

PLANNING APPLICATIONS COMMITTEE

2 FEBRUARY 2022

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<b><u>UPDATE AGENDA</u></b>			
5. PLANNING APPEALS	Information	ABBEY	5 - 8
8. 200931/FUL - 22A WAYLEN STREET	Decision	ABBEY	9 - 10
9. 210544/FUL - LAND ADJACENT TO THE MOORINGS, MILL GREEN, CAVERSHAM	Decision	CAVERSHAM	11 - 14
10. 211760/HOU - 153 NORTHCOURT AVENUE	Decision	CHURCH	15 - 18
11. 190629/REG3 & 190722/LBC - REGISTRAR OF BIRTHS DEATHS & MARRIAGES, YEOMANRY HOUSE, CASTLE HILL	Decision	MINSTER	19 - 20
12. 211928/REG3 - LAND ADJOINING, 24 LESFORD ROAD	Decision	MINSTER	21 - 22
13. 211399/VAR - THE AVENUE SCHOOL, THE AVENUE CENTRE, CONWY CLOSE, TILEHURST	Decision	TILEHURST	23 - 24

This page is intentionally left blank

## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 2<sup>nd</sup> February 2022

Item 05 - Appeals - Update for Vastern Court

### Items with speaking:

<b>Item No.</b>	<b>9</b>	<b>Page 59</b>	<b>Ward</b>	Caversham
<b>Application Number</b>	210544			
<b>Application type</b>	Full Planning Approval			
<b>Address</b>	Land adjacent to The Moorings, Mill Green, Caversham, Reading			
<b>Planning Officer presenting</b>	<b>Claire Ringwood</b>	<b>*UPDATE*</b>		
<b>Objectors:</b>	<b>Jacqueline Winston-Silk</b>			
<b>Councillor:</b>	<b>Cllr Davies</b>			
<b>Agent:</b>	<b>David Lane</b>			

### Items without speaking:

<b>Item No.</b>	<b>8</b>	<b>Page 41</b>	<b>Ward</b>	Abbey
<b>Application Number</b>	200931			
<b>Application type</b>	Full Planning Approval			
<b>Address</b>	22a Waylen Street, Reading, RG1 7UR			
<b>Planning Officer presenting</b>	<b>Tom Hughes</b>	<b>*UPDATE*</b>		

<b>Item No.</b>	<b>10</b>	<b>Page 91</b>	<b>Ward</b>	Church
<b>Application Number</b>	211760			
<b>Application type</b>	Householder			
<b>Address</b>	153 Northcourt Avenue, Reading, RG2 7HG			
<b>Planning Officer presenting</b>	<b>Beatrice Malama</b>	<b>*UPDATE*</b>		

<b>Item No.</b>	<b>11</b>	<b>Page 99</b>	<b>Ward</b>	Minster
<b>Application Number</b>	190629/ Full Planning Approval & 190722 Listed Building Consent			
<b>Application type</b>	Full Planning Approval			
<b>Address</b>	Registrar Of Births Deaths & Marriages, Yeomanry House, Castle Hill			
<b>Planning Officer presenting</b>	<b>Ethne Humphreys</b>	<b>*UPDATE*</b>		

<b>Item No.</b>	<b>12</b>	<b>Page 117</b>	<b>Ward</b>	Minster
<b>Application Number</b>	211928			
<b>Application type</b>	Regulation 3 Planning Approval			
<b>Address</b>	Land adjoining, 24 Lesford Road, Reading, RG1 6DX			
<b>Planning Officer presenting</b>	<b>David Brett</b>	<b>*UPDATE*</b>		

<b>Item No.</b>	<b>13</b>	<b>Page 133</b>	<b>Ward</b>	Tilehurst
<b>Application Number</b>	211399			
<b>Application type</b>	Variation of Condition			
<b>Address</b>	The Avenue School, The Avenue Centre, Conwy Close, Tilehurst			
<b>Planning Officer presenting</b>	Claire Ringwood		<b>*UPDATE*</b>	

## APPEAL INFORMATION REPORT

## Appendix 4

**BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> February 2022**

Ward: Abbey  
PINS Appeal No: APP/E0345/W/21/3289748  
App No: 200328  
Address: "Vastern Court", Caversham Road, Reading

### **RECOMMENDED ACTION**

1. That you note this report and confirm that an extra Planning Applications Committee will be convened for 15<sup>th</sup> February - time to be confirmed - to consider a further report setting out in more detail the description of the proposed development and to ratify the Officers recommendation which will form the Council's Case at the Public Inquiry.

### **1. INTRODUCTION & APPEAL PROCESS**

- 1.1 The planning application was originally submitted on 26th February 2020 with amendments submitted on 8th October 2021. The amendments were substantial enough to warrant reconsulting with neighbours and internal and external consultees. The appellant had an expectation that the amended application proposal would be considered at the January 2022 Planning Applications Committee but when this did not happen exercised their right to lodge an appeal against the "non-determination" of the planning application within the statutory time period.
- 1.2 Notwithstanding that officers have delegated authority to refuse major planning applications it has always been the intention that the determination of this significant site in the town centre warrants a committee decision. However, when an appeal against non-determination is made it has the effect of removing the power of the local planning authority to make a decision.
- 1.3 PINS guidance insists that appellants know the case they have to meet. Therefore, while the Council are no longer in the position to make a decision on the application we do need to provide confirmation of the decision that the Council would have made to form part of the Council's statement of case. Our Counsel have provided advice that this is an essential step.
- 1.4 The timetable for preparing for the actual sitting days of the enquiry, due to start on 26<sup>th</sup> April is challenging. Officers have been asked to submit our initial "statement of case" by 18<sup>th</sup> February with the assumption that the Council's case has been agreed by Members of the relevant determining authority, in our case Planning Applications Committee.
- 1.5 Without significant consultee responses officers were not able to compile a report on this major site in time to be considered at this committee meeting.



- 2.3 The site is not within or adjacent to a conservation area and contains no heritage assets however to the south are Grade II listed structures: the former station ticket office (the Three Guineas pub, recently refurbished); the statue of Edward VII on the Station Approach roundabout; and Great Western House on Station Road (the Malmaison hotel/restaurant). To the north across Vastern Road, is the SSE site. The entrance building is designated (as of 22/05/2017) as a Locally Important Buildings, and is therefore a non-designated heriateg asset.
- 2.4 As mentioned above, the site is within the designated (Reading Borough Local Plan 2019 Policy CR11) Station/River Major Opportunity Area with the application site within part of site CR11e North of Station sub-area.

### **3. Proposal**

- 3.1 Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses: Residential (Class C3 and including PRS); Offices (Use Class B1(a); development in Use Classes A1, A2, A3 (retail), A4 (public house), A5 (take away), D1 and D2 (community and leisure); car parking; provision of new plant and renewable energy equipment; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure; engineering operations.
- 3.2 The proposal would see the demolition of existing buildings and structures and the phased construction of a new mixed-use development, comprising:
- A maximum floorspace of 90,850 sqm (GEA).
  - A maximum of 1,000 residential units/ 80,000sqm (GEA)
  - A maximum office floor space of 24,500sqm (GEA).
  - A minimum floor space of 2,000 sqm (GEA) for A1-A5 and/or D1-D2 use

### **4. The main issues**

#### **Principle of development**

- 4.1 The redevelopment of this area is captured by the site allocation in the local plan. Therefore the purpose of this outline application is to establish the principle of the specifics of their proposed redevelopment in terms of the following main issues:

#### **Amount of development**

- 4.2 Whilst the amount of residential would exceed the range expressed in the CR11e allocation, it does not itself constitute a policy conflict. However, officers need to consider if the proposed and amended scheme has demonstrated that the amount of development proposed will be acceptable.
- Movement principles**

- 4.3 The fundamental approach to movement through the site should be consistent with the local plan requirement and provide a satisfactory alignment for the link through the Site as a whole. The East/west alignment is also important and it is an officer preference for a shared access from Caversham Road between both the appeal site and the adjoining former RMG site to be provided.

#### Land use and density

- 4.5 The redevelopment of the application site for the proposed land uses would be acceptable in principle subject to relevant and necessary restrictions over the minimum and maximum land uses. Density must be considered in tandem with all other policy criteria which consider the existing character of the area and issues such as design, amenity and public realm. More on this issue will be provided in the report to be drafted.

#### Layout

- 4.6 A perimeter blocks approach is supported but must be consistent with allowing the north south route and its relationship to sensitive views demonstrated.

#### Scale - Height and massing

- 4.7 The proposal needs to be broadly consistent with RSAF and Local Plan which accepts tall buildings in this area and envisages a stepping down from the Station Hill 'crown' immediately south of station entrance.

#### Townscape, Views and Heritage

- 4.8 The submitted Environmental Statement includes a Townscape and Visual Impact Assessment which assessed the effects on townscape character and views. This is based on 'wireline diagrams' of the maximum parameters viewed from various key vantage points. We are seeking expert urban design and heritage advice on this matter but officers can confirm that the wireline drawings show the new structures having a strong and possibly dominating appearance within most views within the town centre. This needs to be carefully considered in terms of wider character and impact on heritage assets.

#### Affordable Housing

- 4.9 Zero percent affordable is proposed and the viability report is being considered externally. No conclusions reached as to whether the applicant's position is justified.

## 5. Conclusion

- 5.1 You are asked to consider this report and to confirm that an extra PAC will be convened with the 15<sup>th</sup> Feb the preferred date with start time to be resolved.

Julie Williams



## UPDATE REPORT

<b>BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b> <b>READING BOROUGH COUNCIL</b> <b>PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> February 2022</b>	<b>ITEM NO. 8</b>
--	-------------------

**Ward:** Abbey  
**App No.:** 200931/FUL  
**Address:** 22a Waylen Street  
**Proposal:** Conversion of existing storage and distribution use to 1x2 bed dwelling, including upward extension to rear, and associated works  
**Applicant:** Mr Neil Marshall

### **RECOMMENDATION**

**As per the main report, with an additional condition:**

**23. PRE-COMMENCEMENT - Detailed design of the front door arrangement to be approved**

#### **1. ADDITIONAL CONSULTATION RESPONSE**

- 1.1 A consultation response was received from the Reading Borough Conservation and Urban Design Officer (CUDO) on 01/02/22.
- 1.2 His advice is as follows: Noted that the proposal would be of high quality design, appropriate given that the conservation area is identified on Historic England's Heritage at Risk Register. Advised that the character of the area is broadly residential with plots containing rear gardens, but noted that there have been a number of changes in and around the site, which lower this context in the immediate surrounds. In particular, to the west of the site original rear yards have been turned to parking areas, and to the north of the site the plot of Reading Central Mosque is filled by a large, modern rear extension.
- 1.3 Raised no objection to the choice of external materials, which were acknowledged to have been discussed during the course of the application. However, disagreed with officers on the introduction of a fully glazed front door to the porch extension as this would not constitute an enhancement of the conservation area. Advised that the porch should have a painted timber front door with a glazed sidelight, to be secured via suitably worded condition.

#### **2. OFFICER COMMENTS**

- 2.1 As set out in the main report officers are in agreement with the findings of the Heritage Statement supplied with the application, that the existing building has a limited contribution to the character of the area by virtue of its narrow plot width and recessed building line. Indeed, the existing front elevation is recessed back by approximately 5m from the predominant Waylen Street building line. The proposed porch extension would have a depth of 1.5m, extending across approximately half the width of the existing building, and is designed to be a contemporary style addition. Recessed by approximately 3.5m from the Waylen Street building line, the proposed porch extension is not considered to be an obtrusive feature, despite its contemporary appearance. Officers consider that the provision of a timber front door - as advised by the Conservation and Urban Design Officer - to the proposed

porch (which would be constructed of fibre cement panels) would have a jarring and awkward appearance in the context of this contemporary extension. Officers' view is that a glazed front door would be more appropriate for the proposed porch extension, which would help to provide a distinct design separation between the more contemporary elements of the proposal at the ground floor, and the retained parts of the existing building at the upper floor to the Waylen Street frontage.

- 2.2 Accordingly, officers maintain the recommendation as set out in the main report, subject to a further condition requiring the detailed design of the front door arrangement to be agreed prior to the commencement of the development.

**Case Officer: Tom Hughes**

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> February 2022

ITEM NO. 9

Page no: 59

**Ward:** Caversham

**App No:** 210544/FUL

**Address:** Land adjacent to The Moorings, Mill Green, Caversham, Reading

**Proposal:** Vehicular access with permeable surface on land south of Mill Green to provide access to The Moorings

**Applicant:** Ivan Carter

**Minor Application:** 8 week target decision date: 1<sup>st</sup> September 2021 and an extension of time has been agreed to 19<sup>th</sup> January 2022

### RECOMMENDATION:

**REFUSE Planning Permission for the reasons given in the main report**

#### 1. Environment Agency

- 1.1 As highlighted in the main report the Environment Agency removed their initial objection following the submission of a Flood Risk Addendum however amended plans were submitted which altered the construction of the vehicular access. Although the application proposes compensatory flood storage within The Moorings itself, officers are not clear whether the amendments to the construction i.e. relocation of the gabion wall and raising up the vehicular access to footpath level will affect the site in terms of flooding.
- 1.2 Without the final views of the Environment Agency officers are not satisfied that the development is suitable in technical flooding terms and therefore the removal of their objection previously cannot be relied upon on the basis of the amended plans.

#### 2. Presentation by the applicant's agent, David Lane, DLA Town Planning Ltd

- 2.1 The applicant's agent has provided a presentation to planning committee which was circulated by the agent to Councillors on 31<sup>st</sup> January 2022. This presentation has been attached in Appendix 1 below for completeness.

#### 3. Conclusion

- 3.1 The officer recommendation remains to refuse planning permission as outlined in the main report.

**Case Officer:** Claire Ringwood

# Appendix 1

## Presentation to Planning Committee - 2nd February 2022

### The Moorings 210544

DLA Ref: 20/436

- 1.0 Chair, I would ask you to approve this application. I do so, as you will see that:
1. In respect of flooding, The Environment Agency has withdrawn its objection – the scheme now proposes to provide **more** floodwater capacity than currently exists – whilst your SUDS Manager is ‘content’ (Pages 67 and 72 of the Committee report).
  2. In respect of the Natural Environment your Officer states “*I am satisfied with the proposals now in relation to trees*” (Page 75).
  3. Your Environmental Protection Officer “*raises no objection*” (Page 75).
  4. Your Planning Officer accepts there will be no adverse impact on neighbours Page 81).
- 2.0 In respect of ecology, our consultant has proposed a wide range of measures to ensure there will be a biodiversity gain as a result of this proposal.
- 3.0 **The commercial use of The Moorings has not been abandoned.**
- 3.1 The use of The Moorings has been questioned. Today, this comprises moorings to the river, a wet dock, slipway, and workshop, which are all in very sound condition, and are all shown on the 1898 and 1910 Ordnance Survey plans respectively and thereafter. An underground diesel store and pump were given planning permission by the Borough Council in March 1978.
  - 3.2 An aerial photograph from 2006 shows that the site was still commercially active, with six boats moored alongside.
  - 3.3 In response to the owner’s pre-app to the Council in August 2010, your Officers confirmed this commercial use. Consequently, there can be no doubt that the site has a lawful use as a commercial boatyard. Whilst this use has declined, it has not been abandoned.
- 4.0 **The proposal is to reinstate the vehicular access to The Moorings.**
- 4.1 In respect of the vehicular access from Mill Green to The Moorings, this is clearly shown on O.S. maps from 1882 onwards.
  - 4.2 A Statutory Declaration from the previous owner of the site forms part of the application before you this evening. This confirms that between 1978 to 2008 there was (and I quote) “***an undisputed and uninterrupted right of way over the accessway***”. It is this accessway which this application seeks to reinstate.
- 5.0 **The proposals.**

- 5.1 As stated in the application, the access would be used solely by the owner of The Moorings, using his private car to access his motorboat.
- 5.2 Consequently, he would sign a legal agreement to this effect and to ensure that The Moorings were used in perpetuity as private moorings and not as a commercial boatyard.
- 5.3 Consequently, the access would have the use and characteristics of a private drive, with a turning head within The Moorings. There is no need for a 5.5m wide carriageway as suggested in the Report (Page 71).
- 5.4 As a private drive, it is quite common to have a 'shared surface', i.e., a driveway used by pedestrians and vehicles.
- 6.0 **Conclusion**
- 6.1 To conclude, Chair, the proposal before you is to reinstate an access to The Moorings, a long-standing commercial boatyard. As the Applicant wishes to use it solely to moor his boat at The Moorings, he is willing to sign a legal agreement to this effect and so secure the cessation of the commercial boatyard use.
- 6.2 The application will provide better flood amelioration than currently exists, the adjoining trees will not be prejudiced and there is the opportunity to provide for a net biodiversity gain.
- 6.3 Chair, in all these circumstances I would ask you to approve the proposal but subject to a legal agreement as I have proposed.
- 6.4 Thank you.

This page is intentionally left blank

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 02/02/2022

ITEM NO. 10

Ward: Church

App No.: 211760

Address: 153 Northcourt Avenue, Reading, RG2 7HG

Proposal: Two storey and single storey rear and side extension with flat roof rear dormer

Applicant: Mr Khan

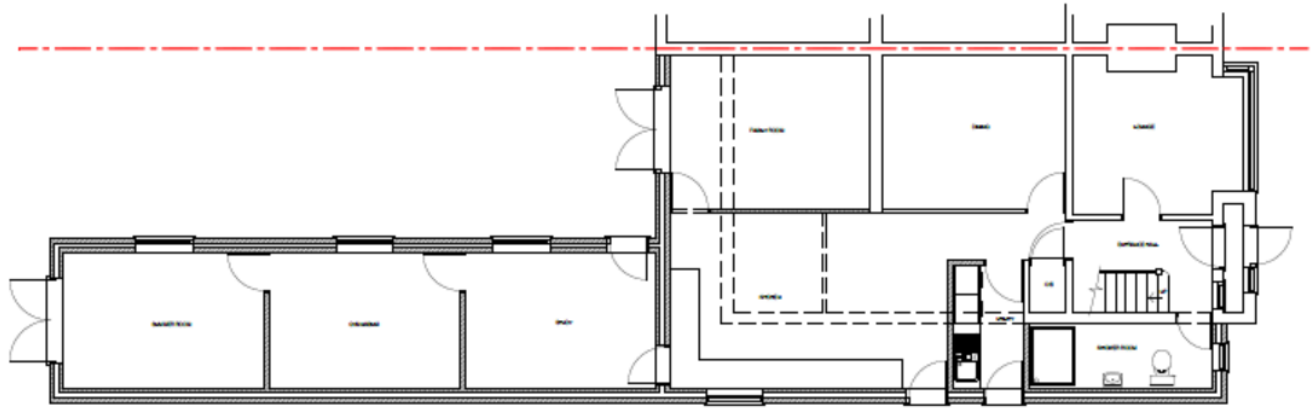
### 1. PLANS TO BE CONSIDERED

- 1.1 The Main agenda report omitted to include the plans to be considered by the Committee, the plans and photos of the application site are included below. The Recommendation in the main report to refuse remains unaltered.

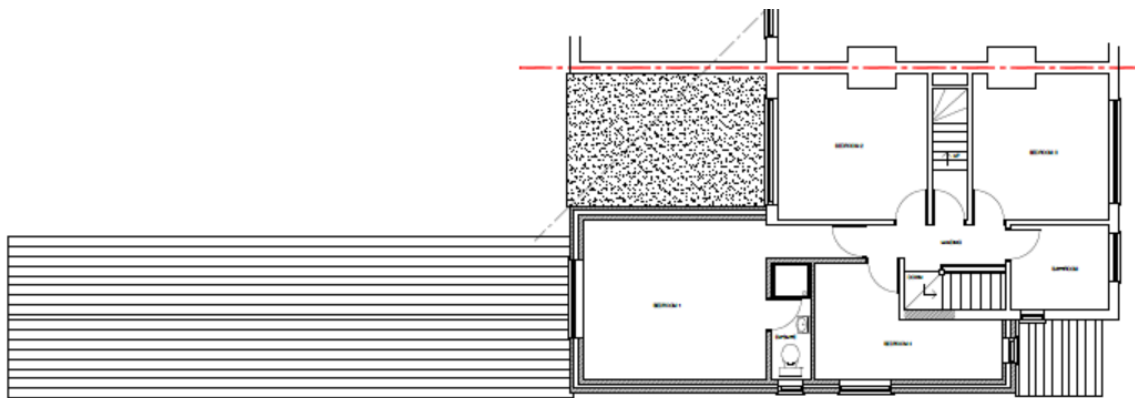
Case officer: Beatrice Malama

Submitted Plans:





PROPOSED GROUND FLOOR PLAN

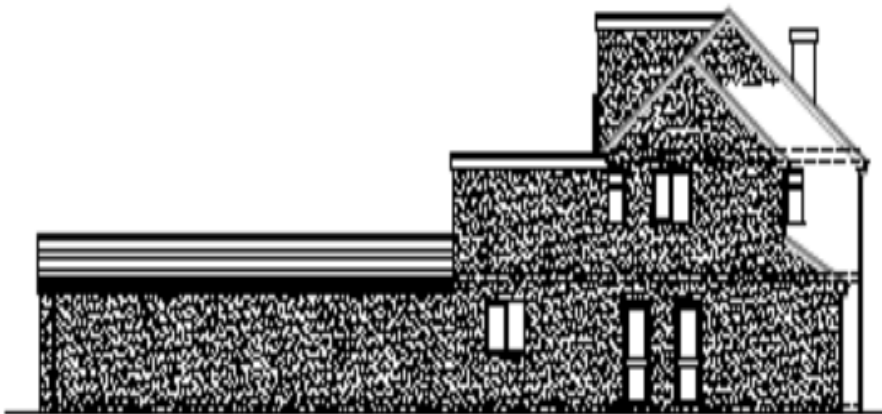


PROPOSED FIRST FLOOR PLAN





PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

*Photo 1: Existing Rear Elevation*



*Photo 2: Existing Front Elevations*



## UPDATE REPORT

<b>BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES</b>	
<b>READING BOROUGH COUNCIL</b>	<b>ITEM NO. 11</b>
<b>PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> February 2022</b>	<b>Page no: 99</b>

**Ward:** Minster

**App No:** 190629/REG3 & 190722/LBC

**Address:** Yeomanry House, Reading

**Proposals:** **190629/REG3** - Use of building as a day nursery and Office. Internal and external alterations to listed building

**190722/LBC** - Listed Building Consent for internal and external alterations associated with use of building as a day nursery and Office.

**Applicant:** Reading Borough Council

**Deadline:** Originally 28/06/2019 - an extension of time has been agreed

### RECOMMENDATION:

**GRANT Planning Permission and Listed Building Consent subject to conditions and informatives as per the main report and to include the following condition:**

**- Details of bin storage to be submitted and approved (pre-commencement)**

#### 1. Further Consultee Comments

- 1.1 Since the publication of the main agenda report, the Council's Conservation and Urban Design Officer has confirmed that there is no objection to the proposals on heritage grounds subject to conditions as outlined in the main report.

#### 2. Additional Condition

- 2.1 An additional condition is proposed requiring details of bin storage to be provided, which was omitted in error in the main agenda report.

#### 2. Natural Environment - Trees/Landscaping Clarifications

- 2.1 Additional information has been received from the Natural Environment Team regarding impact on existing trees. As part of the proposals it is proposed to remove the following 10 trees:

T2 Yew - C category

T4 Holly - C Category

T5 Holly - U Category

T12 Sycamore - C Category

T15 Sycamore - C Category

## G2 - 5x young Prunus (Cherry) - all U Category

- 2.2 Of the above 10 trees, 6 are U category which are to be removed for Arboricultural reasons due to their health and condition. Of the 4 C category trees, the removal of T15 is considered acceptable due to risk it would present to children given its less than optimum form resulting in structural weakness. The removal of T12 is considered acceptable as it is a self-set (self-seeded) tree very close to adjacent buildings. Whilst T2 and T4 do not 'need' to be removed for the same reasons, there are issues relating to their health (there are defects present and limited life expectancy) and as such, the development is an opportunity to remove and replace them with better quality trees, with a long-life expectancy. Category C trees are not normally considered to be a constraint to development and the Council's Natural Environment Officer has confirmed that there is no objection to their removal subject to appropriate replacement planting being secured.
- 2.3 Further to the above, the applicant has been advised that details of new tree planting will need to be secured under the planning permission. During the course of the application, an indicative landscaping scheme was requested but this has not been forthcoming. However, officers remain of the opinion that a suitable landscaping scheme could be achieved and secured by way of a pre-commencement landscaping condition. This is recommended in the main agenda report which will secure replacement planting details.
3. **Conclusion**
- 3.1 The officer recommendation remains to grant planning permission and listed building consent subject to the conditions and informatives as outlined in the main report and the additional condition outlined above.

**Case Officer: Ethne Humphreys**

## UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 2 <sup>nd</sup> February 2022	ITEM NO. 12 Page no: 117
--	-----------------------------

Ward: Minster

App No: 211928/REG3

Address: Land adjoining 24 Lesford Road, Reading, RG1 6DX

Proposal: Temporary Change Use of private amenity land for the purpose of providing temp parking for a period of 18 months (part retrospective).

Applicant: Reading Borough Council

Date validated: 02/12/2021

Target Date: 27/01/2022

Extended target date: 04/02/2022

### RECOMMENDATION:

**GRANT** Planning Permission subject to conditions and informatives as per the main report

#### 1. Plans Considered

The following plans and documents were submitted on 31<sup>st</sup> January 2022:

- Temporary Parking Plan - HTA-A\_DR\_003 Rev C

#### 2. Consultation on Amended Plan

##### *Internal Consultee*

- 2.1 Reading Borough Council Transport Development Control have been consulted on the revised parking layout and have confirmed that the revised plan is acceptable. Therefore, there are no objections.

#### 3. Appraisal

- 3.1 As stated in paragraph 2.6 of the committee report for this application, some inaccuracies on the plans were raised with the applicant. The revised Temporary Parking Plan has been submitted that now accurately demonstrates the arrangement that has been constructed on site to date. The locations of bollards, height barriers, signage and 11 vehicle parking spaces have all been demonstrated on the revised plan.
- 3.2 The vehicle parking spaces are slightly smaller than as proposed on the original plan (each are now 4.8m x 2.4m as opposed to 5m x 2.5m), however, 11 spaces are still available on site. The reduction in space size is due to the central location of the height barrier to the north, aligning with the height barrier which has been installed. The first space has been removed to allow access to the site.
- 3.3 The location of the height barriers are located centrally and in line with the recently installed dropped kerbs at either end of the site. Two 1.1m high bollards are positioned either side of the height barrier.

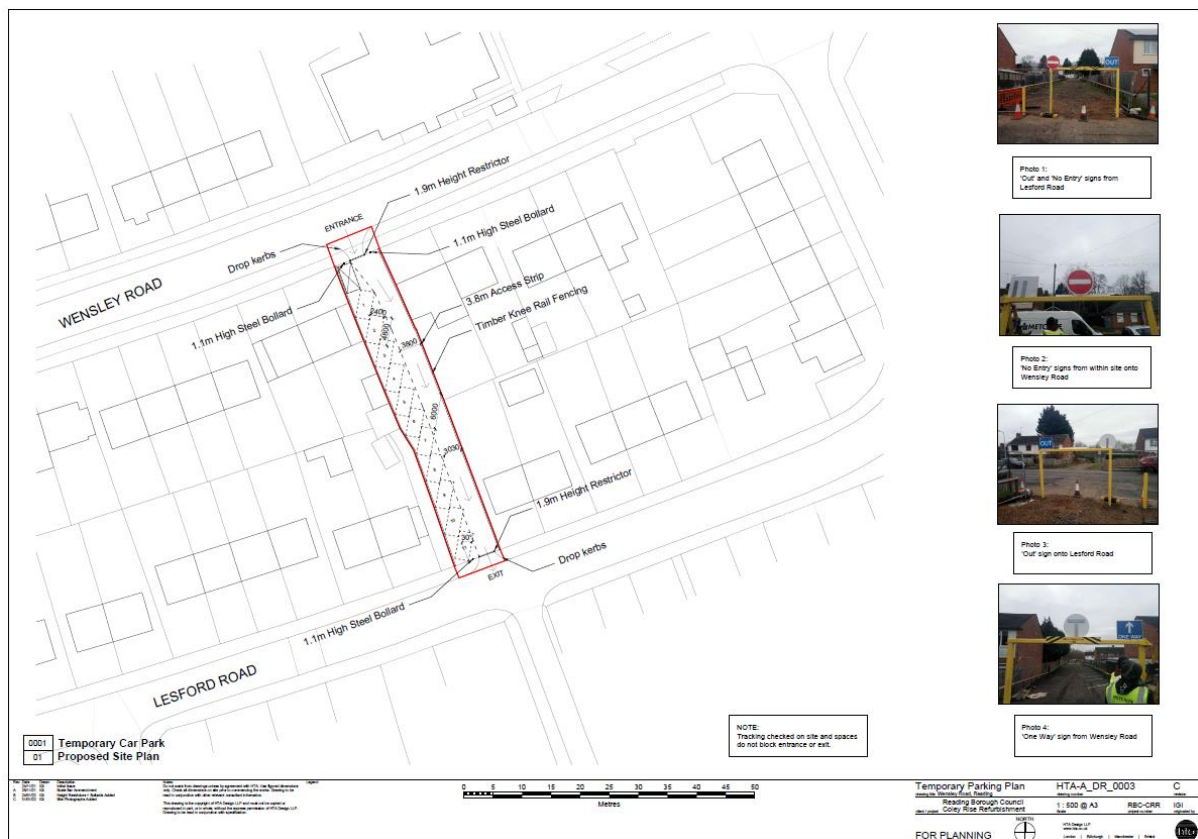
- 3.4 The proposed layout is considered to accurately and acceptably demonstrate the one-way system and vehicle parking layout. The proposed parking layout is therefore considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

#### 4. Conclusion

- 4.1 The officer recommendation remains to grant planning permission subject to the conditions and informatives as outlined in the main report.

**Case Officer: David Brett**

#### Appendix 1: Plans



## UPDATE COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> February 2022

ITEM NO. 13

Ward: Tilehurst

App No.: 211399

Address: The Avenue School, The Avenue Centre, Conwy Close, Tilehurst

Proposal: Redevelopment of school playing field to erect a mixed used educational centre to include special needs school, community uses and ancillary educational staff offices and conference facilities for the Reading Education Centre, incorporating new access road, parking and highway works with associated landscaping and re-provision of public open space without complying with condition 5 of planning permission 06/00253/REG3 (060436)

Applicant: Reading Borough Council

Deadline: 24/11/2021 - extended to 4/2/2022

### RECOMMENDATION:

**Recommendation - Grant with conditions (as on the original permission) but with the requested amended condition 5 plus amended approved plans condition 3 plus requested additional car parking conditions:**

Condition 1 - Implement within 3 years

Condition 2 - Implement as shown on approved plans

**Amended Condition 3 - APPROVED PLANS**

Y9223/PL 16 Landscape Masterplan 8 May 2006

**ED5074-HCC-ZZ-XX-SK-A-0101 P6 PROPOSED SITE PLAN PARKING LAYOUT**

**ED5074-A-SK0120-SPACE ALLOCATION DIAGRAM - NEW FLOOR PLANS**

PL07 Rev. D Proposed Roof Plan 2 March 2006

PL08 Rev. D Proposed Elevations 2 March 2006

PL09 Rev. D Proposed Sections 2 March 2006

PL17 Fencing Layout 2 March 2006

PL18 Fencing Details 2 March 2006

Condition 4 - materials

**Amended Condition 5 - restricted use**

The building and associated land shall be used as a school and training facility, with community use of facilities, only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Condition 6 - disabled access

Condition 7 - play field time restriction

Condition 8 - lighting details

Condition 9 - landscaping details required

Condition 10 - tree protection

Condition 11 - CMS

Condition 12 - boundaries

Condition 13 - Archaeology

Condition 14 - contaminated land - desk top

**New Condition 15 - VEHICLE PARKING (to be provided as specified)**

**New Condition 16 - CAR PARKING MANAGEMENT PLAN implemented**

**New Condition 17 - ANNUAL REVIEW OF TRAVEL PLAN**

**New Condition 18 - EV CHARGING POINTS to be provided**



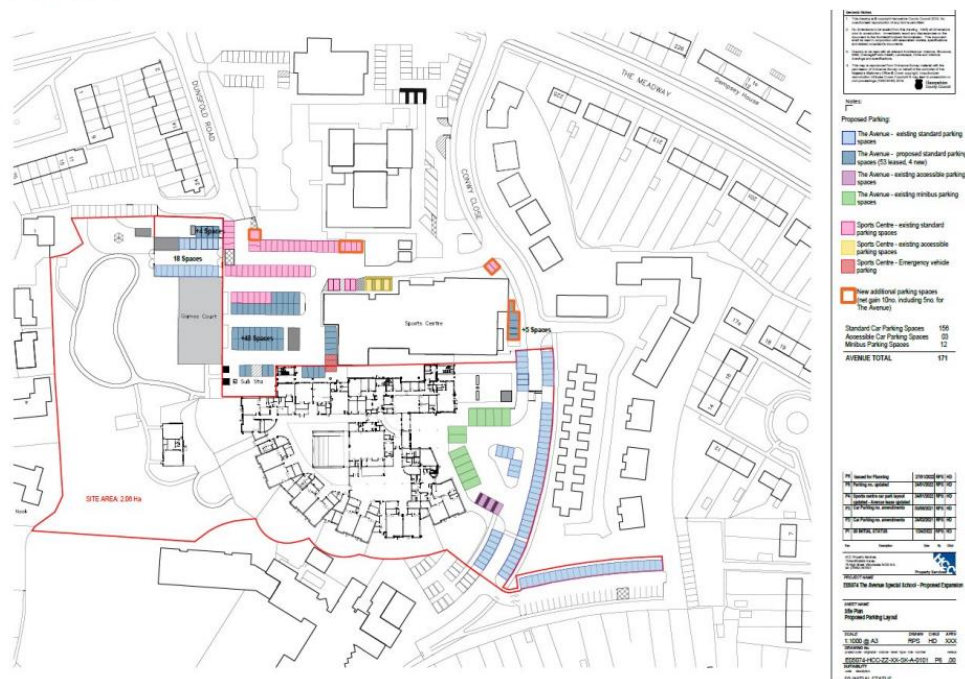
## 1. Additional Information

- 1.1 The applicant has provided additional information with an updated Site Plan - Proposed Parking Layout, Travel Plan and Parking Policy explaining how the shared use of the Sport Centre car park will be managed.
- 1.2 They confirm that in conjunction with the proposed expansion and increase in school staff numbers, they have increased school car parking by 4 spaces and obtained agreement to utilise 53 Sports Centre car parking spaces between the school day of 08.00-16.00. Whilst the number of spaces required based on Parking Standards is 77 as a maximum, the data collected in a staff survey supports a reduction in number to 53 as a number of staff have confirmed that they use other methods of transport. Furthermore, the school has effectively managed the existing parking spaces and have a number spare throughout the school day.

## 2. Transport Development Management comments

- 2.1 The proposed increase in car parking now meets the demand required and therefore complies with Policy. The proposed parking provision does include a section of tandem parking spaces and as such a car park management plan will be required but I am happy that this can be covered by way of a condition.
- 2.2 The minor increase in parking will result in a negligible increase in vehicle movements during the peak periods however overall the proposal will result in a significant reduction in traffic flows as a result of losing the previous use.
- 2.3 The Highway Authority therefore can confirm we have no objection to the proposal subject to conditions as set out above.

Proposed Site Plan



Claire Ringwood.