



PLANNING APPLICATIONS COMMITTEE

11 JANUARY 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<u>UPDATE AGENDA</u>			
5. PLANNING APPEALS	Information	BOROUGHWIDE	5 - 8
7. 221446/FUL - SOANE POINT, 3-10 MARKET PLACE	Decision	ABBAY	9 - 14
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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 11th January 2023

Item 05 - Planning Appeal Update - Decision Report: 211542/TEL Land at Pepper Lane

No Public Speaking

Item No.	7	Page 39	Ward	Abbey
Application Number	221446			
Application type	Full Planning Approval			
Address	Soane Point, 6-8 Market Place, Reading, RG1 2EG			
Planning Officer presenting	Matthew Burns		*UPDATE*	

Item No.	8	Page 93	Ward	Abbey
Application Number	221766			
Application type	Non Material Amendment			
Address	Soane Point, 6-8 Market Place, Reading, RG1 2EG			
Planning Officer presenting	Matthew Burns		*UPDATE*	

Item No.	9	Page 117	Ward	Church
Application Number	221442			
Application type	Regulation 3 Planning Approval			
Address	383 Northumberland Avenue, Reading			
Planning Officer presenting	Claire Ringwood			

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APPEAL DECISION REPORT

Ward: Church

Appeal No: APP/E0345/W/22/3295590

Application Ref: 211542/TEL

Address: Land at Pepper Lane, Reading, RG2 7DH

Proposal: Installation of 18m monopole and ancillary equipment

Case officer: Beatrice Malama

Decision level: Delegated. Refused 11 November 2021

Method: Written Representations

Decision: Appeal dismissed

Date Determined: 4 January 2023

Inspector: Lewis Condé BSc (Hons) MSc MRTPI

1. Background

1.1 The appeal site is situated within the highway verge on the inside of a curve on the south side of Pepper Lane, next to buildings which form part of Leighton Park School. The application was to install an 18 metre high monopole with equipment atop and base cabinet and three further equipment cabinets along the highway verge. The prior approval of the LPA is required as to the siting and appearance of the installation. This 'prior approval' application was refused for two reasons, which in summary were:

- The proposed 18m high monopole and associated equipment would, by reason of its height, overall bulk and prominent siting, detract from the visual amenity and appearance of the surrounding area, including the setting of the Grade II listed building (RBLP policies CC7, EN1, EN4, EN6 and OU3); and
- The proposed development has failed to demonstrate it would be acceptable in terms of siting in relation to the Root Protection Areas of protected trees (RBLP Policy EN14).

2. Summary of the decision

2.1 The Inspector considered the main issues to be the siting and appearance on:

- The character and appearance of the area including protected trees
- Designated heritage assets; and
- If any harm is identified, whether this would be outweighed by the need for the installation in this location, having regard to the potential availability of alternative sites.

Effect on the character and appearance of the area including trees

2.2 The Inspector considered that this location on Pepper Lane was visually prominent and with the grass verge and numerous trees, retained a generally verdant character. He described the installation as of a typical/functional type, but due to the low-rise buildings in the vicinity (typically 1-3 storeys), he found that this height and bulk would rise significantly above these and present a dominant feature. There are numerous trees nearby in the school grounds which are protected, and these run along the northern perimeter of the school site. Whilst the pole and cabinets would not immediately affect trees, there was no information on how the required cables/services would affect tree roots, which

could cause tree harm and potentially their loss, which he considered would be harmful to the verdant character.

- 2.3 With regard to the harm on the listed building, Blandford Lodge within the University campus opposite (north), the Inspector noted its value and that there were intervening features. Nonetheless, he was required by the NPPF to balance the level of harm against the overall benefits of the proposal. He concluded that there was 'less than substantial harm' to the Heritage Asset as a result of the proposal, however that was not outweighed by the need for the proposal.

Availability of alternative sites

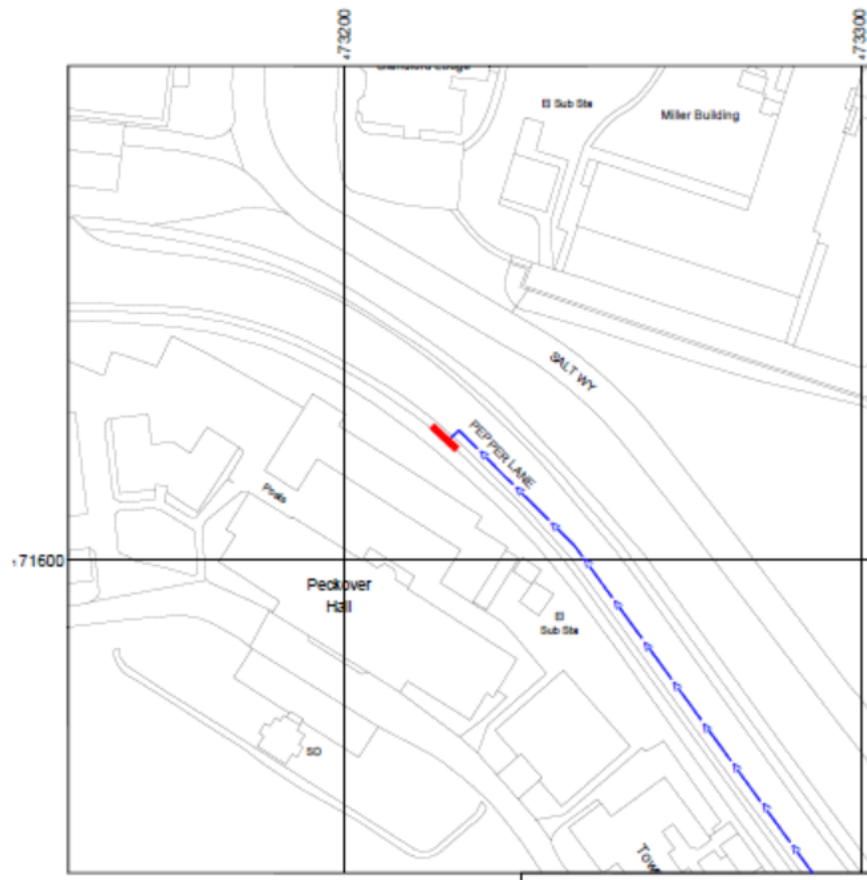
- 2.4 The Inspector found that persuasive evidence in favour of the location was lacking as insufficient investigation had been presented about the availability of potentially suitable alternatives, other than they were in private ownership; and other highway verge sites appeared to have been discounted over safety/visibility issues, but without any technical evidence to demonstrate this.

3. OFFICER COMMENTS

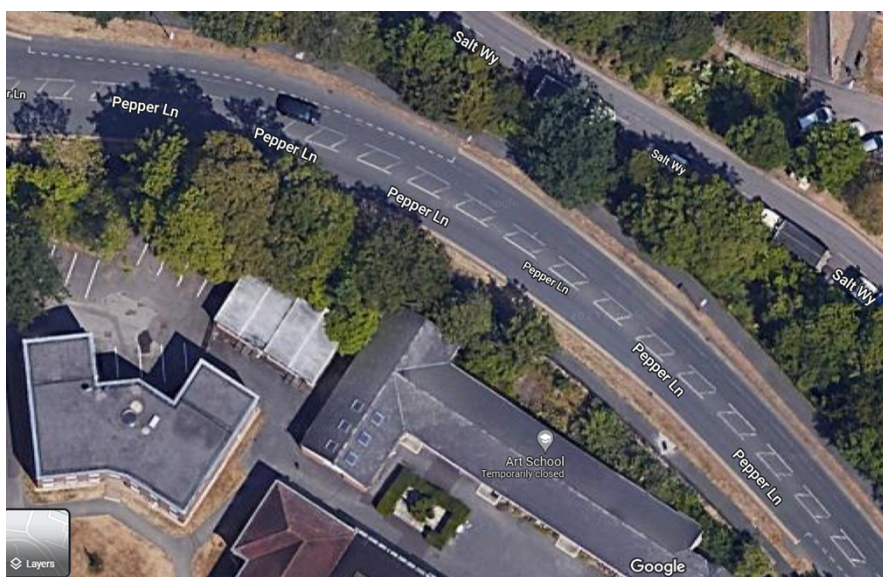
- 3.1 A pleasing decision. The verdant character of the area was recognised by the Inspector and the LPA's concern for the absence of tree information supported. The Inspector also confirmed in his conclusion that he attached great weight to the impact on the Heritage Asset, and confirmed the harm, although less than substantial, was not outweighed by public benefits. Whilst there was no specific reason for refusal in terms of alternative sites, this was clearly a concern for the Inspector and it is encouraging that inspectors are tending to support the LPA in that more thorough site investigation is required to demonstrate that other sites are genuinely unavailable, rather than simply less convenient for the operator.
- 3.2 Members are advised that the operator also received a refusal notice for a similar proposal on 7 November 2022, this was for a slimmer monopole, which was 15 metres high (and no base cabinet) plus three further cabinets (reference 221368/TEL). This was refused for very similar reasons (effect on the heritage asset, trees and lack of information on alternative sites). It is not clear whether the applicant intends to appeal against that refusal of prior approval.

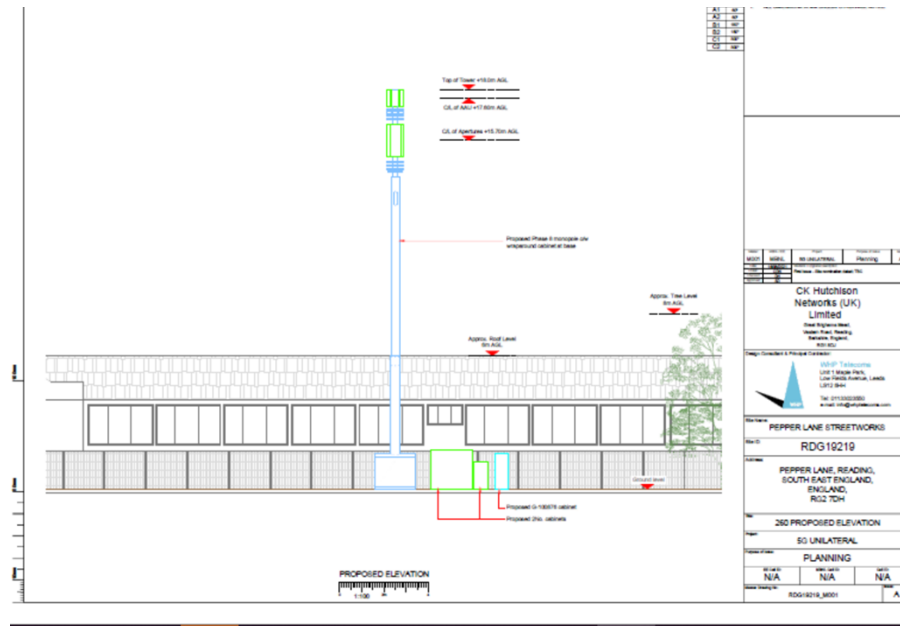
Case Officer: Beatrice Malama

SITE LOCATION PLAN



Aerial view Google maps 2022





UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 11 th January 2023	ITEM NO. 7 Page: 39
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Ward: Abbey

Application No.: 221446

Address: Soane Point, 3-10 Market Place, Reading, RG1 2EG

Proposals: External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking

Applicant: Tene Living (Reading) Ltd

13 Week Target Decision Date: 26/12/2022 **Extension of Time Date:** 10/02/2023

RECOMMENDATION:

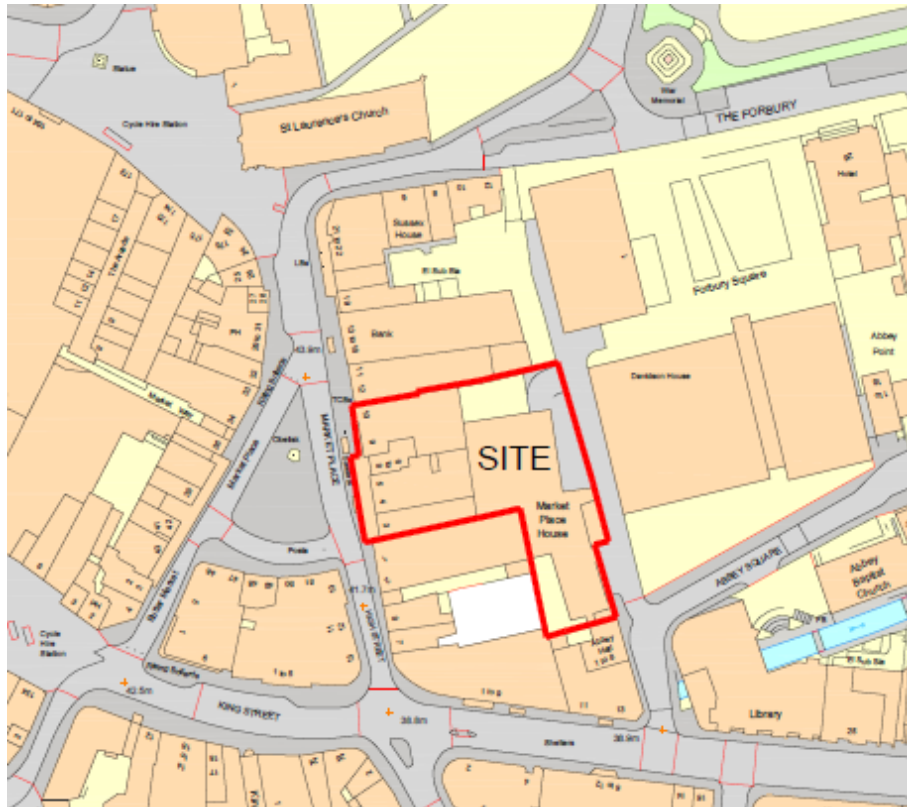
As per the main agenda report but with the following amendments to the recommended conditions:

- 5. ~~Pre-Commencement~~ **Pre-Occupation** submission and approval of details of cycle parking
- 12. Control of construction hours (0800-1800 Mon-Fri, ~~0900-1300~~ **0800-1300** Sat & not on Sundays or Bank Holidays)
- 24. ~~Pre-Commencement~~ **Pre-Occupation** submission and approval of design of gates to Abbey Square
- 26. ~~Pre-Commencement submission~~ **Pre-Occupation** submission and approval of a security strategy

All Pre-Commencement Conditions have been agreed with the Applicant

1 Location Plan

- 1.1 An incorrect version of the Location Plan for the application site is shown at the end of the Introduction section of the main agenda report which does not correctly overlay all of the application building. The Location Plan submitted with the application is shown below which correctly overlays the application site.



Location Plan

2 Recommended Conditions

- 2.1 Proposed conditions no. 5 (submission and approval of cycle parking specification), no. 24 (submission and approval of the design of the gates to Abbey Square) and no. 26 (submission and approval of a security strategy) are amended to require submission and approval of the relevant details prior to occupation of the development rather than prior to commencement of the development on site. All three conditions would still require the submitted details to be implemented and provided on site prior to occupation of the development. This is because these matters are not considered so fundamental to the development overall that they would preclude the development starting on site whilst these matters are agreed and then implemented prior to its occupation.
- 2.2 Proposed condition no. 12 which refers to permitted working hours for noisy construction work and construction related deliveries is amended to allow such activities between 0800 and 1300 hours on Saturdays as opposed to 0900 to 1300 hours to align with the Local Planning Authority's standard permitted construction working hours.

3 Main Agenda Report Corrections (~~deleted text struck-through~~ and new text in *italics*):

- 3.1 Paragraph 2.2 which summarises the proposed development is amended as follows:

- Retention of existing retail units at street level to Market Place;
- Comprehensive redesign and reconfiguration of external envelope of the building;
- Roof extensions to the building of between one and three storeys;
- Creation of easily-identifiable pedestrian entrances into the site from Market Place and Abbey Square;
- Conversion of ground floor car parking to residential amenity space and ~~relocation~~ *retention* of parking provision to basement level;
- Retention and re-landscaping of the existing central courtyard; and
- Creation of a network of ~~connected~~ landscaped roof terraces

3.2 The following drawing revision numbers are also corrected to reflect those upon which the application has been assessed:

- Proposed Fourth Floor Plan (Drawing Reference: 0404 ~~P3~~ *P4*)
- Proposed Site Plan (Drawing Reference: 0410 ~~P3~~ *P4*)
- Proposed Roof Plan (Drawing Reference: 0407 ~~P3~~ *P4*)
- Proposed East Elevations 4/6 (Drawing Reference: 0423 ~~P3-P4~~)
- Proposed Elevations 1/6 (Drawing Reference: 0420 ~~P3~~ *P4*)
- Proposed Elevation Detailing (Drawing Reference: 0426 ~~P3~~ *P4*)

3.3 Paragraph 6.15 of the main agenda report incorrectly refers to 18 proposed two-bedroom units when the correct number is 19. The unit mix is correctly described in the table under paragraph 2.4.

3.4 Paragraph 6.27 of the main agenda report incorrectly refers to St Laurence's Church as being a Grade II listed building. This should state that the church is a Grade I listed building. The church is correctly referred to a Grade I listed elsewhere within the report.

3.5 There is a typographical error in the last sentence of paragraph 6.39 of the main agenda report which is corrected as follows: This tight ~~knicht~~ *knit* layout and pattern of frontages is considered to be key to the significance of the Conservation Area.

3.6 Paragraph 6.47 of the main agenda report refers to the external finish of the ground floor façade of the building to Abbey Square as being re-rendered when this should state that this ground floor elevation would be finished in grey brick cladding. As with the other proposed materials full specification of the proposed brick type would be secured by way of condition.

3.7 Paragraph 6.73 of the main agenda report incorrectly refers to discussion earlier in the report in paragraph 6.51, this should instead refer to paragraphs 6.60 to 6.62.

4 Other

- 4.1 The Applicant has provided three higher quality CGI's visuals of the proposals when viewed from Market Place and Abbey Square which are attached at the end of this update report.

Case Officer: Matt Burns



Proposed CGI view from Market Place



Proposed CGI view from Market Place



Proposed CGI view from Abbey Square

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 11th January 2023	ITEM NO. 8 Page: 93
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Ward: Abbey

Application No.: 221766NMA

Address: Soane Point, 6-8 Market Place, Reading, RG1 2EG

Proposals: Application for non-material amendment to prior approval consent ref. 210478 (Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)) for alterations to internal layouts

Applicant: Tene Living (Reading) Ltd

Target Decision Date: 22/12/2022

Recommendation:

As per the main agenda report but with the following changes to the drawing number drawing numbers that are recommended to be agreed:

AGREE the following drawings as non-materials amendments to prior approval consent ref. 210478:

- Lower Ground Floor Plan (Drawing reference: C933MPR-CTA-00-B1-DR-A-20900- P04 P02)
- Ground Floor Plan (Drawing reference: C933MPR-CTA-00-GF-DR-A-20901-P04 P02)
- First Floor Plan (Drawing reference: C933MPR-CTA-00-01-DR-A-20902-P04 P02)
- Second Floor Plan (Drawing reference: C933MPR-CTA-00-02-DR-A-20903-P04 P02)
- Third Floor Plan (Drawing reference: C933MPR-CTA-00-03-DR-A-20904-P04 P02)
- Fourth Floor Plan (Drawing reference: C933MPR-CTA-00-04-DR-A-20905-P04 P02)

1 Corrections

- 1.1 The proposed drawing revision numbers are corrected as above to reflect those which were submitted with the application and upon which it has been assessed.

Case Officer: Matt Burns

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