

PLANNING APPLICATIONS COMMITTEE

20 JULY 2022

ADDITIONAL INFORMATION

| AGENDA ITEM | ACTION | WARDS AFFECTED | PAGE NO |
|-----------------------------|---|----------------|------------------------|
| <u>UPDATE AGENDA</u> | | | |
| 8. | REVIEW OF EXTENDED DELEGATED AUTHORITY INTRODUCED AT START OF COVID-19 | Decision | BOROUGHWIDE 5 - 8 |
| 9. | THE BUGLE, 144 FRIAR STREET - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES | Decision | ABBEY 9 - 14 |
| 10. | 220567/FUL - 109B OXFORD ROAD | Decision | ABBEY 15 - 16 |
| 11. | 211416/FUL - 4 DOWNSHIRE SQUARE | Decision | COLEY 17 - 22 |
| 14. | 220204/FUL & 220245/LBC - 75-77 LONDON STREET | Decision | KATESGROVE 23 - 26 |
| 17. | 220761/ADJ - HENLEY ROAD, CAVERSHAM | Decision | OUT OF BOROUGH 27 - 28 |

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 20th July 2022

Item 08 - Update for Review extended Delegations Introduced at start of COVID-19

Item 09 - Update for Bugle Public House, 144 Friar Street Local Listing report

Items with speaking:

Item 09 - Local Listing - Bugle Public House, 144 Friar Street

Objectors: David Owens and Nairita Chakraborty

Supporter: Evelyn Williams - Conservation Area Advisory Committee

Items without speaking:

| | | | | |
|-----------------------------|------------------------------------|---------|----------|-------|
| Item No. | 10 | Page 89 | Ward | Abbey |
| Application Number | 220567 | | | |
| Application type | Full Planning Approval | | | |
| Address | 109B Oxford Road, Reading, RG1 7UD | | | |
| Planning Officer presenting | Ethne Humphreys | | *UPDATE* | |

| | | | | |
|-----------------------------|--------------------------------------|----------|----------|-------|
| Item No. | 11 | Page 105 | Ward | Coley |
| Application Number | 211416 | | | |
| Application type | Full Planning Approval | | | |
| Address | 4 Downshire Square, Reading, RG1 6NJ | | | |
| Planning Officer presenting | Ethne Humphreys | | *UPDATE* | |

| | | | | |
|-----------------------------|----------------------------------|----------|------|-------|
| Item No. | 12 | Page 135 | Ward | Coley |
| Application Number | 211485 | | | |
| Application type | Full Planning Approval | | | |
| Address | 9 Coley Avenue, Reading, RG1 6AF | | | |
| Planning Officer presenting | Ethne Humphreys | | | |

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|-----------------------------|---|----------|------|-------------|
| Item No. | 13 | Page 149 | Ward | Emmer Green |
| Application Number | 220304 | | | |
| Application type | Regulation 3 Planning Approval | | | |
| Address | 30 Lowfield Road, Caversham, Reading, RG4 6PA | | | |
| Planning Officer presenting | Connie Davis | | | |

| | | | | |
|-----------------------------|---------------------------------------|----------|----------|------------|
| Item No. | 14 | Page 167 | Ward | Katesgrove |
| Application Number | 220244 | | | |
| Application type | Full Planning Approval | | | |
| Address | 75-77 London Street, Reading, RG1 4QA | | | |
| Planning Officer presenting | Ethne Humphreys | | *UPDATE* | |

| | | |
|------------------------------------|--|----------------------------|
| Item No. | 14 Page 167 | Ward Katesgrove |
| Application Number | 220245 | |
| Application type | Listed Building Consent | |
| Address | 75-77 London Street, Reading, RG1 4QA | |
| Planning Officer presenting | Ethne Humphreys | *UPDATE* |
| | | |
| Item No. | 15 Page 205 | Ward Park |
| Application Number | 221009 | |
| Application type | Deed of Variation | |
| Address | Hamilton Centre, 135 Bulmershe Road, Reading, RG1 5SG | |
| Planning Officer presenting | Richard Eatough | |
| | | |
| Item No. | 16 Page 209 | Ward Whitley |
| Application Number | 220145 | |
| Application type | Full Planning Approval | |
| Address | Units 4 and 5 Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS | |
| Planning Officer presenting | Connie Davis | |
| | | |
| Item No. | 17 Page 219 | Ward Out of Borough |
| Application Number | 220761 | |
| Application type | Adjacent Authority Consultation | |
| Address | Caversham Lakes, Henley Road, Caversham, Reading, RG4 9RA | |
| Planning Officer presenting | Connie Davis | *UPDATE* |

UPDATE REPORT

| | | | |
|-------------------|--|---------------------|--|
| TO: | PLANNING APPLICATIONS COMMITTEE | | |
| DATE: | 20 July 2022 | AGENDA ITEM: | 8 |
| TITLE: | REVIEW OF EXTENDED DELEGATED AUTHORITY INTRODUCED AT START OF COVID-19 | | |
| AUTHOR: | Julie Williams | | |
| JOB TITLE: | Development Manager (Planning & Building Control) | E-MAIL: | Julie.williams@reading.gov.uk |

1. PURPOSE OF UPDATE

- 1.1 In the main report I omitted noting that when the extended delegations were agreed it was requested that a report be presented to PAC to list those applications affected by the change in delegations. Such a report was presented up until September 2020 but has not appeared since then. I apologise for this oversight.
- 1.2 Attached as appendix 1 is a list of the Major decisions for refusal, in ward order (old titles in some cases) to span from June 2020 to today - these being the most significant cases affected by the change in delegations.

2. RECOMMENDED ACTION

- 2.1 That you note the information in the attached appendix 1.

3. REFUSED MAJORS

- 3.1 Between June 2020 and today, 13 Major applications have been refused planning permission with 4 coming to PAC for a decision.
- 3.2 Officers will commit to providing this table as appropriate when updated if the delegation to refuse Major applications is retained.

| PAC or OFFICER Decision | WARD | REFERENCE | ADDRESS | DESCRIPTION (summary) | DATE REFUSED | APPEALLED? | APPEAL DECISION |
|-------------------------|------------|-----------|-------------------------------------|---|--------------|------------|-----------------|
| Officer | Abbey | 201845 | Warwick Arms Ph, 77-79 Kings Rd | Outline application for demolition of existing pub and erection of part three, part four and part five storey C1 (hotel) consisting of 29 rooms | 13/1/2022 | | |
| Officer | Battle | 201457 | 28 Portman Rd | Change of use from industrial to a gym and free running/parkour use | 08/04/21 | | |
| Officer | Katesgrove | 200919 | 40 Silver St | Part 2 and part 4 storey (plus basement) buildings to provide 71 student rooms | 14/01/22 | | |
| Officer | Katesgrove | 201221 | The Faculty, 23-27 London Rd | Change of use of from 16 serviced apartments to 15 flats | 02/03/21 | YES | ALLOWED |
| Officer | Katesgrove | 210526 | 220 Elgar Road South | Redevelopment with demolition of single storey building and erection of 16 dwellings | 06/12/21 | YES | |
| Officer | Katesgrove | 211614 | 9 Upper Crown Street | Demolition of buildings and erection of 4 no. residential blocks with 46 dwellings etc | 20/06/22 | | |
| PAC | Peppard | 210018 | Reading Golf Club, Kidmore End Road | Outline application for demolition of clubhouse and erection of residential led scheme including the provision of community infrastructure | 02/08/21 | YES | WITHDRAWN |
| Officer | Redlands | 200123 | Mulberry House, 1a Eldon Road | 3 to 5 storey building and semi-open basement providing 11 (5x1bed, 3x2bed and 3x3 bed) residential units | 09/06/20 | YES | DISMISSED |

| PAC or OFFICER Decision | WARD | REFERENCE | ADDRESS | DESCRIPTION (summary) | DATE REFUSED | APPEALLED? | APPEAL DECISION |
|-------------------------|-----------|-----------|------------------------------------|--|--------------|------------|-----------------|
| Officer | Redlands | 210714 | The Abbey School, 17 Kendrick Road | Variation of conditions of planning permission 120948 | 01/03/22 | | |
| PAC | Southcote | 200979 | 18 Parkside Rd | Demolition of detached house and annex and erection of 3 storey building for 3x3, 3x2, and 6x1 bed flats | 07/04/21 | | |
| PAC | Thames | 191792 | 71-73 Caversham Road | Demolition of former retail warehouse and erection of mixed use building with 44 residential units etc | 16/10/20 | YES | DISMISSED |
| PAC | Thames | 200188 | 55 Vastern Road | Demolition of structures and erection of series of buildings ranging in height from 1 to 11 storeys, including residential dwellings etc | 09/04/21 | YES | ALLOWED |
| Officer | Whitley | 211932 | 142 Whitley Wood Lane | Outline application for demolition of existing retail and ancillary buildings and redevelopment to provide ground floor retail with office space, and 12 dwellings | 19/01/22 | | |

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UPDATE REPORT

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 9

PLANNING APPLICATIONS COMMITTEE: 20th July, 2022

Ward: Abbey

Address: Bugle Public House, 144 Friar Street Reading

Proposal: To add the Bugle Public House, 144 Friar Street, including linked properties to the rear, to the List of Locally-Important Buildings and Structures

RECOMMENDATION

That the Bugle Public House, 144 Friar Street, Reading, including linked properties to the rear, be added to the List of Locally-Important Buildings and Structures.

1. **Corrections to report**

Correction of the name of the Bugle Public House.

Delete "Forbes PH".

(P. 55 of PAC Report)

3.4 **Ward councillors;**

A response was received from Councillor Page on behalf of Abbey ward councillors as follows:

"Abbey Ward Councillors are very much in support of adding the Bugle Public House to the list of Locally significant buildings."

2. Clarification of Census Information provided by CAAC

Information from page 23 of the original report (page 75 of the full agenda) adjusted to make the data regarding 144 Friar Street visible - Appendix 3 to Appendix 4 of the report - the original Nomination Form

Appendix 3 - Fife Court and surrounding Friar Street area residents from censuses and directories

| Address | 1841 Census | Profession/Employment |
|------------------|--|---|
| 144 Friar Street | Daniel David + 4 | Publican |
| 1 Fife Court | | |
| 2 Fife Court | John Simpson + 2 | Shoemaker |
| 3 Fife Court | Sarah Penfold + 2 | Independent means |
| 4 Fife Court | George Burkett + 2 | Corn Porter |
| 5 Fife Court | William Smith + 1 | Boot Glaser (?) |
| 6 Fife Court | William Charlton + 5 | Shoemaker |
| 7 Fife Court | Mary Brown + 3 | Independent means |
| 8 Fife Court | | |
| 145 Friar Street | Elizabeth Lane + 2 inc Ellen Ellen Lane + 6 others | Independent Means Straw Bonnet Maker |
| 146 Friar Street | | |
| 147 Friar Street | | |
| 148 Friar Street | John Bully + 7 | Surgeon |

| Address | 1842 Directory | Profession/Employment |
|------------------|----------------------------------|-----------------------|
| 144 Friar Street | David Daniel | Beer shop |
| 1 Fife Court | | |
| 2 Fife Court | Fife Court | |
| 3 Fife Court | residents | |
| 4 Fife Court | not listed | |
| 5 Fife Court | | |
| 6 Fife Court | | |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | Mrs Elizabeth Lane Ellen Lane | Straw Bonnet Maker |
| 146 Friar Street | Isaac Moule | Tailor |
| 147 Friar Street | | |
| 148 Friar Street | John Bulley Esq | Surgeon |

| Address | 1851 Census | Profession/Employment |
|------------------|----------------------|------------------------------|
| 144 Friar Street | Daniel David + 4 | Brewers Servant |
| 1 Fife Court | William Smth + 5 | Ticket Porter |
| 2 Fife Court | Henry Thatcher + 6 | Coal heaver |
| 3 Fife Court | William Liddiard + 5 | Porter |
| 4 Fife Court | John Wiggins + 4 | Corn Porter |
| 5 Fife Court | George Watmore + 3 | Day Labourer |
| 6 Fife Court | Henry Hadley + 8 | Shoemaker |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | Thomas Thurlow + 6 | Retired baker |
| 146 Friar Street | Robert Howes | Grocer |
| 147 Friar Street | | |
| 148 Friar Street | Willam Coggs + 2 | Tailor (Porter at Athenaeum) |

| Address | 1861 Census | Profession/Employment |
|------------------|---------------------------|-------------------------------|
| 144 Friar Street | Daniel David + 3 | Brewers Labourer |
| 1 Fife Court | John Wiggins + 6 | Railway Labourer |
| 2 Fife Court | John Boyd + 1 | Malster |
| 3 Fife Court | Thomas Andrews + 1 | Shoemaker |
| 4 Fife Court | Joseph Waugh + 4 | |
| 5 Fife Court | | |
| 6 Fife Court | Edward Lovegrove + 5 | - |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | Richard Harmer + 6 | Hotel keeper Temperance Hotel |
| 146 Friar Street | Robert Howes + 6 | Grocer |
| 147 Friar Street | Charles Dementier + 5 | Schoolmaster Athenaeum |
| 148 Friar Street | Great Western coal office | |

| Address | 1865 Directory | Profession/Employment |
|------------------|-------------------------|------------------------------|
| 144 Friar Street | William Woodeson | beerseller |
| 1 Fife Court | | |
| 2 Fife Court | Fife Court | |
| 3 Fife Court | residents | |
| 4 Fife Court | not listed | |
| 5 Fife Court | | |
| 6 Fife Court | | |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | Mary Farmer | Great Western Boarding House |
| 146 Friar Street | Robert Howes and Son | grocers etc |
| 147 Friar Street | Thompson and Cartwright | cheeses factors etc |
| 148 Friar Street | Athenaeum | |

| Address | 1888 Directory | Profession/Employment |
|------------------|-----------------------|------------------------------|
| 144 Friar Street | J Simmonds | The Bugle |
| 1 Fife Court | | |
| 2 Fife Court | | Fife Court |
| 3 Fife Court | | residents |
| 4 Fife Court | | not listed |
| 5 Fife Court | | |
| 6 Fife Court | | |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | J Broadway | Commercial and family hotel |
| 146 Friar Street | | |
| 147 Friar Street | | |
| 148 Friar Street | | |

| Address | 1891 Census | Profession/Employment |
|---------|-------------|-----------------------|
|---------|-------------|-----------------------|

| | | |
|------------------|----------------------|---------------------|
| 144 Friar Street | James R Simmonds + 7 | Licensed Victualler |
| 1 Fife Court | | |
| 2 Fife Court | | |
| 3 Fife Court | | |
| 4 Fife Court | Henry Strange + 3 | Railway Porter |
| 5 Fife Court | Hannah Murphy +2 | Charwoman |
| 6 Fife Court | Sarah Jozzo (?) + 3 | Plaster worker |
| 7 Fife Court | | |
| 8 Fife Court | Charles Taylor + 3 | ? |
| 145 Friar Street | William S Monger + 7 | Hotel keeper |

| | | |
|------------------|---------------|---------------------------|
| 146 Friar Street | | |
| 147 Friar Street | | |
| 148 Friar Street | Henry G ? + 3 | Steward (wife stewardess) |

| Address | 1901 Census | Profession/Employment |
|---------|-------------|-----------------------|
|---------|-------------|-----------------------|

| | | |
|------------------|-------------------|-----------------------------------|
| 144 Friar Street | Harry Cooper + 3 | Beerhouse keeper to railway guard |
| 1 Fife Court | | |
| 2 Fife Court | | |
| 3 Fife Court | Henry Strange + 2 | Railway Station Porter |
| 4 Fife Court | - | |
| 5 Fife Court | Sarah Porro + 1 | (Widow) |
| 6 Fife Court | Hannah Murphy + 1 | Charwoman |
| 7 Fife Court | Maria Newton + 2 | (Widow) |
| 8 Fife Court | | |

145 Friar Street

| | | |
|------------------|------------------------|------------------|
| 146 Friar Street | | |
| 147 Friar Street | | |
| 148 Friar Street | William Freely (?) + 6 | Hotel proprietor |

| Address | 1911 Census | Profession/Employment |
|------------------|-----------------------|---|
| 144 Friar Street | John Blackwell + 5 | Licensed Victualler |
| 1 Fife Court | | |
| 2 Fife Court | | |
| 3 Fife Court | Henry Strange + 2 | Outside worker of GWR |
| 4 Fife Court | | |
| 5 Fife Court | John Robert Leach + 4 | Market Gardener (out of business having failed) |
| 6 Fife Court | Hannah Murphy | widow |
| 7 Fife Court | Fanny Lammas | widow |
| 8 Fife Court | | |
| 145 Friar Street | | |
| 146 Friar Street | Next is No 150 | |
| 147 Friar Street | | |
| 148 Friar Street | | |

| Address | 1975 Directory | Profession/Employment |
|------------------|----------------|-----------------------|
| 144 Friar Street | - | Bugle public house |
| 1 Fife Court | | |
| 2 Fife Court | | |
| 3 Fife Court | | |
| 4 Fife Court | | |
| 5 Fife Court | | |
| 6 Fife Court | | |
| 7 Fife Court | | |
| 8 Fife Court | | |
| 145 Friar Street | - | Sun Building |
| 146 Friar Street | | |
| 147 Friar Street | | |
| 148 Friar Street | | |

5. Conclusion

5.1 The recommendation remains as set out in the July 2022 Committee and Committee Update reports.

Case Officer:
Bruce Edgar, IHBC, RBC CUDO

UPDATE REPORT

| | |
|--|-----------------------------|
| BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 20 July 2022 | ITEM NO. 10 Page: 89-104 |
|--|-----------------------------|

Ward: Abbey

App No.: 220567/FUL

Address: 109b Oxford Road, Reading

Proposal: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective)

Applicant: Express Team Ltd

Deadline: 9th June 2022

RECOMMENDATION:

Amend recommendation as follows (changes struck through)

Refuse full planning permission, for the following reasons:

1. In the absence of evidence to the contrary, the applicant has failed to demonstrate that the construction noise level ~~odour control~~ measures, noise levels, and running specifications of the kitchen extract flue will not result in noise disturbance ~~and odours~~ affecting occupiers of surrounding dwellings resulting in harm to the amenity of occupiers of those dwellings. The development is therefore contrary to Policies CC8, CR6, EN16 and EN17 of the Reading Borough Local Plan 2019.

1. Additional Information

- 1.1 Since the publication of the main Agenda report, the applicant has submitted an additional noise report on 12th July which seeks to demonstrate that with additional mitigation in place, the noise levels would meet the Council's 10 dB below background requirements.
- 1.2 The recommendation in the main Agenda report stands (corrected as above), based on the information available at the time of publication. However, officers advise that a deferral would be preferable to allow this further information to be fully assessed and the implications reported to a future meeting of the Committee.

2. Correction

- 2.1 As per paragraph 6.18 of the main report, the Council's Environmental Protection Officer has confirmed that the odour control measures are acceptable. References to odour control measures in the reason for refusal were therefore included in error and this is corrected in the Recommendation box above.

Case Officer: Ethne Humphreys

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UPDATE REPORT

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| BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 20 July 2022 | ITEM NO. 11 Page: 105-134 |
|--|------------------------------|

Ward: Coley

App No.: 211416/FUL

Address: 4 Downshire Square, Reading

Proposal: Erection of 1 x detached and 2 x semi detached dwellings following demolition of the existing bungalow and detached garage.

Applicant: Finerain Developments Ltd

Deadline: 21 October 2021; Extended to 22 September 2022

RECOMMENDATION:

As per the June 2022 Committee and Committee Update reports.

1. Additional letters of representation

- 1.1 Since the publication of the main agenda report, an additional neighbour letter of representation has been received raising concerns over inadequate provision for car parking at the site. This has been reviewed by the Council's Transport Manager who has provided further commentary as follows:

"The proposed development does result in an increase in 2 residential units which would result in a daily increase of approximately 12 vehicle trips with 1 vehicle trip being undertaken within the Peak hours. This is not a material increase in traffic flow and as such would not have a severe impact on the Highway Network which is the threshold for objections as stipulated within the NPPF.

The site is currently served by two dropped crossings with this now consolidated into one single central point of access, the creation of this access therefore does not result in any loss of existing on street parking.

The proposed car parking provision for the site is in accordance with the Councils Parking SPD in terms of provision and layout and therefore fully complies with Policy. Two of the residential properties will have parking arranged in a tandem formation; however, this is common in some of the residential properties that surround the area and there would be no design standard that would warrant this unacceptable. The Highway Authority would therefore have no reason to object to the parking provision or layout for this scheme.

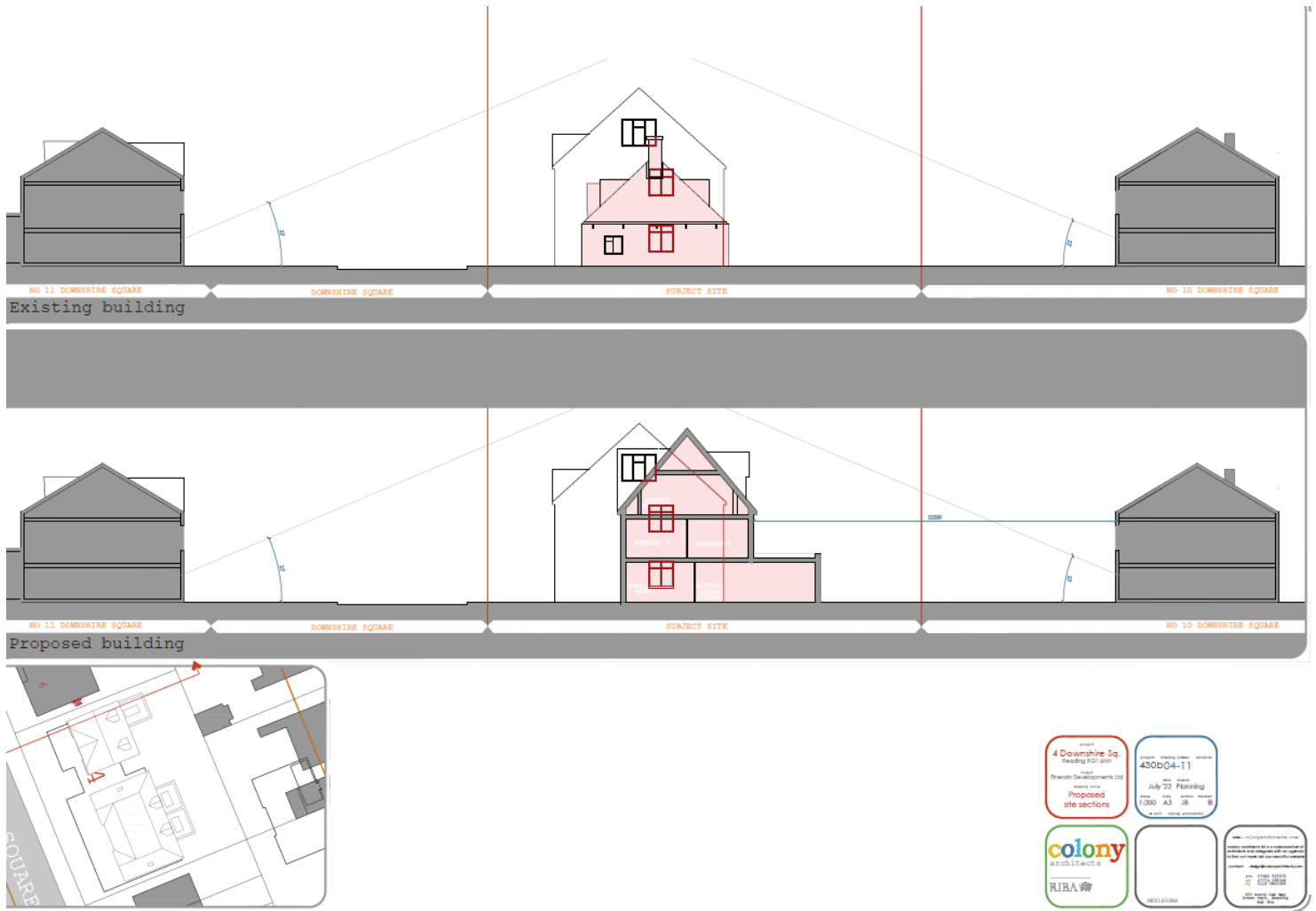
A condition will also be included that restricts access to a parking permit for surrounding streets and on Downshire Square should a scheme be implemented in the future."

2. **Additional information**

2.1 Further to the Member site visit 14th July, the agent has submitted the following further drawings to provide clarity over the impact on neighbouring amenity and the parking layout:



Proposed Site Plan to Include Dimensions to Site Boundaries



Proposed Site Sections to Show Impact on No.6



Existing block plan with overlay of proposed

Proposed block plan

Proposed Site Plan Including Overlay of Existing Layout

| | | |
|------|---|---|
| | 430b02-11 P1 July 22 Planning 1500 A3 JS 16 | 4 Downshire Sq. Reading RG1 4RH Planning block plan comparison |
| | | <small> 4 Downshire Sq. Reading RG1 4RH 01183 241200 01183 241200 </small> |



Proposed Parking Layout and Tracking Diagram

5. Conclusion

5.1 The recommendation remains as set out in the July 2022 and June 2022 Committee and Committee Update reports.

Case Officer: Ethne Humphreys

UPDATE REPORT

| | |
|--|------------------------------|
| BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 20 July 2022 | ITEM NO. 14 Page: 167-204 |
|--|------------------------------|

Ward: Katesgrove

App No.: 220244/FUL and 220245/LBC

Address: 75-77 London Street, Reading

Proposal: Full Planning Permission and Listed Building Consent for: Proposed demolition of buildings to rear (Olympia Hall) and erection of 12 flats with associated parking, landscaping and courtyard garden and conversion of ground floor of Nos. 75-77 to 3 flats

Applicant: Woodside (Reading) Ltd

Deadline: EOT until 22nd September 2022

AMENDED RECOMMENDATION for 220244/FUL

As per the main agenda report but with the following amendment:

Affordable Housing - (amendment shown in bold italics)

- £119,000 [one hundred and nineteen thousand pounds] contribution towards affordable housing elsewhere in the Borough ~~and a deferred payment mechanism to cover the remaining shortfall to include 50% side-by-side profit share on all profits over 17% profit on GDV up to a policy compliant cap equivalent to 30% provision.~~ **together with a Deferred Payment Mechanism to secure a 50/50 profit share in excess of 17% on Gross Development Value (GDV) on an open book basis capped at a total sum of £714,490. The review to be carried out following substantial completion of new-build element and prior to occupation of the 7th unit and to be paid in full prior to occupation of the 10th unit.**

1. Section 106 Obligations - Affordable Housing

1.1 Since the publication of the main agenda report, there has been further negotiation between the applicant and the Council's Valuer with respect to the Affordable Housing contribution. The detail in respect of the deferred payment mechanism has been agreed, as set out in the recommendation above. This is on the basis of the GDV of £5,560,000, Total Development Costs at application stage £3,892,727 (excluding benchmark land value and profit) and based on Developer Profit on GDV of 17%. In terms of the 'trigger', the re-appraisal is to be carried out following substantial completion of the new-build element and prior to occupation of the 7th dwelling (out of 15 total) and to be paid in full prior to occupation of the 10th dwelling.

2. Additional Information Submitted

2.1 The applicant has submitted additional details of alternative venues that they consider provide a similar function to the application property. The list is appended to this report. The officer recommendation remains unchanged.

3. Conclusion

- 3.1 The recommendation remains as set out in the main agenda report, subject to revised recommendation in the legal agreement as detailed above.

Case Officer: Ethne Humphreys

Alternate Event Venues for customer base

- **Reading Town Hall**, Blagrove Street, Reading, RG1 1QH
Conferencing and Weddings
Multiple capacity rooms up to 700
0.4 miles or 9 mins walking distance from 75-77 London Street
<https://www.readingtownhall.co.uk/venue-hire>
- **Penta Hotel**, Oxford Rd, Reading RG1 7RH
Conferencing
Multiple capacity rooms up to 350
0.6 miles or 13 mins walking distance from 75-77 London Street
<https://www.pentahotels.com/hotels/united-kingdom/reading/meetings>
- **Hilton Hotel**, Hilton Reading, Drake Way, Reading RG2 0GQ
Conferencing and weddings
Multiple capacity rooms up to 600
2 miles or 7 minute drive from 75-77 London Street
<https://www.hilton.com/en/hotels/lhrhrhi-hilton-reading/events/>
- **Majedski Stadium**,
Conferencing and weddings
Multiple capacity rooms up to 500
2.7 miles or 7minute drive from 75-77 London Street
<https://www.readingfcconferenceandevents.co.uk/>
- **Trunkwell House**, Beech Hill Road, Reading RG7 2AT
Conferencing and weddings
Multiple capacity rooms and marquee up to 350
6.6 miles or 18 minute drive from 75-77 London Street
<https://trunkwell.com/what-we-offer>
- **Wokefield Estate**, Wokefield Park, Reading RG7 3AE
Conferencing and weddings
Multiple capacity rooms up to 350
6.5 miles or 19 minute drive from 75-77 London Street
<https://www.devere.co.uk/wokefield-estate/>
- **Crown Plaza**, Caversham Bridge, Richfield Ave, Reading RG1 8BD
Conferencing and weddings
Multiple capacity rooms up to 200
1.7 miles or 6 minute drive from 75-77 London Street
<https://www.cp-reading.co.uk/weddings/>
- **Holiday Inn**, Reading-South M4, JCT.11, an IHG Hotel, Basingstoke Rd, Reading RG2 0SL
Conferencing
Multiple capacity rooms up to 180

2.4 miles or 9 minute drive from 75-77 London Street

<https://www.ihg.com/holidayinn/hotels/gb/en/reading/reaso/hoteldetail/events-facilities#>

- **Royal British Legion**, Downing Rd, Reading RG31 5BB
Events and social club
Capacity up to 180
4.2 miles or 13 minute drive from 75-77 London Street
<https://www.trbl.co.uk/hall-hire.html>
- **The Reading District Odd Fellows**, 118 Oxford Rd, Reading RG1 7NQ
Social club and members only hall hire
1.4 miles or 7 minute drive from 75-77 London Street
- **Salisbury Conservative Club**, 316 King's Rd, Reading RG1 4HX
Social club
1.4 miles or 7 minute drive from 75-77 London Street

UPDATE REPORT

| | |
|---|--------------------|
| BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 20th July 2022 | ITEM NO. 17 |
|---|--------------------|

Ward: Out of Borough

App No.: 220761 (South Oxfordshire Reference: P22/S1691/FUL)

Address: North Lake, Caversham Lakes, Henley Road

Proposal: Change of use of an established lake for recreation and sports purposes

Applicant: Cosmonaut Leisure Ltd

Date received: valid by SODC on 12th May 2022

Application target date: SODC target date: 11th August 2022

| |
|---|
| RECOMMENDATION: As per the main report |
|---|

1. Additional Letters of Representation

1.1 Following the publication of the main report, Officers have received a further representation from a member of the public concerning their discontent with the running of the business, unhygienic facilities and accident procedure. These are not material considerations in the planning process and are matters that should be taken up with the company itself and are subject to other legislation. As such, these will not form an objection to the application from Reading Borough Council, and the recommendation remains unaltered.

Case Officer: Connie Davis

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