



PLANNING APPLICATIONS COMMITTEE

3 NOVEMBER 2021

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
10. 210977/FUL - 65 KILN ROAD, EMMER GREEN	Decision	PEPPARD	5 - 6
12. 211347/FUL - UNIT B4, WORTON DRIVE	Decision	WHITLEY	7 - 8

This page is intentionally left blank

## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 3<sup>rd</sup> November 2021

### Items with speaking:

<b>Item No.</b>	<b>9 Page 39</b>	<b>Ward</b>	Norcot
<b>Application Number</b>	201727		
<b>Application type</b>	Full Planning Approval		
<b>Address</b>	27 St Georges Terrace, Reading, RG30 2QN		
<b>Planning Officer presenting</b>	<b>Tom Hughes</b>		

**Objectors:** Sheena Mackay

**Agent:** Alba Daja

<b>Item No.</b>	<b>10 Page 49</b>	<b>Ward</b>	Peppard
<b>Application Number</b>	210977		
<b>Application type</b>	Full Planning Approval		
<b>Address</b>	65 Kiln Road, Emmer Green, Reading, RG4 8UE		
<b>Planning Officer presenting</b>	<b>Connie Davis</b>		<b>*UPDATE*</b>

**Objectors:** Brenda Andrew, Grahame Roberts, Tony Champion

**Councillor:** Cllr Clarence Mitchell

**Agent:** Rosie Brace

### Items without speaking:

<b>Item No.</b>	<b>11 Page 67</b>	<b>Ward</b>	Southcote
<b>Application Number</b>	211321		
<b>Application type</b>	Regulation 3 Planning Approval		
<b>Address</b>	6 Circuit Lane, Reading, RG30 3HA		
<b>Planning Officer presenting</b>	<b>David Brett</b>		

<b>Item No.</b>	<b>12 Page 77</b>	<b>Ward</b>	Whitley
<b>Application Number</b>	211347		
<b>Application type</b>	Full Planning Approval		
<b>Address</b>	Unit B4, Worton Drive, Reading, RG2 0TG		
<b>Planning Officer presenting</b>	<b>Nathalie Weekes</b>		<b>*UPDATE*</b>

This page is intentionally left blank

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 3<sup>rd</sup> November 2021

Ward: Peppard  
App No: 210977/FUL  
Address: 65 Kiln Road  
Proposal: Erection of dwelling (C3 use)  
Applicant: Siloam Construction  
Extended Target Date: 5<sup>th</sup> November 2021

### RECOMMENDATION:

As per the main report.

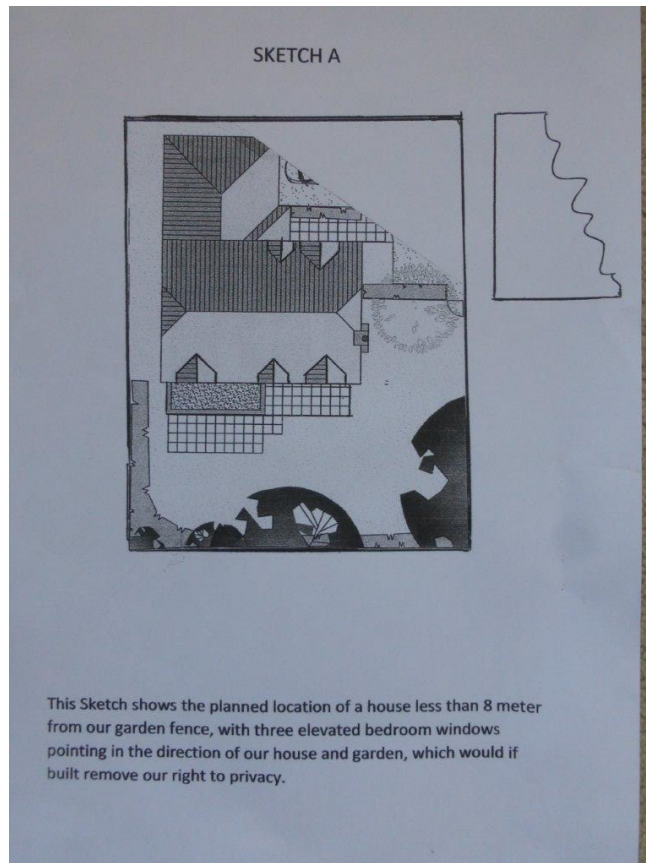
#### 1. Site access for emergency vehicles

1.1 Since the publication of the main report, Transport Officers have provided an additional response relating to the site's accessibility for emergency vehicles. The proposed access into the site would be 4.8m in width with a width restriction along the drive reducing the available width to 3.5m. This would be sufficient to allow a fire appliance to access the proposed dwelling should it need to in an emergency. This is also in excess of the minimum running road width required to accord with Department for Transport document Manual for Streets, which requires in excess of 2.75m. Kiln Road is also approximately 5m in width with limited on street parking taking place within the vicinity of the proposed access, as such a fire appliance would have no issues accessing the driveway from Kiln Road.



## 2. Neighbour representations

- 2.1 The following sketch has been submitted from an objector since the publication of the main report and it was requested this was shared with members. The objector has concerns over the proximity of the development to the rear of 7 Russet Glade and considers it would result in a loss of privacy. The impact on neighbouring amenity has been discussed within the main report.



Case Officer: Connie Davis

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 3 November 2021

App No.: 211347/FUL

Site Address: Unit B4, Worton Drive

Proposal: Change of use from B8 use to B8 and B2 use

Applicant: Canmoor Asset Management Ltd

Target Decision Date: 16 November 2021

### RECOMMENDATION:

As per main report but with some conditions deleted or changed as follows:

Conditions 3, 4 and 5 - to be deleted

Condition 9: Noise levels of any plant that is installed on the site to not exceed a prescribed noise level limit measured in accordance with BS4142.

Informatives related to construction works deleted

All other parts of recommendation as per the main agenda.

### 1. Correction

- 1.1 Conditions 3 4 and 5 are not required as there are no external works taking place. Applies to informatives relevant to construction too.
- 1.2 Condition 9: The noise limit condition is amended to require that any new plant installed meets recognised standards for protecting neighbours and residents living close by.

### 2. Plans submitted

- 2.1 Revised plans have been submitted by the agent. **PL006 Rev B Possible vehicle arrangement plan. As received 02 November 2021** (replaces PL006 Rev A Possible Vehicle Arrangement Plan).

### 3. Transport issues

- 3.1 Transport officers had previously raised concerns that plans presented did not accurately reflect the proposed change of use business proposals and that HGVs would be larger than illustrated on the plans provided. Transport considered it was essential to confirm that any proposed change of use would be 'possible' at the site to avoid problems on site and on the highway should the planning permission be granted and implemented.
- 3.2 The agent has provided an amended plan (as referred to above) to address transport concerns, by illustrating that larger HGVs could also be accommodated with 12m bays. Condition 7 (in main report) requires that the layout shown on the approved plan is provided before the permission is implemented. Transport have confirmed that they are satisfied with this outcome.

Case Officer: Nathalie Weekes

This page is intentionally left blank