
- A/P 3531 / A3405 Revision P4 - Piling Layout
- A/P 3531 / A3416 Revision P1 - Weighbridge Kiosk
- A/P 3531 / A3431 Revision P3 - G.A. Pumping Station
- A/P 3531 / A3433 Revision P5 - Proposed Site Drainage
- A/P 3531 / A3450 Revision P6 - Typical Site Cross Sections
- A/P 3531 / A3451 Revision P8 - Phase 1 Construction Layout
- A/P 3531 / A3452 Revision P8 - Phase 2 Construction Layout
- A/P 3531 / A3453 Revision P7 - Proposals for Site Gas Protection (Active System)
- (PL)01 Revision B - Site Plan
- (PL)02 - Proposed Building Plans
- (PL)03 Revision B - Amenities and Visitor Centre Building Plans and Elevations
- (PL)04 Revision B - Proposed Elevations
- (PL)05 Revision A - Site Perspective
- 05-032/106 Revision A - Proposed Site Layout Showing Track Runs and Visibility

Appendix A (Zone of Visual Influence)

Appendix B (Photographic Viewpoints)

Appendix C (Landscaping Proposals)



Civic Amenity Site, Island Road (06/00846/FUL)

Date 11/9/2006

Scale 1/5000









COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th October 2006

ITEM NO.

Ward: Whitley

App No.s: 06/01000/VARIAT, 06/01001/VARIAT, 06/01002/VARIAT,
06/01003/VARIAT

Address: Worton Grange, Imperial Way, Reading

Proposal: Variation/removal of conditions of previous planning permissions, in particular to remove the personal occupancy conditions to 'Digital Equipment Co.Ltd.' and for research and development as specified in planning permissions 77/TP/929, 79/TP/574, 83/TP/71 and 83/TP/73 and the requirement for the buildings to be used only by a single occupier as specified in planning permissions 77/929 and 79/TP/574.

Applicant: Hewlett Packard Limited

Date received: 18 August 2006

Minor Application: 8 week target decision date: 13 October 2006

RECOMMENDATION

06/01000/VARIAT - GRANT - planning permission for the development of the land as permitted by Planning Consent 77/TP/929 dated 3rd May 1978 but without complying with Conditions 4 & 10 of that Consent.

06/01001/VARIAT - GRANT - planning permission for the development of the land as permitted by Planning Consent 79/TP/574 dated 29th July 1979 but without complying with Conditions 1 & 5 of that Consent.

06/01002/VARIAT - GRANT - planning permission for the development of the land as permitted by Planning Consent 83/TP/71 dated 11th May 1983 but without complying with Condition 4 of that Consent.

06/01003/VARIAT - GRANT - planning permission for the development of the land as permitted by Planning Consent 83/TP/73 dated 11th May 1983 but without complying with Condition 4 of that Consent.

Informative for all
Relevant Development Plan policies

1.INTRODUCTION

The application site lies on the north side of the junction of Basingstoke Road and the A33 Relief Road and currently comprises the now redundant Hewlett-Packard offices towards the east side of the site with car parking on the west side accessed from Imperial Way.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal involves the amendment of conditions (see table below) that restrict occupancy of the site to Digital Equipment Company Ltd and its use to research and development (currently use class B1b). The applicant is also applying for a

Certificate of Lawful Use and Development for a Class B1 office use with ancillary storage and carparking (Ref 06/00999/CLE).

In support of the applications the applicant has submitted extracts from Circular 11/95, issued after these conditions were imposed, that discourage the use of personal conditions. They also provide a case, based on local and structure plan policies, for accepting alternative uses in the B1 use class on this site.

3.PLANNING HISTORY

77/TP/929 was an outline application granted on 3/5/78 for the erection of a manufacturing complex with associated and ancillary office and social facilities for Digital Equipment Co. Ltd.

79/TP/574 was an approval of reserved matters granted 29/07/79 for the erection of a manufacturing complex with associated and ancillary office and social facilities for Digital Equipment Co. Ltd.

83/TP/71 was granted full approval on 11 May 1983 for a new research and development building and associated car parking and landscaping for Digital Equipment Co. Ltd.

83/TP/73 was granted outline approval on 11 May 1983 for an extension to the new research and development building for Digital Equipment Co. Ltd.

The relevant conditions are shown on the table below:

Planning Application	Type	Date of decision	Condition applied to be removed	Description
77/929	Outline	03/05/78	4	That this consent shall be for the benefit of Digital Equipment Co.Ltd only and for no other person or companies.
77/929	Outline	03/05/78	10	That the total building complex shall be occupied by a single occupier and that no sub – letting shall take place.
79/TP/574	Approval of reserved matters	24/07/79	1	That this consent shall be for the benefit of Digital Equipment Co Ltd only and for no other person or companies.
79/TP/574	Approval of reserved matters	24/07/79	5	The total building complex shall be occupied by a single occupier and no sub letting shall take place without the prior approval of the Local Planning Authority.
83/TP/71	Full	11/05/83	4	This consent shall enure soley for the benefit of Digital Equipment Company Ltd and the

				building shall be used for research and development activities.
83/TP/73	Outline	1/05/83	4	This consent shall enure solely for the benefit of Digital Equipment Company Ltd and the building shall be used for research and development activities

4. CONSULTATIONS

(i) Statutory consultation

None

(ii) Non statutory consultation

None

(iii) Public/local consultation and comments received

Surrounding businesses and residents as listed below on Imperial Way, Whitley Wood Lane, Ashby Court, Elizabeth Court, Kingsley Close, Heroes Walk and Basingstoke Road were sent letters informing them of the proposal. No responses have been received.

5. RELEVANT PLANNING POLICY AND GUIDANCE

1987 Use Classes Order

Circular 11/95

Berkshire Structure Plan 2005

Reading Borough Local Plan 1998; Policies EMP3 & EMP7

The South West Reading Planning Brief, as approved by the Council in 2000.

6. APPRAISAL

Main considerations

(i) Changes in regulations

(ii) Land use policy principles

(iii) Relevance of conditions today

(i) The restrictive conditions imposed on this site when Digital Equipment Co. Ltd first sought to locate here predated changes to the Use Classes Order as published in 1987. These changes amalgamated the business uses; offices, research and light industrial uses, into the B1 use class; B1(a) offices, B1(b) research and development and B1(c) light industry. The conditions also predated government advice on imposing conditions as set out in Circular 11/95, which discourages personal user conditions unless in exceptional circumstances.

(ii) The site lies in an area identified in the Local Plan as a “*Major Industrial Area*” as well as a location for “*Distribution and Storage Space.*” Relevant policies EMP3 & EMP7 in principle tend to discourage B1 office use development if this would lead to the reduction in industrial or storage and distribution floor-space. However, as

well as being within the Basingstoke Road Major Industrial Area the site also lies within the area covered by The South West Reading Planning Brief. The purpose of the brief is to anticipate the opportunities and manage the demand for new buildings and uses along the A33 Relief Road while protecting the character of the adjacent Kennet Meadows. The construction of the A33 has raised the urban design profile of sites on this major road route to the town. To this end B1 office uses have been permitted, particularly on prominent or landmark sites where they can promote the improvement and strengthening of the built frontage to the A33. As such there is no policy case for retaining the restrictive conditions on the use or occupier of this site.

(iii) Relevance of the conditions today

In the context of changes to government advice and local policy and land use emphasis the issue now is whether there is any justification for retaining the restrictive conditions on this site. In terms of characteristics (car parking, staffing, building design requirements) research and development uses are in most cases the same as B1 office uses or light industrial uses, which is why the Use Classes Order 1987 allows these uses to interchange. There are no material circumstances about this site, in terms of neighbours, physical or policy constraints, that warrants continuing to withhold this flexibility of use.

Likewise, in view of Circular 11/95 advising against the use of personal planning conditions discussed above and the fact that the site has been used by companies other than Digital for in excess of 10 years, with no harm caused, there is no justification for retaining either the personal conditions or the single user conditions on these consents.

Conclusion

The application site is currently on the market. The purpose of the current suite of applications is to clarify the site's current planning position. In view of current policies and regulations and the established history of the site the applications for the removal of the conditions, as applied for, is recommended for approval.

Case Officer: Julie Williams

COMMITTEE REPORT

**BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006**

ITEM NO.

Ward: Norcot

Application no.: 05/00856/OUT

Address: Dee Road Fire Station, 103 Dee Road, Reading.

Proposal: Residential redevelopment and access.

Applicant: Royal Berkshire Fire & Rescue Service (RBFRS).

Date received: 29 July 2005

13-week major application target decision date: 28 October 2005

RECOMMENDATION:

That in the light of further information submitted, Members agree that:

1. Reasons 1) and 4) listed below, that were included in the Reasons set out in this Committee's decision at its meeting on 9th November 2005 be no longer pursued at the forthcoming Public Inquiry;
2. In relation to Reason 4), in the event that the indicative plan of the access proposed in relation to application 06/00777/OUT is submitted by the appellants as a replacement for the original access proposed by 05/00856/OUT (as an amended plan) and is agreed as such by the Inspector, that this amended plan would overcome the Council's objection to the previously submitted plan; and
3. That the Planning Inspectorate be informed accordingly.

1. BACKGROUND INFORMATION

Planning Applications Committee considered this application at its meeting on 9 November 2005 and resolved that had it been in a position to do so, this Council would have REFUSED this application, for the following reasons:

- 1) The proposal fails to demonstrate that development at the proposed density of 50 dwellings per hectare can be satisfactorily accommodated on this site without detriment to the character, amenity and security of the surrounding environment, and highway safety. For this reason, the proposal is contrary to PPG3 (Housing), Reading Borough Local Plan policies HSG5, HSG9 and TRN12 and would prejudice the development of adjoining land and the aims of the Council's Draft Dee Park Regeneration Development Brief, February 2005, para 6.5.
- 2) The proposal fails to justify adequately why the proposed level of affordable housing provision (35%) is less than that required by Policy HSG2 of the Reading Borough Local Plan and the council's SPG on Planning Obligations (2004). For this reason, the proposal is in conflict with these policies and the Key Aim of creating a balanced mixed community in the Council's draft Dee Park Development Brief, February 2005.
- 3) In the absence of a completed section 106 agreement to secure financial contributions to transport (RUAP), education and leisure facilities/infrastructure in the Borough, the proposal conflicts with Policies KEY3, LEI3 and TRN1 of the Reading Borough Local Plan and the Council's SPG: Planning Obligations under section 106 of the Town and Country Planning Act (2004).

- 4) Due to its substandard layout and access visibility, the proposed access road is unacceptable, being inadequate to accommodate the traffic which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, and be in conflict with the policies HSG5, HSG9 and TRN11b of the Reading Borough Local Plan.

A copy of the previous Committee report is attached at Appendix A. This application (05/00856/OUT) is presently the subject of an appeal to the Planning Inspectorate, on the grounds that the Council had not made a decision within 8 weeks of the application's submission.

The appellant has now submitted a second outline application (06/00777/OUT) for residential redevelopment of this site (with all matters reserved for subsequent approval), the report for which is contained elsewhere on this agenda. The current application is supported by an illustrative site layout and street-scene elevation (drawing no. 2230/01) which appears to indicate an acceptable residential redevelopment consisting of 42 dwellings (12 x 2-bedroom apartments, 10 x 2-bedroom houses, 17 x 3-bedroom houses and 3 x 4-bedroom houses). This would be of a density of 50 dwellings per hectare (DPH) that reflects the higher end of densities as recommended by national Planning Policy Guidance Note: PPG 3 (Housing).

Additionally, although the access on application 05/00856/OUT was substandard in terms of layout and visibility, the access now shown on the current application is in a different position and is now acceptable to Transport Strategy.

Therefore, I now consider that it has been satisfactorily demonstrated that a) the principle of a residential redevelopment up to 50 DPH can be accommodated on this site without adversely affecting the character and appearance of the surrounding area or significantly harming the amenities of existing neighbouring residential properties; and b) an acceptable vehicle layout and access arrangement could be provided for such a scheme on this site.

2. CONCLUSION

It is therefore Officers' advice that reasons for refusal 1) and 4) referred to above have effectively been overcome and that Members agree to these matters not being contested at the forthcoming Public Inquiry.

Case Officer: Andrew Chugg











COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 October 2006

ITEM NO.

Ward: Norcot

Application no.: 06/00777/OUT

Address: Dee Road Fire Station, 103 Dee Road, Reading.

Proposal: Residential redevelopment.

Applicant: Royal Berkshire Fire & Rescue Service (RBFRS).

Date received: 04 July 2006

13-week major application target decision date: 03 October 2006

RECOMMENDATION:

Subject to submission of satisfactory Heads of Terms for a legal agreement in relation to the provision of affordable housing and other community infrastructure, delegate to Head of Planning and Transport to (i) **GRANT** permission subject to completion of a Section 106 Legal Agreement by 11 November 2006; or (ii) **REFUSE** permission should the agreement not be completed by 11 November 2006 (unless the Head of Planning and Transport agrees to a later date for completion of the undertaking).

The legal agreement to secure the following:

- Affordable Housing
- Transport contribution
- Education contribution
- Leisure contribution

Conditions to include:

1. TL2 – Outline permission – time limit for reserved matters
2. TL3 – Outline permission – time limit for commencement of development
3. TL4 – Outline permission – details of reserved matters
4. AP1 – Development in accordance with approved plans and details
5. Density not to be less than 30 dwellings per hectare
6. M2 – Materials to be submitted
7. WA1 – Contaminated Land – desk top study
8. WA2 – Contaminated land – remediation measures
9. Contaminated land – site completion report
10. L7 – Landscaping as a reserved matter – outline permission
11. L11 – Boundary treatments to be submitted
12. PD1 – Residential extensions and outbuildings restricted
13. C5 – Construction Method Statement – details to be submitted
14. Pursuant to Condition 3, a detailed layout of the site shall be submitted and approved in accordance with the Local Planning Authority's standards in respect of road and footpath design and vehicle parking and turning provisions.
15. TR11 – Vehicle, parking and turning before occupation – details to be submitted
16. TR16 – Bicycle storage – details to be submitted
17. TR 17 – Parking for people with disabilities – outline permission
18. LTG1 – External lighting details to be submitted
19. AR1 – Programme of archaeological work.
20. Submission of sustainability measures under Reserved Matters application.

Informatives to include:

1. Policies
2. Approved plans
3. Conditions precedent

4. The submitted layout is not acceptable and for the applicant's information, this permission conveys no approval of the layout supplied with the application.

1. INTRODUCTION

This 0.85 hectare site is currently occupied by the Berkshire Royal Fire and Rescue Service. Several different elements of the Service are accommodated on the site; as well as the local Fire Station, the site provides offices for the Berkshire Headquarters of the Service, along with a mobilising centre for emergency calls for the whole of Berkshire. Smaller buildings within the complex house fire and community safety teams, communications technicians, their workshops, uniform and equipment stores. The drill tower hosts a quantity of telecommunications equipment, some of which is used by the Service itself. In addition, there is an underground diesel tank for fire and rescue vehicles.

The fire station is outdated and in a poor state of repair. Moreover, the services provided have now outgrown the site and it has become too small for modern fire service requirements. As the cost of refurbishment makes this an unviable option, the Service is looking to relocate as the most economic way forward. The Service is currently working on a project that aims to achieve an optimum location for its fire stations in order to give the best emergency cover available within current resource levels. In terms of the mobilising control centre, the future of this building is dependent on a national project that seeks to replace local fire and rescue service controls with nine regional facilities by the end of 2007. As the site is no longer capable of providing the above services to the required standard, alternative sites are currently being sought for them (not necessarily all on one site).

The site itself, which fronts Dee Road, is located within a residential area, on the edge of the Dee Park estate. Dee Road is wide with generous verges and some trees, while the post-war semi-detached houses opposite are set back from the road with spacious front gardens. Surrounding the other three sides of the site is the 1960s housing of Dee Park, mostly terraced (open plan frontages with small back gardens), and some three storey blocks of flats set within communal open space areas. The site slopes gently downhill from west to east. Adjacent to the site on the north west corner are 6 semi-detached houses (26-36 Spey Road), which formerly belonged to the Service but which are now in private ownership. The main access to the site is from Dee Road (two accesses including for fire engines) but Spey Road which runs along the north eastern boundary of the site gives access to the on-site car parks.

2. PROPOSAL AND SUPPORTING INFORMATION

The proposal seeks outline permission for residential development of this site with all matters (Siting, External Appearance, Design, Means of Access and Landscaping) reserved for consideration at a later stage. The application was submitted before the new set of matters for Outline applications took effect. The accompanying Planning and Design Statement states that it is proposed to develop the site with a 'high-quality' scheme that replace the existing unattractive development on this site. The indicative layout is for 42 units, in a mix of houses and flats.

3. RELEVANT PLANNING HISTORY

05/00856/OUT	Residential redevelopment and access	REFUSED by PAC 10/11/05, although appeal had already been lodged against non-determination. Public Inquiry to be held 28-29/11/2006.
95/00781/REG3	Two storey Fire Control Centre	APPROVED 02/09/96
15777/41680	Fire station and HQ buildings	APPROVED 09/08/68

Other permissions for offices, many temporary, and equipment ancillary to the main use of the fire station have been given during this period. The only non-Service related applications on the site have been for mast-sharing telecommunications equipment for mobile phone operators.

Application 05/00856/OUT was refused in November 2005 (had the local planning authority been in a position to determine the application) on the following grounds:

- The proposal fails to demonstrate that development at the proposed density of 50 dwellings per hectare can be satisfactorily accommodated on this site without detriment to the character, amenity and security of the surrounding environment, and highway safety. For this reason, the proposal is contrary to PPG3 (Housing), Reading Borough Local Plan policies HSG5, HSG9 and TRN12 and would prejudice the development of adjoining land and the aims of the Council's Draft Dee Park Regeneration Development Brief, February 2005, para 6.5.
- The proposal fails to justify adequately why the proposed level of affordable housing provision (35%) is less than that required by Policy HSG2 of the Reading Borough Local Plan and the council's SPG on Planning Obligations (2004). For this reason, the proposal is in conflict with these policies and the Key Aim of creating a balanced mixed community in the Council's draft Dee Park Development Brief, February 2005.
- In the absence of a completed section 106 agreement to secure financial contributions to transport (RUAP), education and leisure facilities/infrastructure in the Borough, the proposal conflicts with Policies KEY3, LEI3 and TRN1 of the Reading Borough Local Plan and the Council's SPG: Planning Obligations under section 106 of the Town and Country Planning Act (2004).
- Due to its substandard layout and access visibility, the proposed access road is unacceptable, being inadequate to accommodate the traffic which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, and be in conflict with the policies HSG5, HSG9 and TRN11b of the Reading Borough Local Plan.

4. CONSULTATIONS

(i) Statutory consultation

None.

(ii) Non statutory consultation

Housing Development raises no objection to this proposal subject to suitable affordable housing provision being made on site.

Transport Strategy raises no objection to this proposal but request that a financial contribution is sought to mitigate the likely impact of the development on existing transport infrastructure in the surrounding area.

Leisure Services raises no objection to this proposal but request that a financial contribution is sought to mitigate the likely impact of the development on existing leisure facilities in the surrounding area.

Education raised no objection to this proposal but requested that a financial contribution is sought to mitigate the likely impact of the development on education facilities in the surrounding area.

Environmental Health raises no objection to this proposal but requested the following conditions:

- No demolition or construction shall take place outside of the hours of 08:00hrs – 18:00hrs Mondays to Fridays and 09:00hrs – 13:00hrs on Saturdays. No works at all on Sundays or Bank Holidays.
- No materials produced as a result of the development or clearance shall be burnt on site.
- No demolition or construction shall take place until details of external lighting measures have been submitted and approved.
- No demolition or construction shall take place until a Construction Method Statement has been submitted and approved.

The Council's Consultant Archaeologist advises that the site may have potential for archaeological remains and therefore requested a condition be imposed to secure a programme of archaeological work.

Thames Valley Police's Crime Prevention Design Advisor is not supportive of the layout, given the parking to the side/rear of properties and permeability to flats and footpath/alleys.

Ward Members were also consulted on this proposal and visited the site on 01 September 2006. At the time of writing, no issues have been raised.

(iii) Public/local consultation and comments received

A site notice was erected on site and an advert placed in the local press on 20 July 2006. Consultation letters were sent to the following addresses:

118-168 Dee Road (evens)
 118 – 158 (evens), Dee Road
 1-7 (odds), 2-6 (evens) Amblecote Road
 Flats 1-4, 1 Tweed Court
 Flats 1-6, Moffat House, 22 Spey Road
 Flats 1-6, Sky House, 24 Spey Road
 Flats 1-4, 20 Spey Road
 26-36 (evens) Spey Road
 Flats 1-6, 18 Spey Road
 Flats 1-6, 16 Spey Road
 Flats 1-4, Inverness house, Spey Road
 Flats 1-6, Holyrood House, Spey Road
 1-21 (odds) and 2-30 (evens), Eldart Close
 Flats 1-6, 6 Orrin Close
 Flats 1-4, 7 Orrin Close
 Flats 1-4, 8 Orrin Close
 Flats 1-4, 9 Orrin Close
 23-33 (odds), 36-46 (evens) Eldart Close
 28-50 (evens) Eskin Close
 15-37 (odds) and 26-52 (evens) Gairn Close

No written representations have been received in respect of this application, although any subsequently received will be reported to your meeting.

5. RELEVANT PLANNING POLICY AND GUIDANCE

The following national, regional and local planning policy guidance is relevant in determination of this application:

National Planning Policy Statement: PPS 1 (Delivering Sustainable Development) and National Planning Policy Guidance Notes: PPG 3 (Housing) and PPG 13 (Transport).

Berkshire Structure Plan 2001-2016 policies DP4 (Provision of Infrastructure, Services and Facilities); H3 (Location of Housing Development); H5 (Affordable Housing); H6 Residential Density and Dwelling Mix); EN8 (Renewable Energy and Energy Conservation) and T4 (Travel Impacts).

Reading Borough Local Plan (1998) policies KEY3 (The Role of Development in Improving the Town), HSG2 (Affordable Housing), HSG4 (Non-Residential Uses in Residential Areas), HSG5 (Residential Design Standards), HSG9 (Location of Residential Development), TRN1 (A Balanced Transport Strategy), TRN5 (Cycle Parking), TRN11A (Location of Development), TRN11B (Development and Traffic), TRN12 (Car Parking), LEI3 (The Provision and Improvement of Leisure and Recreation Facilities), COM9 (Community Facilities), and CUD 4 (Standards of Design in Development).

This Council's supplementary planning guidance 'Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (2004)' and 'Space Around Dwellings' also require consideration in determination of this application.

6. APPRAISAL

The main considerations in determination of this application are:

- a) Principle of development;
- b) The impact of the proposal on the character and amenity of the area;
- c) The impact of the proposal on the regeneration of Dee Park;
- d) Transport issues;
- e) Sustainability;
- f) Access; and
- g) Planning obligations.

a) Principle of development

In line with both PPG3 and the Local Plan, this site qualifies as a "previously developed urban windfall site", i.e. it has not been specifically identified as a housing site in the Local Plan, but has become available unexpectedly. The principle of the proposed use of the site for residential is appropriate in policy terms, given the surrounding residential uses and may be regarded as an improvement in amenity terms over the current non-residential use of the site.

b) The impact of the proposal on the character and amenity of the area

The character of the area comprises terraced houses on the north side of Dee Road, with some flats (two and three storey) further north along Dee Road. Located to the rear (north) of the site within Dee Park itself are several blocks of three-storey flats. Whilst current densities on Dee Park are within the lower end of the range of densities recommended in PPG3 (30-50 dph), it is acknowledged (in the Draft Dee Park Regeneration Development Brief) that there is scope to increase densities here to make more efficient use of land. The developer has indicated that some 42 units would be provided on this 0.85 hectare site, resulting in a density of 49.4 dwelling per hectare. Although this is towards the higher end of the PPG3 advisory density scale, it is nevertheless considered acceptable in this reasonably sustainable location, on a frequent bus route.

The applicant has stated that the proposed density assumes buildings of three storeys with accommodation in the roof. Illustrative drawings of layout and elevations have been submitted as part of the application. These are considered to show an improvement on the refused scheme 05/00856/OUT, which showed a perimeter block which related poorly to the character of the area.

In terms of more detailed design considerations, the submitted layout raises some concerns (inadequate amenity space for flats, poorly overlooked parking areas and dominant bin/cycle stores) however, the principle of the density shown appears appropriate and any detailed matters could be dealt with in any subsequent Reserved Matters application. An informative should be attached to indicate that the submitted illustrative design is not acceptable.

The illustrative layout and elevations show a mix of houses and flats: predominantly houses with some flats. Notwithstanding the elevations shown (which would be the subject of a

Reserved Matters application), a mix of this order is to be welcomed, as this is an appropriate site for family housing.

Policy COM9 of the RBLP seeks to ensure that the Council will give favourable consideration to proposals for improving the operation of the Emergency Services whenever opportunities arise and appropriate needs are identified. The statement accompanying the application (and paragraph 1 'Introduction' above) details why the Fire Service is seeking to redevelop the site, and why this is necessary to improve the service provided by them, to the benefit of the residents of West Berkshire. The proposal therefore complies with Policy COM9 of the RBLP.

c) The impact of the proposal on the regeneration of Dee Park

The Council is currently undergoing a Competitive Dialogue process for the procurement of a private sector development partner to undertake the regeneration of Dee Park. In February 2005, the Council produced a Development Brief for the regeneration scheme which underwent considerable consultation with the community. The Brief, which was amended in the light of this consultation, has not yet been adopted as it is anticipated that the Council's partner will be instrumental in producing this as a Supplementary Planning Document later in the regeneration process.

After identifying the acknowledged problems of the Dee Park estate, the Dee Park brief sets out a core set of aims to which the successful partner developer's scheme should conform, such as:

- [creating] a sense of place and civic pride;
- integration of Dee Park with the surrounding area and improved transport links; and
- an increase in housing density and improvements in the housing mix in terms of types, sizes and tenure, creating a balanced mixed community.

The Fire Station site is included within the boundary of the Development Brief area. Although the Fire Station land had not been declared available when the Brief was written, its inclusion in the scheme at a later date has been allowed for as the most desirable outcome. However, although not specifically identified as one of the "key development sites" in the regeneration area, Page 63 of the brief states that;

"In the event of the Fire Station being brought forward as a potential development site (1.05 ha.) its integration into the overall regeneration scheme for whatever use will require close co-operation with the Fire Authority in partnership working".

The Council is pursuing a partnership approach in relation to land which is not owned by RBC within the Brief area, including this site. The Planning statement submitted with the application gives assurance that the Fire Service is keen to work in liaison with the Council in relation to the redevelopment of the site, but states that there is no reason why;

"...an outline planning application cannot be considered. It would be establishing the principle of residential development and would not prejudice the development of the wider area envisaged by the Brief."

In addition, in order for the Service to be provided to the required standards, the statement acknowledges that it is necessary for the Service to progress the site at different timescales to those which it is envisaged will result from the partnership-led development of the Brief area.

Although not submitted in liaison with current Council aspirations for the Dee Park Regeneration Scheme, the redevelopment of this site would fit with the general aims of the brief and the submitted indicative layout nevertheless demonstrates a satisfactory residential proposal is achievable and should not be prejudicial to the layout or land-uses on adjoining land and is therefore acceptable.

d) Transport issues

There are no transport objections in principle. Although the application is in Outline form with all matters reserved for subsequent approval, the indicative access shown is acceptable to Transport Strategy.

Contributions would normally be payable on the basis of the number of trips associated with the mix of residential units proposed. The Obligations SPG notes that site-specific and wider transport impacts can be appropriate. However, at the time of writing, this issue has not been finalised with the developer and the Update Report will provide further information on these negotiations.

e) Sustainability

The proposal site is in a generally sustainable location, due to its location on a public transport route. Detailed matters such as maximising passive solar gain should be covered in any Reserved Matters application. In accordance with Structure Plan Policy EN8, a condition is recommended to ensure that the available opportunities for renewable energy conservation and generation are explored in any Reserved Matters application.

f) Access

As the application is in outline only, no details of the proposed units are known at this stage; however, the development will be expected to comply with Part M of the Building Regulations. Additionally, the site slopes very gradually and there is no reason why a good standard of access to all could not be achieved.

g) Planning obligations

In accordance with Structure Plan Policy DP4 and Local Plan policies KEY3, TRN1, and LEI3 and the Council's Obligations SPG, contributions would be sought for this development. These policies require contributions towards the additional pressures placed on affordable housing, transport, education and leisure infrastructure/services in the borough. At the time of writing this report, negotiations are still continuing on S.106 matters. Further information on this aspect of the proposal will be provided in time for your meeting.

h) Conclusion

Subject to a satisfactory package of planning contributions being offered, the proposal is considered to be appropriate and would accord with the relevant local, regional and national planning policies.

Drawing nos.:

2230/01 received 26 July 2006

Case Officer: Andrew Chugg