



PLANNING APPLICATIONS COMMITTEE

8 SEPTEMBER 2021

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. POTENTIAL SITE VISITS FOR Decision COMMITTEE ITEMS			5 - 6
7. 201650/FUL - 111A WATLINGTON STREET	Decision	ABBEY	7 - 10
8. 211010/REG3 - LAND TO THE WEST OF, ABATTOIRS ROAD	Decision	ABBEY	11 - 14
11. 210647/REG3 & 210746/LBC - PROSPECT PARK, LIEBENROOD ROAD	Decision	SOUTHCOTE	15 - 16

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UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 8th September 2021

Item No. 04 - Potential Site Visit for Committee Items.

Items with speaking:

Item No.	7	Page 39	Ward	Abbey
Application Number	201650			
Application type	Full Planning Approval			
Address	111a Watlington Street, Reading, RG1 4RQ			
Planning Officer presenting	Matthew Burns		*UPDATE*	

Objectors:

Evelyn Williams - Conservation Area Advisory Committee

Nigel Spawton on behalf of the Royal Berkshire NHS Foundation Trust (phone)

Agent:

Steven Clarke

Item No.	12	Page 133	Ward	Thames
Application Number	210994			
Application type	Householder			
Address	82 Albert Road, Caversham, Reading, RG4 7PL			
Planning Officer presenting	Beatrice Malama			

Objectors:

Judith Dawson & Barry McNamara

Applicant:

Steve Gibson

Items without speaking:

Item No.	8	Page 67	Ward	Abbey
Application Number	211010			
Application type	Regulation 3 Planning Approval			
Address	Land to the West of, Abattoirs Road, Reading, Berkshire, RG1 7BL			
Planning Officer presenting	Alison Amoah		*UPDATE*	

Item No.	9	Page 89	Ward	Kentwood
Application Number	210904			
Application type	Regulation 3 Planning Approval			
Address	35 Bramshaw Road, Tilehurst, Reading, RG30 6AT			
Planning Officer presenting	David Brett			

Item No.	10 Page 99	Ward	Minster
Application Number	201070		
Application type	Advertisement Consent		
Address	Rose Kiln Lane, Reading		
Planning Officer presenting	Ethne Humphreys		
Item No.	11 Page 115	Ward	Southcote
Application Number	210647/Regulation 3 Planning Approval		
	210746/Listed Building Consent		
Address	Prospect Pavilion, Prospect Park, Liebenrood Road, Reading		
Planning Officer presenting	Ethne Humphreys	*UPDATE*	

APPENDIX 1

Potential Site Visit List:

Ward: Minster

Application reference: 210582

Application type: Full Planning Approval

Site address: 18 Parkside Road, Reading, RG30 2DB

Proposal: Demolition of detached house and annex and the erection of 13 dwellings, with undercroft parking, landscaping and bin stores.

Reason for Committee item: Major Application

Ward: Norcot

Application reference: 211127

Application type: Regulation 3 Planning Approval

Site address: Ranikhet Primary School, Spey Road, Tilehurst, Reading, RG30 4ED

Proposal: Complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings

Reason for Committee item: RBC application

Ward: Peppard

Application reference: 210975

Application type: Full Planning Approval

Site address: 205-213 And Land To The Rear Of, 215-219 Henley Road, Caversham, Reading, RG4 6LJ

Proposal: Demolition of no.s 205 to 213 Henley Road and rear gardens of no.s 205-219 Henley Road and erection of 2 retirement living apartment blocks (C3 use) comprising a mixture of 60 no. 1 & 2 bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping

Reason for Committee item: Major Application

Ward: Southcote

Application reference: 211321

Application type: Regulation 3 Planning Approval

Site address: 6 Circuit Lane, Reading, RG30 3HA

Proposal: Ground floor extension to house.

Reason for Committee item: RBC application

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 8 th September 2021	ITEM NO. 7
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Ward: Abbey

App No.: 201650

Address: 111A Watlington Street

Proposal: Part demolition of existing industrial building and erection of a three-storey end of terrace building of 6 flats (C3 use) (amended description)

Target Date: 25/01/2021 Extension of Time Date: 31/10/2021

RECOMMENDATION

As per the main agenda report but with the following amendment to s106 heads of term no.1 which confirms the policy compliant affordable housing contribution figure to be secured an additional condition:

S106 Heads of Terms no.1:

1. ~~Policy Compliant Affordable Housing Contribution (amount to be confirmed prior to committee meeting)~~ Affordable housing Contribution of £99, 175 (ninety-nine thousand one hundred and seventy-five pounds) towards provision of off-site affordable housing within the Borough (index-linked from the date of permission) payable prior to first occupation of any residential unit

Additional Condition:

23. Unit mix and layout as proposed only (2 x 2 bed and 4 x 1 bed units) - no change permitted

1. Affordable Housing Contribution

- 1.1 Paragraph 6.24 of the main agenda report set out that the Applicant had agreed to provide a policy compliant affordable housing contribution as part of the development, but that Officers were still awaiting independent valuations of the flats to be submitted so that the exact contribution can be calculated. Valuations have now been submitted and policy compliant affordable housing contribution has been calculated to be £99, 175 (ninety-nine thousand one hundred and seventy-five pounds). Therefore, section 106 heads of term no. 1 within the recommendation box of the main agenda report is amended as above to confirm the affordable housing contribution amount to be secured.
- 1.2 An additional condition is also proposed to prevent any change in the unit mix or increase in the number of units hereby proposed without express planning

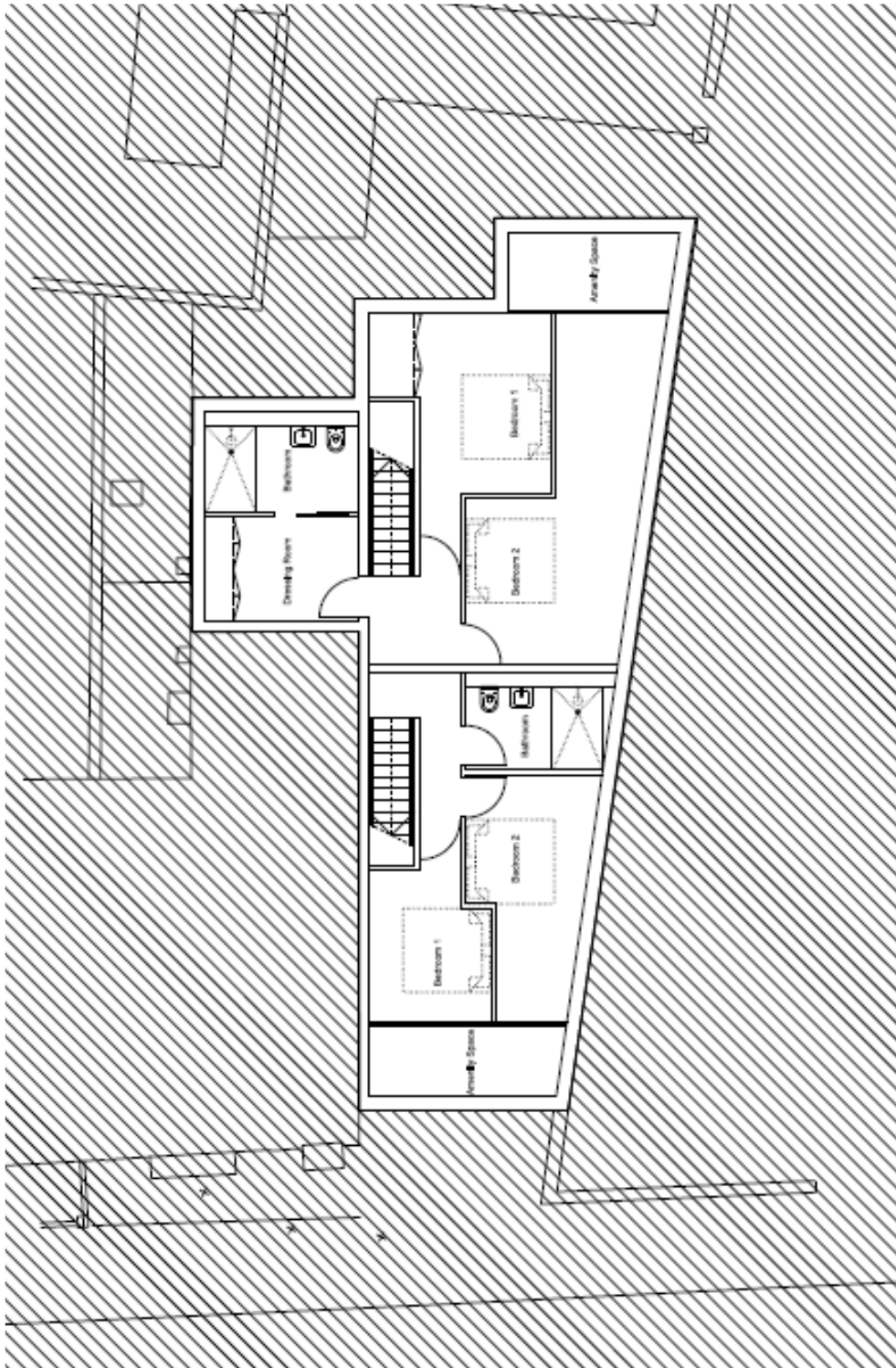
permission from the Local Planning Authority. This is to safeguard the mix altering to potentially unacceptable mixes in the future, while also having a dual benefit of not altering the sales values of units which could impact on the required affordable housing contribution.

2. Other

- 2.1 The proposed basement plan was missing from the end of the main agenda report and as such is attached to the end of this report for information.

Case Officer: Matt Burns

Proposed Basement Plan



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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 8

PLANNING APPLICATIONS COMMITTEE: 8th September 2021

Ward: Abbey

App No.: 211010

Address: Land to the west of Abattoirs Road

Proposal: Part Retrospective application for the erection of 40 no. sleeping units and 3no. support units for rough sleepers, to be used temporarily for a period of 5 years.

Applicant: Reading Borough Council

Deadline: 14/9/2021

Planning Guarantee 26 week target: 18/1/2022

RECOMMENDATION:

GRANT Planning Permission subject to conditions and informatives

As on main report with amended and additional conditions as follows:

CONDITIONS TO INCLUDE:

Amended

- 7) DC76 - Cycle Parking to be submitted and approved as specified prior within 3 months of occupation
- 13) Secure access system and CCTV to be provided prior to occupation and retained with 24-hour on-site monitoring and the cameras to be of a standard which enable good image capture and are sited appropriately for unobstructed views.

Additional

- 14) DD6 - Visibility Splays as submitted.
- 15) Within 2 months of occupation the Traffic Regulation Order for a no right turn at the junction of Caversham Road and Abattoirs Road shall be installed.

1. AMENDED/ADDITIONAL INFORMATION

Transport

- 1.1 Amended plans have been received, which the Transport Development Control Manager has confirmed resolve the matters raised regarding:

- Refuse vehicle tracking for accessing the site;
- Visibility splays for the junction of Caversham Road and Abattoirs Road and at the entrance to the site; and
- Location of the refuse storage.

- 1.2 No cycle storage has been provided and, therefore, a revised drawing is still required illustrating a dedicated cycle store for both staff and residents. The Transport Development Control Manager would accept this in the form of lockable sheds and has recommended a condition as included above.
- 1.3 With reference to Transport's comments in the main report (para. 4.8) in terms of the requirement for a no right turn at the junction of Abattoirs Road and Caversham Road, an additional condition is included above.

Crime Prevention Design Advisor, Thames Valley Police

- 1.4 Comments have been received from Thames Valley Police as follows and they have no objection to the scheme:

"Having discussed the application with my colleague Sgt Cutler we have no significant concerns in relation to the site and therefore, do not wish to object to the application. However, we do make the following comments and recommendations.

Whilst this is a residential development our understanding is an office will be present on site and staffed at all times to support the residents. Management procedures, therefore, should be robust and address the potential for crime and anti-social behaviour ensuring the security of both occupants, staff and the community as a whole.

We understand formal surveillance will be present. Consideration should be given to conducting an operational needs assessment to ensure cameras meet the required standard for a good image capture and are sited appropriately.

The application refers to secure vehicle and pedestrian entrances. Again, our understanding is that these are via dedicated entrances without the need to utilise the access for any of the neighbouring residential blocks. Vehicle and pedestrian gates should be able to prevent unauthorised access, however, these should be visibly permeable to allow surveillance into and from the site and vehicle gates should be constructed to prevent pedestrian access. Access controls must be present and managed via electronic fob or card to allow staff to quickly and easily manage the development allowing access to be provided or revoked with limited delay. Pin pad codes should not be used as it is not possible to know who the access code has been passed to whilst over time the keys can show wear and tear making it possible to identify codes. A visitor entry system should be present connecting to staff and allowing them both an audio and visual communication prior to allowing access.

That is the case

The application refers to the use of 2m palisade fencing which is usually more appropriate for industrial settings. Visibly permeable

vertical railings (1.8m minimum) would provide a level of security better suited for a residential setting.

Planning Officer comments:

With respect to the proposed CCTV system and quality of image an amended condition is recommended as included above (no.13).

In terms of vehicle and pedestrian gates these will prevent unauthorised access and will be visibly permeable. It is the case that the access controls would be either a fob or card system.

TVP has made comments on the industrial nature of the fencing, however, this is largely as existing and its replacement would be unviable for such a scheme. The fencing would be visibly permeable.

Plans and other information

1.5 Further amended plans were submitted as follows:

- Site Vehicle Tracking - Drawing no: 201123-103.02, received 7th September 2021
- Site Elevations: A, B & C - Drawing no: 201123-015.02, received 6th September 2021
- Site Layout - Drawing no: 201123-114.04, received 6th September 2021
- Site Block Plan - Drawing no: 201123-102.04, received 6th September 2021

Conclusion

1.6 The recommendation remains as in the main report save for further suggested and amended conditions as included above.

Case Officer: Alison Amoah

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 8th September 2021	ITEM NO. 11
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Ward: Southcote

App No.: 210647/REG3 & 210746/LBC

Address: Prospect Park, Liebenrood Road, Reading

Proposals: 210647/REG3 - Provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

210746/LBC - Listed Building Consent for provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

Applicant: Reading Borough Council

Deadline: 21st July 2021 (210647/REG3) and 7th July 2021 (210746/LBC) and an extension of time has been agreed to 30th September 2021

RECOMMENDATION:

Grant 210647/REG3 and 210746/LBC

With conditions as set out in the main agenda report inclusion of the following:

210647/REG3

L7A ARBORICULTURAL METHOD STATEMENT (AS SPECIFIED)

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Impact Assessment ref 03595R dated August 2021 and associated Tree Protection Plan 03595P_TPP_02 Rev A from Tamla Trees. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

1. Consultation Responses

Natural Environment - Trees

- 1.1 Since the publication of the main officer report, a revised proposed layout plan was received which better reflects the position of trees in respect of the proposals and site boundaries. The suggested conditions in respect of application 210647/REG3 included the need for an Arboricultural Method Statement and Tree Protection Plan to be submitted prior to commencement of works. The Council's Tree Officer has

confirmed that further to the revised plan and revised Arboricultural Impact Assessment received, there is no objection to the proposals on tree grounds subject to the condition as recommended above.

2. Conclusion

- 2.1 The officer recommendation remains to grant planning permission and listed building consent as per the recommendation in the main agenda report with the inclusion of the recommended condition above.

Case Officer: Ethne Humphreys

Revised Plan:



Proposed Layout