



PLANNING APPLICATIONS COMMITTEE

7 OCTOBER 2020

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. PLANNING APPEALS	Information	BOROUGHWIDE	3 - 6
8. 191792/FUL - 71-73 CAVERSHAM ROAD	Decision	ABBEY	7 - 16
10. 201108/FUL - UNIT 1, STADIUM WAY, TILEHURST	Decision	KENTWOOD	17 - 18
11. 191265/FUL - ST PAUL'S CHURCH, WHITLEY WOOD LANE	Decision	WHITLEY	19 - 24

This page is intentionally left blank

Appeal Decision

Site visit made on 7 September 2020

by Robert Parker BSc (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1 October 2020

Appeal Ref: APP/E0345/W/20/3254293

39 Brunswick Hill, Reading RG1 7YU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Eric Benjamin against the decision of Reading Borough Council.
- The application Ref 191915, dated 29 November 2019, was refused by notice dated 5 June 2020.
- The development proposed is conversion and extension of existing property to form 9no. flats.

Decision

1. The appeal is dismissed.

Procedural Matter

2. The above description of development is taken from the application form but during the course of the application the proposal was revised down to 8 flats with a corresponding reduction in the size of the parking area at the rear of the site. The Council made its decision against the amended plans and I have determined the appeal on the same basis.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the building and the wider area.

Reasons

4. Brunswick Hill contains a variety of residential properties in a mix of age and style. No 39 is an Edwardian villa and is one of the largest and most notable buildings in the street. An earlier appeal decision¹ notes the interesting composition of well-detailed architectural elements, which include a distinctive curved oriel window, a four centred arch over the entrance, stone dressings around windows, and a background of crisp, red brick in which diapering and bands are picked out in blue headers. The building's exuberant scale is part of its character and distinguishes it from Victorian houses further down the street.
5. The building is unlisted and has been rejected for inclusion on the Council's local list. Nevertheless, I concur with previous Inspectors² that it possesses

¹ APP/E0345/W/18/3200081

² APP/E0345/W/19/3237799

more than sufficient architectural significance to warrant its treatment as a non-designated heritage asset. Paragraph 197 of the National Planning Policy Framework (the Framework) confirms that the effect on the significance of a non-designated heritage asset should be taken into account in determining an application. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

6. With any proposal it is also important to take account of the Framework's imperative for good design. Policy CC7 of the Reading Borough Local Plan (RBLP) (2019) requires all development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Various components of development form are identified, including scale, height and massing. The Council has also cited RBLP Policy H9, but I note that this relates principally to house extensions.
7. Past applications for this site have sought the demolition of the building and its replacement with a purpose-built apartment block. Appeals against refusal of those schemes were dismissed in part due to the complete loss of the heritage asset. The latest proposal is to retain the building and extend it to the side and rear in order to create 8 flats. The extensions would comprise a 2-storey addition to the southern gable of the host building, together with a further extension off the back wall. The latter would involve a reduction in site levels to provide a pair of flats within a lower ground floor.
8. The proposed extension on the southern gable would be modest in width and set back from the principal façade with a lower ridge height. It would be a subservient addition which maintains the legibility of the original building. The retention of the substantial chimney stacks, both prominent features within the local area, would assist in this regard. Although the extension would close the gap with 41 Brunswick Hill I do not share the Council's concern that this would be read as an awkward relationship. Overall, I find that this component of the scheme would cause no material harm to the street scene.
9. The proposed rear extension would be significantly larger. It would project from the existing back wall by more than 10 m and the depth of the building, measured along its most prominent northern flank, would more than double as a result. Attempts have been made to articulate the mass of the extension by stepping it in and setting down the ridge height. The northern wall would also be broken up using fenestration and patterned brickwork. However, these design measures do not go far enough to mitigate the excessive bulk of the development.
10. No 39 is already one of the largest buildings in the street and its scale is part of the character. Nevertheless, the addition of a disproportionate rear extension in the manner proposed would overwhelm the building to the detriment of its significance as a heritage asset, notwithstanding the lack of any formal local or national designation. Furthermore, the resultant depth of the building would jar with surrounding residential properties which are of more domestic scale.
11. Accordingly, I conclude that the proposal would be materially harmful to the character and appearance of the host building and the wider area. It would conflict with RBLP Policies CC7 and EN1 insofar as these seek high quality design which protects the historic environment.

Other Matters

12. The Council has sought contributions towards affordable housing, in line with Policy H3 of the RBLP, and the costs of a Traffic Regulation Order to amend parking restrictions in the Controlled Parking Zone on Brunswick Hill to allow the creation of a vehicular access. The appellant has agreed the contributions with the Council and has indicated that a unilateral undertaking under s106 of the Act will be submitted during the appeal process. No such undertaking is before me. However, as I am dismissing the appeal for other reasons, the decision does not turn on this matter.
13. I note that the appellant engaged positively with the Council's professional officers to agree on a scheme which they could support. The application was recommended for approval by officers but refused at planning committee. The decision on whether to grant permission in this case was a matter of judgement which the committee was entitled to exercise. Whether or not the authority's statement was prepared by officers is not a matter which has any bearing on the appeal. I have determined the case solely on its planning merits.
14. I have taken account of the concerns raised by residents, including in relation to parking/traffic, living conditions, drainage and loss of an existing outbuilding. However, based on the information before me none of these matters would be grounds to dismiss the appeal.

Planning Balance and Conclusion

15. I acknowledge that the proposed development would make efficient use of land to deliver a mix of small homes in a sustainable location which is well served by public transport. However, these public benefits are outweighed by the harm to the character and appearance of the building and the wider area. There are no material considerations of such weight or significance as to justify a decision otherwise than in accordance with the development plan.
16. For the reasons given above, and having regard to all other matters raised, including the density calculations put forward by the appellant, I conclude that the appeal should be dismissed.

Robert Parker

INSPECTOR

This page is intentionally left blank

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 8

PLANNING APPLICATIONS COMMITTEE: 7th October 2020

Ward: Abbey

App No.: 191792/FUL

Address: 71-73 Caversham Road, Reading, RG1 8JA

Proposal: Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

Applicant: S2 Caversham Ltd

Extension of time date: 9th October 2020

RECOMMENDATION:

As per the main report.

1. REPRESENTATIONS

Petition

- 1.1 A petition was received on 5th of October 2020 titled "*Save the historic Drew's building from demolition*". This petition, organised by the Bell Tower Community Association, was signed by 1066 individuals at the time of submission. The petition was accompanied by a screen-shot of a statement confirming the building had been home to Drew's the iron mongers, was originally built to serve the towns brewing industry, and that the Bell Tower Community Association successfully applied to have the building locally listed.
- 1.2 The organisers of the petition have registered to speak under the public speaking arrangements for planning applications, as set out in the Council's Standing Orders, which allot an equal time for public speakers and the applicant/agent. They will therefore have an opportunity to address the Committee on issues raised in the petition. The Standing Orders do not allow the separate formal submission of public petitions or questions regarding an application to the same meeting at which that application is being considered, as this would incur additional speaking rights. Therefore no party is considered to be disadvantaged.
- 1.3 Notwithstanding this, Officers bring this petition to the Committee's attention, and confirm that it does not raise any further planning related objections which have not already been covered in the main agenda report. Members are reminded that despite the strength of public feeling, the previous commercial use of the building as 'Drews' the ironmonger has no material bearing on the assessment of this

planning application, as that business no longer trades from the premises.

Further written comments

1.4 Two additional letters of representation have been received by the Council since the main agenda report was published. These have been summarised as follows:

- Too many significant buildings have been lost and residential areas are now overshadowed by high-rise blocks;
- The building is one of the few remaining Victorian industrial buildings in Reading;
- The building retains its character as a malthouse and would be ideal for conversion;
- The town has enough large blocks of flats being constructed.

1.5 An additional letter of representation has been received each from The Bell Tower Community Association, the Reading Conservation Area Advisory Committee, and the Caversham and District Residents Association. These representations have been reproduced below in full:

The Bell Tower Community Association:

“The Bell Tower Community Association reiterates its objections to planning application 191792 (71-73 Caversham Road) and urges its rejection.

The planning officer’s report(1.3) says the site is surrounded by uninspiring commercial buildings and takes this as the model rather than the traditional Victorian terraces, termed “domestic”. In building housing the domestic should be the model not uninspiring commercial blocks resulting from previous planning decisions. The committee should look to break this pattern. Granting permission would send a clear signal that local listing does not trump harmony with uninspiring surrounding buildings. How can that be reconciled with the council’s partnership with Historic England? Would allowing demolition of a building added to the local list only a few months earlier by the same council be a good look?

The effect of overlooking and overshadowing on Northfield and Swansea Roads has been ignored. The daylight/sunlight report only makes a cursory mention of the effect on Monmouth Court and no mention at all of houses in Northfield Road and Swansea Road which, while further away, are more likely to be affected since the view of the development from Monmouth Court is already partly obscured by the offices at the west of the site.

On height, the planning officer refers to the close connection between the site and outline planning applications for 80,

Caversham Road and the Vastern Road Retail Park (1.2). These developments do not yet have planning permission. If the committee does not use the tallest existing structure, the Shurgard building, as a height limit on buildings on the opposite side of Caversham Road to achieve harmony with the surrounding Victorian streets it would throw away much leverage over the scale of those developments.

The Carters site on the same side of Caversham Road as 71-73 could also be redeveloped. Caversham Road northwest of TGI Friday's roundabout retains its Victorian streetscape with a high level of integrity. Allowing this plan would make it considerably more difficult to stop the Victorian frontage from being demolished and replaced with an uninspiring development because earlier a locally listed building was sacrificed. This could also apply to the Caversham Road fire station.

The officer's report makes much of the contribution to social and affordable housing but does not say why preserving heritage would preclude this or whether such a solution has been investigated.

The economic case for retail space needs remaking in the post-coronavirus world. There is also the risk this space could later be converted to sub-standard housing.

The officer says some of the Section 106 money will be used for construction apprenticeships. What would be better training for the future than learning how to convert a Victorian malthouse into housing which meets the environmental requirements of the future and maybe the cost requirements of social/affordable housing, rather than something at best somewhat ordinary and at worst dispiriting? There will be a national need to make Victorian/Edwardian housing more energy efficient and this would be a great opportunity for Reading to blaze a trail."

Caversham and District Residents Association:

"Further to our comments submitted 20 Dec 2019, CADRA would like to comment further to the PAC in respect of this application. Our previous comments submitted 20 Dec 2019 covered:

- 1. The strong case for retaining the existing Locally Listed 1870s Malthouse Buildings, one of the few remaining examples of 19C industrial architecture in this area and the town. The buildings still form an identifiable unified group with historic value.*
- 2. The inappropriateness of the proposed 7 storey height on this site adjacent the existing housing. Development on this western side of Caversham Road should relate to the 2/3 storey scale of the residential community to which this site relates, and none of the sites on this side of the road is appropriate for 7 storey development.*

3. The building line proposed, right on the back edge of payment is visually oppressive in itself and also negates any possibility of meaningful greening on the site.

The amendments made by the applicant since our comments on the original scheme are of a limited, minor, and cosmetic nature, they do not address the major fundamental flaws in the proposals. We note that the RBC Conservation Officer's formal report objects to the application and expands substantively and effectively on the points we have made in 1 and 2 above. It is also clear that the Natural Environment Officer has substantial reservations about the proposals. The site is in a treed corridor within an area of 10% or less canopy and is within a low canopy cover ward (RBC new 2020 tree strategy). If the existing buildings were not to be retained then any replacement proposals for the site should properly address greening on Caversham Road. The proposals for a limited ground floor only partial so called 'green wall' are totally inadequate. The Natural Environment Officer indicates that the proposals are not ambitious enough although acknowledging the LPA needs to balance conflicting factors.

CADRA believe that the Planning Officers recommendation for approval in this case strikes the wrong balance and we would request that the PAC reconsider this and assign greater weight to the RBC Conservation Officer and Natural Environment Officer's views, take better account of the inappropriate height of the building and the precedent this would set, and reject this application."

Reading Conservation Area Advisory Committee:

"Members of Reading CAAC attended the public exhibition in Greyfriars Church in December 2019. We objected to the original plans and the current proposal is only slightly amended. We support fully the objection of the Heritage Consultant.

SUMMARY

- The proposal involves the demolition of a locally listed building which should and could be sympathetically refurbished for housing.
- We feel this application is too tall and will set an unacceptable height precedent for future developments on the west side of Caversham Road.

DETAIL

HERITAGE

This prominent landmark building has been adapted to many uses in its lifetime, traces of which can be seen in its construction and brickwork. The building including the offices at the rear were originally Dowson's maltings. A ghost sign remains from the time as Smallbones motor engineers. Fondly remembered Drews ironmongers had the building for 40 years until 2018. The buildings at the rear

are within the local listing designation and will be overshadowed by the proposed block, their heritage importance and appearance will be devalued. A sympathetic re-use of the historic building, for commercial / housing use, would retain the significance. Demolition will remove one of the last remnants of Reading's industrial heritage simply as it is inconvenient.

HEIGHT, SCALE AND DESIGN

Any development on this site should not exceed two-three storeys. That is the height of Monmouth Court on Northfield Road, currently the tallest property on the street. Older terraced properties are only two storeys.

As seen above, the development proposed profoundly increases the height of buildings in this section of Caversham Road. Re-use of the existing building does not prevent landscaping improvements and greening of the site. Moreover, that would be a greener alternative as it would preserve the 150 years of embodied carbon in the building.

The building although altered clearly has the features of a maltings building of the period which was flexible to adaptation for future uses. A redevelopment of the existing building would give the opportunity to illuminate the heritage of the corner by the removal of shop shutters, signage and the canopy over the front entrance. To the rear the appearance of the courtyard could be improved by landscaping and the reintroduction of a cobbled yard.

CONCLUSION

Reading CAAC preference is for a sympathetic reuse which retains the Locally Listed building as a commercial premises or housing. In that way the site could become a landmark of Reading commercial and industrial history set within the wider context of the Bell Tower community of low-rise terraced housing between the railway line and the River Thames. We are open to possibilities and have ideas of our own as to what might constitute a suitable extension to the existing building. Should the site be redeveloped then that should preferably be no taller than 2-3 storeys. This application should be rejected."

- 1.6 After considering the content of these additional representation, Officers can confirm that no new matters have been introduced which have not already been covered in the main agenda report.

2. ADDITIONAL INFORMATION

- 2.1 The applicant has agreed to make an Addendum to the original Financial Viability report publicly available (See Appendix 1). This information has been provided to support the revised affordable housing position. It shows that, should permission be granted, the

developer is willing to accept a less competitive rate of return on the site.

- 2.2 The applicant has also confirmed in writing that application's CIL obligation and S106 contribution for Open Space and Leisure will not affect the agreed affordable housing offer as set out in Appendix 1.

APPENDIX 1



71-73 Caversham Road, Reading (Ref:191792) Housing Delivery & Viability Statement Addendum (002) (24.09.2020)

This note sets out an addendum to the Housing Delivery & Viability Statement (November 2019) submitted in support of the above planning application.

Affordable Housing

Following discussion with the Council's planning and housing officers, the applicant has improved the initial Affordable Housing offer of a £160k cash in lieu contribution (equivalent to 10% Affordable Housing) to 5 on-site shared ownership homes and a £500k cash in lieu contribution (together equivalent to 41% Affordable Housing). The inclusion of on-site rental tenures (e.g social rent) is not practically feasible due to the need for separate access, management and service charge arrangements for a Registered Provider (RP). It would also have a significant negative impact on the viability and deliverability of the scheme and would not provide a sufficient number of rented homes for a RP to manage in isolation.

Financial Viability

The applicant's original viability appraisal was independently reviewed on behalf of the Council by BPS Surveyors. The BPS report confirmed that a £160k cash in lieu contribution (10%) was the maximum financial contribution required due to viability considerations. The applicant's viability appraisal has been updated to reflect the enhanced affordable housing proposals (41%). The inputs and assumptions reflect those adopted by BPS. A summary of the appraisal is provided in Table 1 below. The full financial appraisal is enclosed at Annex 1.

Table 1 – Appraisal Summary

Scheme Revenue	Assumption	Amount
Private Residential Revenue	£480 PSF	£12,423,840
Shared Ownership Revenue	£315 PSF	£849,555
Car Parking	£12,500 / unit	£175,000
Ground Rents	£300 PA / 5% Yield	£234,000
Commercial Revenue	£22.50 PSF / 6% Yield	£949,443
Purchaser costs	6.8%	(£80,474)
Total Revenue	-	£14,551,364
Scheme Costs	Assumption	Amount
Land Costs	EUV+	£916,000
Construction Costs	Fixed Sum	£8,725,153
Contractor Contingency	5%	£436,258
Professional Fees	10%	£872,515
Affordable Housing Payment	Fixed Sum	£500,000
CIL / S106	TBC	EXCLUDED (TBC)
Marketing & Letting	1% / 15%	£145,908
Disposal Fees	1.5%	£206,734
Finance	6.5%	£541,639
Developer Return	17.5% Private / 6% Affordable	£2,428,187
Total Costs	-	£14,772,395
Output		
Surplus/ Deficit	-	(£221,031)



Conclusion

The financial appraisal generates a viability deficit of c.£221k. It therefore evidences, in line with the conclusion of the Council's independent viability advisors, that the delivery of 41% affordable housing significantly exceeds that required (c.10%) in accordance with Policy CS16 of the adopted Core Strategy and Policy H3 of the Draft Local Plan.

Annex 1 – Financial Appraisal Summary

PROJECT PRO FORMA						QUOD
Caversham Road, Reading Financial Appraisal (41% Affordable Housing)						
Project Pro Forma for Phase 1						
Currency in £						
REVENUE						
Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales	
Private Residential	39	25,883	480.00	318,560	12,423,840	
Car Parking	14	0	0.00	12,500	175,000	
Shared Ownership	5	2,697	315.00	169,911	849,555	
Totals	58	28,580			13,448,395	
Rental Area Summary						
	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail	1	2,569	22.50	57,803	57,803	57,803
Ground Rents	39			300	11,700	11,700
Totals	40	2,569			69,503	69,503
Investment Valuation						
Retail						
Market Rent	57,803	YP @	6.0000%	16.6667		
(3mths Rent Free)		PV 3mths @	6.0000%	0.9855	949,443	
Ground Rents						
Current Rent	11,700	YP @	5.0000%	20.0000	234,000	
Total Investment Valuation					1,183,443	
GROSS DEVELOPMENT VALUE					14,631,838	
Purchaser's Costs				(80,474)		
Effective Purchaser's Costs Rate		6.80%			(80,474)	
NET DEVELOPMENT VALUE					14,551,364	
TOTAL PROJECT REVENUE					14,551,364	

PROJECT PRO FORMA						QUOD
Caversham Road, Reading Financial Appraisal (41% Affordable Housing)						
DEVELOPMENT COSTS						
ACQUISITION COSTS						
EUV+		916,000				
EUV+			916,000			
				916,000		
CONSTRUCTION COSTS						
Construction	ft²	Build Rate ft²		Cost		
Build Costs	42,351	206.02		8,725,153		
Contingency		5.00%		436,258		
Affordable Housing Payment				500,000		
					9,661,411	
PROFESSIONAL FEES						
Professional Fees		10.00%	872,515		872,515	
MARKETING & LEASING						
Marketing		1.00%	135,483			
Leasing Agent Fee		10.00%	6,950			
Leasing Legal Fee		5.00%	3,475			
					145,908	
DISPOSAL FEES						
Sales Agent Fee		1.00%	137,823			
Sales Legal Fee		0.50%	68,911			
					206,734	
MISCELLANEOUS FEES						
Private Risk Adjusted Return		17.50%	2,204,797			
Commercial Risk Adjusted Return		15.00%	142,416			
Affordable Risk Adjusted Return		6.00%	80,973			
					2,428,187	
FINANCE						
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Land			103,949			
Construction			407,238			
Other			30,452			

PROJECT PRO FORMA**QUOD**

Caversham Road, Reading
Financial Appraisal (41% Affordable Housing)
Total Finance Cost

541,639

TOTAL COSTS**14,772,395****PROFIT****(221,031)**

This page is intentionally left blank

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 7th October 2020	ITEM NO. 10 Page:147
---	---------------------------------------

Ward: Kentwood

App No.: 201108

Address: Unit 1 & 2 Stadium Way, Reading

Proposal: Proposed industrial unit to replace existing fire damaged industrial unit. The new building will consist of 4 smaller base build units suitable for class use B1(C), B2 or B8 with flexibility for trade counter fit out (B8). Note, Demolition of existing building has been covered under separate Prior Approval - Demolition of Building Application.

Applicant: Hathaway Opportunity Fund General Partner Ltd

Deadline: 3 November 2020

Recommendation:

As in main report, with the addition of the following conditions:

- Pre-occupation provision of vehicle access as specified;
- Pre-occupation details and provision of cycle parking;
- Pre-occupation delivery and servicing plan;
- Pre-occupation access management plan (for proposed access gate);
- Pre-commencement Contaminated land assessment;
- Pre-commencement Remediation scheme, including implementation and verification requirements;
- Reporting of unidentified contamination;
- No bonfires

1. Additional transport information

1.1 As stated in para 7.5 of the main agenda report, the applicant has been required to provide an additional tracking diagram to ensure that there would be no conflict between LGV's and existing parking spaces within the wider estate. This has been provided and is acceptable in transport terms.

1.2 In addition, the applicant has clarified the position of the proposed gate for the site. The location of the gate will avoid queuing outside of the site outside of opening hours, and are proposed to be locked during the following hours:

Mon to Fri 21:00 - 06:00

Saturday 19:00 - 06:00

Sunday 17:00 - 06:00

Bank Holidays 17:00 - 06:00

1.3 A condition is recommended to provide a suitable management plan

2. Environmental protection officer comments

- 2.1 Environmental protections officers have provided comments and confirmed that subject to conditions (as noted above) there would be no objection.
- 3. **Environment agency consultation**
- 3.1 Confirmed that subject to the recommended condition 11 on main report regarding works carried out in accordance with risk assessment there are no objections from the EA.
- 4. **Conclusion**
- 4.1 The conclusion specified within the main report remains unaltered in overall terms, although the comments from the EA are still required prior to determination of the application.

Case Officer: Anthony Scholes

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 11

PLANNING APPLICATIONS COMMITTEE: 7th October 2020

Ward: Whitley

App No.: 191265

Address: St. Pauls, Whitley Wood Lane, RG2 8PN

Proposal: Redevelop the site, creating a new Church Centre building, comprising Cafe, Worship Area, Meeting Rooms, two one bed residential flats and also a Health Centre Building.

Applicant: The PCC of St. Paul's Church, Whitley

Deadline: 3/6/20

Extended Deadline: 27/11/20

Planning Guarantee 26 week target: 2/9/20

RECOMMENDATION:

As in the main report.

1. AMENDED INFORMATION

Written Statements

- 1.1 Alok Sharma MP has submitted a written statement in support of the proposal. The agent, DLK Architects, has also submitted a written statement. These are in lieu of speaking at committee. These are both included in the appendices below.

Ash Tree - Ecological Survey

- 1.2 A further visual survey has been undertaken of the Ash tree close to the southern boundary, which would be removed as part of the proposed scheme, to determine whether it has the potential to host a bat roost. The survey confirmed that there is no evidence of bats (current or historically) and no visible potential roosting features, which could be used by bats. RBC's Ecologist has confirmed that the bat survey has been undertaken by a licensed bat surveyor to an appropriate standard and as it is very unlikely that the tree hosts a bat roost there should be no bat related constraints to removing the tree and no further survey is required.

Access

- 1.3 Amended plans have been submitted by the agent which include for reconfigured internal layout within the church building, so that there would be access from the lift as well as the stairs to the proposed first floor flats.

- 1.4 This would accord with Policy H5.

Conclusion

- 1.5 The recommendation remains as in the main report.

APPENDIX 1: WRITTEN STATEMENT FROM THE AGENTS - DLK ARCHITECTS

DLK
ARCHITECTS

This is a Community scheme, proposed by St Paul's Parish church and the local GPs to provide two buildings which will together support the local community in Whitley Wood, in one of the more deprived and needy parts of our town.

The church offer a range of support and resources in the area but they do this from a set of ageing and sub-standard buildings positioned on the site.

The local GPs are looking to combine practices in a new centre which again will replace other buildings currently in use by them which are sub-standard.

The proposal is for a new church and community building at the front of the site and a new medical centre to the rear with shared access and parking arrangements.

There have been previous iterations of this scheme and previous pre-application enquiries made.

But the moment for this scheme is now.

Medical funding is currently available to enable the development of the surgery building in the scheme.

The land for the surgery will be leased to the GPs by the Parish for their development in an agreement already drafted and ready. As a result, the Parish will be able to provide their own updated accommodation for the community.

Please give this scheme your support, there is a window of opportunity now which will not always be open. After many years of trying, this is the time that this scheme can be made to work.

There follows a statement from the Parish about their own proposal ...



Chiltern Chambers 37 St Peter's Avenue Caversham Reading RG4 7DH
Tel: 0118 944 9856 Email: enquiries@dlkarchitects.com
Web: www.dlkarchitects.com

Daniel Leilott Krouse Limited - Registered in England No. 2744532 - Trading As DLK Architects

Our vision is to realise the potential of the site to be a community hub that will bring well-being to the people of the neighbourhood.

The Church Centre will have:

- Flexible, accessible and inclusive space for worship, social events and soft play*
- Hall with independent facilities, suitable for potentially vulnerable groups, e.g. nurseries and caring for those with addictions, disabilities or mental health problems*
- Café*
- Small meeting/office rooms*
- Dedicated quiet chapel, open to all*
- Two one-bedroom flats.*

Our aim is to provide services that meet the priority 'well-being' needs of the local community. Over time these could include the provision of information, advice and support on a wide range of personal issues such as debt management, housing, relationship problems and bereavement. In doing this, we will ensure our activities are closely co-ordinated with those of the Whitley Wood Community Centre.

We are currently working with Shift Youth & Community with the aim of SYC basing their activities at the St Paul's site. SYC are a registered Christian charity made up of trained youth and community workers committed to helping entire communities thrive. They work to increase social cohesion and build social capital, specifically by empowering community members to shape culture positively by adopting life affirming values. They have been working closely with the Parish and other agencies working in Whitley and Whitley Wood, since 2014. Currently their work is focused in the Sixth Form at the John Madejski Academy and on developing covid-safe models for engaging the broader community.



Chiltern Chambers 37 St Peter's Avenue Caversham Reading RG4 7DH
Tel: 0118 944 9856 Email: enquiries@dlkarchitects.com
Web: www.dlkarchitects.com

Daniel Lobbott Krauze Limited - Registered In England No. 2744532 - Trading As DLK Architects

APPENDIX 2: WRITTEN STATEMENT FROM ALOK SHARMA MP

Rt Hon Alok Sharma, MP for Reading West



HOUSE OF COMMONS

LONDON SW1A 0AA

Planning Applications Committee
Reading Borough Council

(Sent by email to: Planning.Administrations@reading.gov.uk)

1 October 2020
Our ref: JI/AS66168

Dear Members of the Planning Applications Committee,

Re: Planning Application Ref: 191265

In September last year I met with Rev Sue Cady of St Agnes with St Paul and St Barnabas, based in my constituency.

During our meeting, Rev Sue informed me of plans to redevelop the site of St Paul's on Whitley Wood Lane. The proposals seek to create a new community building to include a cafe, multi-purpose community areas, meeting rooms, two one-bed residential flats, along with a health centre. A new church facility will also be built.

I understand that the redevelopment will deliver much-needed and improved primary care facilities in the local area whilst also providing space for community usage and church activities.

During my visit, I was impressed with the outreach work the church undertakes and the fact that the redevelopment delivers a new healthcare facility should be welcomed.

Therefore, I would be grateful for the Planning Applications Committee to take this written statement into consideration.

Thank you for your attention to this matter.

Yours sincerely,

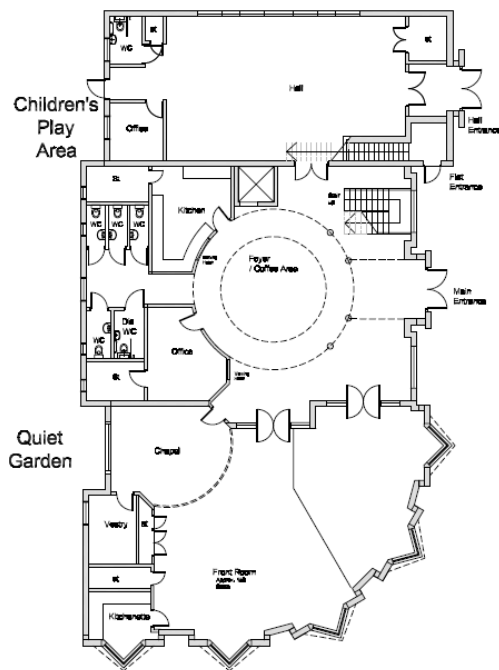
A black rectangular box redacting the signature of Alok Sharma.

Alok Sharma MP

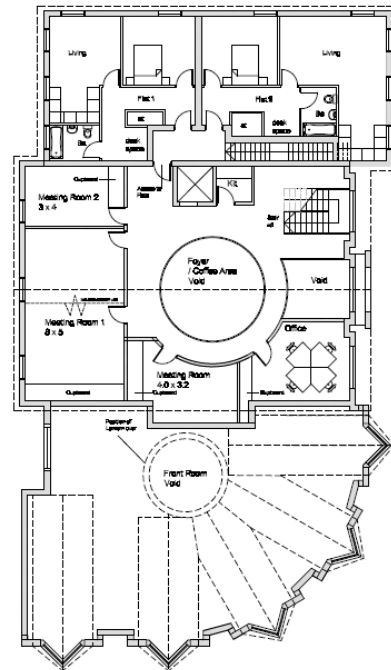
APPENDIX 3: PLANS

Floor Plans

Church Building



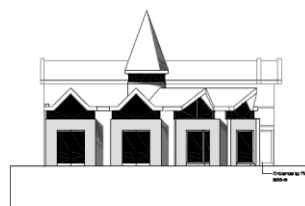
Church
Ground Floor Plan



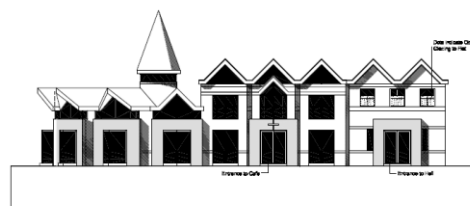
Church
First Floor Plan

Elevations

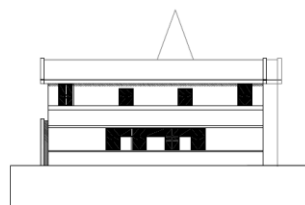
Church Building



Church
West Elevation (along Whitley wood Lane)



Church
South Elevation (along Site)



Church
East Elevation



Church
North Elevation

This page is intentionally left blank