



PLANNING APPLICATIONS COMMITTEE

29 MARCH 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
10. 220567/FUL - 109B OXFORD ROAD	Decision	ABBEY	5 - 6
12. 221563/FUL - 1 EPPING CLOSE	Decision	ABBEY	7 - 8
13. 221312/VAR - READING GOLF CLUB, 17 KIDMORE END ROAD, EMMER GREEN	Decision	EMMER GREEN	9 - 12
14. 220930/REM - READING GOLF CLUB, 17 KIDMORE END ROAD, EMMER GREEN	Decision	EMMER GREEN	13 - 14
15. 230024/APC - 17 KIDMORE END ROAD, EMMER GREEN	Decision	EMMER GREEN	15 - 18

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# Agenda Annex

## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 29<sup>th</sup> March 2023

### Items with speaking:

**Item No.** 12 **Page 91** **Ward** Abbey  
**Application Number** 221563  
**Application type** Full Planning Approval  
**Address** 1 Epping Close, Reading, RG1 7YD  
**Planning Officer presenting** Ethne Humphreys **\*UPDATE\***  
**Objectors:**  
Titus Halliwell, Carl Thomas

**Item No.** 15 **Page 243** **Ward** Emmer Green  
**Application Number** 230024  
**Application type** Approval of Conditions  
**Address** Reading Golf Club 17 Kidmore End Road, Emmer Green, Reading  
**Planning Officer presenting** Matthew Burns **\*UPDATE\***  
**Objectors:**  
Helen Lambert - Caversham & District Residents Association  
**Applicant:**  
Darren McArthur - Vistry, Alice Davidson - Vistry

### Items without speaking:

**Item No.** 10 **Page 69** **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 83** **Ward** Abbey  
**Application Number** 220957  
**Application type** Full Planning Approval  
**Address** 26-90 Reading Bus Garage, Great Knollys Street, Reading, RG1 7HH  
**Planning Officer presenting** Nathalie Weekes

**Item No.** 13 **Page 115** **Ward** Emmer Green  
**Application Number** 221312  
**Application type** Variation of Condition  
**Address** Reading Golf Club, 17 Kidmore End Road, Emmer Green, Reading  
**Planning Officer presenting** Matthew Burns **\*UPDATE\***

**Item No.** 14 **Page 181** **Ward** Emmer Green  
**Application Number** 220930  
**Application type** Approval of Reserved Matters  
**Address** Reading Golf Club, 17 Kidmore End Road, Emmer Green, Reading  
**Planning Officer presenting** **Matthew Burns** **\*UPDATE\***

**Item No.** 16 **Page 289** **Ward** Thames  
**Application Number** 220922  
**Application type** Full Planning Approval  
**Address** 71-73 Caversham Road, Reading, RG1 8JA  
**Planning Officer presenting** **Jonathan Markwell**

**Item No.** 17 **Page 379** **Ward** Whitley  
**Application Number** 221844  
**Application type** Regulation 3 Planning Approval  
**Address** 124 Whitley Wood Road, Reading, RG2 8JG  
**Planning Officer presenting** **Gary Miles**

## UPDATE REPORT

**BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29 March 2023**

**Ward:** Abbey

**Application No.:** 220567/FUL

**Address:** 109b Oxford Road, Reading, RG1 7UD

**Proposals:** 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:** Originally extended to 3<sup>rd</sup> March 2022

### **RECOMMENDATION:**

**As per the main agenda report**

## **1. Further Design Comments**

- 1.1 There is an additional concern raised regarding existing advertisements on the side elevation of the property along Zinzan Street. Three of the four window panels on the flank elevation feature graphics that fill the entirety of these windows. This is acknowledged and these advertisements, due to their design, extent and prominent location, are considered to detract from the street scene and the character and appearance of the Conservation Area.
- 1.2 Further to the above, the proposed elevation drawing submitted as part of this current application does not show these graphics; instead, it shows that these windows would be 'glazed panels with grey vinyl to match wall colour'. This, in itself, would be welcomed, should the application have otherwise been considered acceptable.
- 1.3 Whilst the advertisements along the Zinzan Street elevation are not considered to be acceptable, this would be covered by separate Advertisement Consent regulations and are not controlled under this application for planning permission. As such, the harm that has occurred as a result of the advertisements cannot form a reason for refusal of this application. The presence of these advertisements will be investigated through Enforcement action to establish whether or not they have deemed consent under Advertisement regulations. Should planning permission be required, Enforcement action may be taken as appropriate.

## **2. Additional Information**

- 2.1 Since the publication of the main agenda report and on the 28th March, the applicant has submitted an amended drawing showing an acoustic louvre and filter box on the rear elevation at a lower level than that currently installed on site. Further to which, the applicant has stated that they have undertaken the services of an independent specialist to take measurements and readings of odour at the property and that results can be provided shortly. On this basis, the applicant has requested that further time be given to consider revised information before a decision is made.
- 2.2 There is insufficient time for Officers to consider revised information under this current application. The revised plan and odour information could form the basis of a future application(s) should the applicant choose to resubmit, but it does not change the recommendation for this application under consideration at the 29<sup>th</sup> March Planning Application Committee meeting.

### **3. Litter Management**

- 3.1 Since the publication of the main agenda report, a question has been raised regarding litter management, and whether such details were discharged pursuant to the original application (180273). A discharge of conditions application was submitted by the applicant (181785) which included details of litter management. This information was considered acceptable by Officers at the time and has been submitted under this application. However, given that the use is considered to be unauthorised, this point is academic. Any future application that may be approved on the site, would likely include a condition requiring further detail in respect of litter management and which could require a more robust scheme to be provided.
- 3.2 Further to the above, the Council's Environmental Protection team have been made aware of concerns raised regarding litter surrounding the site, which can be dealt with under Environmental legislation if appropriate.

**Case Officer:** Ethne Humphreys

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29 March 2023

**Ward:** Abbey

**Application No.:** 221563/FUL

**Address:** 1 Epping Close, Reading

**Proposals:** Proposed demolition of 8 garages and construction of 2 x 3 bedroom residential units.

**Applicant:** Metrus Ltd

**Deadline:** 28<sup>th</sup> March 2023

### RECOMMENDATION:

As per the main agenda report

#### 1. Additional Information

- 2.1 Paragraph 7.35 of the main agenda report states that it is not known who the garage units proposed to be demolished are leased to. Since the publication of the main agenda report, information has been provided confirming that 6 of the 8 garages are leased directly to residents of Epping Close, with names provided to the Planning Department. A proportion of these garages are utilised for car parking, as well as storage.
- 2.2 Further to the above, the Council's Transport Manager has confirmed that the loss of the garages and existing parking, which is clearly associated with residents of Epping Close, cannot be supported as this will create an increased demand on the local Highway network. This strengthens the concern raised over the loss of the garages and the reason for refusal in this respect remains as per reason for refusal 6 in the main agenda report.

#### 2. Typographical Error

- 2.1 Paragraphs 7.5 and 7.6 of the main agenda report make reference to the NPPF 2019. It is clarified that this should refer to the NPPF 2021. This does not affect any of the report content.

**Case Officer:** Ethne Humphreys

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## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29<sup>th</sup> March 2023  
ITEM NO. 13

Ward: Emmer Green

App No.: 221312

Address: Reading Golf Club, 17 Kidmore End Road, Emmer Green

**Proposal:** Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), ~~29 (CMS)~~, 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy

**Applicant:** Vistry Thames Valley

**Target 16 Week Decision Date:** 27/01/2023

**Extended Deadline:** 12/04/2023

### RECOMMENDATION:

As per the main agenda report but with the following changes to recommended conditions (proposed changes shown ~~crossed through~~ and underlined):

13. Dwelling Mix - No change to proposed dwelling mix without written prior approval from the LPA

15 Boundary Treatments - No dwelling within each phase of the development to be occupied until commencement of development of any dwellings full details of boundary treatments for that phase have been submitted and approved

16. Landscape Management Plan - Prior to ~~commencement~~ occupation of the development full details of management and maintenance of all landscaped areas to be submitted and approved

19. Prior to commencement of development (excluding demolition and preparatory works) a habitat enhancement scheme and timetable for implementation to be submitted and approved

29. Construction Method statement (CMS) - Prior to commencement of development a CMS to be submitted and approved (Should application 230024APC be approved, which is item 18 on the agenda, then this condition would change to a compliance condition to require the development to be undertaken in accordance with approved construction method statement)

43. Security Strategy - Prior to occupation commencement of the development details of a security strategy to be submitted and approved.

45. Play Facilities - Prior to occupation commencement of the development details of all on site play facilities and equipment to be submitted and approved

### Application Description

- 1.1 Reference to condition no. 29 (Construction Method Statement) has been removed from the application description given this is being considered under separate application ref. 230024APC (Item 18 on the agenda).

### Recommended Conditions

- 1.2 Condition no. 29 in the recommendation box of the main agenda report has been amended to state that if the Construction Method Statement is approved under application 2300114APC then this condition would be amended to a compliance condition to require the development to be carried out in accordance with the approved construction method statement.
- 1.3 Condition no. 13 (Dwelling Mix) has been amended to correct a typographical error where the word 'mix' was missing.
- 1.4 Condition no.s 15 (Boundary Treatment) and 16 (Landscape Management) have been amended to require submission and approved of details prior to occupation of the development instead of prior to commencement of the development, which reflects the requirements of the existing outline permission.
- 1.5 Condition no. 19 (Habitat Enhancement Scheme) has been amended to allow demolition (of clubhouse building) and preparatory works (including clearance of scrub and agreed tree removal works) to take place before details under this condition are submitted to and approved by the LPA. Details under the condition would still be required to be submitted and approved prior to commencement of the development but without precluding preparatory activities from taking place. The RBC Ecology Adviser raises no objection to this change which relates to proposed ecological enhancements such as bat/bird boxes and hedgehog holes in fencing and not existing ecological features of the site.
- 1.6 Condition no.s 43 (Security Strategy) and 45 (Play Facilities) have been amended to correct a typographical error to state that submission and approval of the details under these conditions is required prior to occupation of the development instead of prior to commencement of the development, which reflects the requirements of the existing outline permission. When approved the details under condition no. 43 (Security Strategy) would be required to be implemented prior to occupation and the details under condition no. 45 (Play Facilities) to be implemented prior to occupation of the 100<sup>th</sup> dwelling which would again reflect the requirements of both conditions on the existing outline permission. No changes to these conditions are proposed.

## Public Consultation

- 1.7 Since publication of the main agenda report the Applicant has provided details of their own public consultation events that have taken place since this application (and the other applications on the agenda) was submitted. This includes a series of meetings at Vistry's Offices, online and on-site with local residents' groups, individual local residents and Emmer Green Ward Councillors.
- 1.8 The Applicant has summarised the issues raised at the most recent event held at Vistry's Offices on 20<sup>th</sup> March 2023 in respect of this application as relating to:
- The proposed changes to the energy strategy
  - Provision of utilities to the site
  - Proposed design
  - Contact with Highdown Secondary School and Emmer Green Primary School
  - Arranging regular meetings with Vistry/residents/Cllrs

## Biodiversity

- 1.9 As set out under paragraph 6.74 and 6.75 of the main agenda report the proposed variation application includes information submitted to satisfy condition no. 22 of the existing outline permission which requires submission and approval of a scheme to demonstrate that the development would provide a 10% net gain in biodiversity and hedgerow units to include proposals for both on-site and off-site mitigation.
- 1.10 The submitted information in respect of condition no. 22 is still under review by Officers and the LPA's Ecology adviser and therefore Officers are not recommending any changes to condition no. 22 as part of this application. As such, condition no. 22 would remain as per the extant outline permission and still requires the biodiversity net gain details to be submitted and agreed with the LPA prior to commencement of the development.

## Other

- 1.11 Paragraph 2.5 of the main agenda does not make reference to condition no. 9 (Energy Standard Assessment Procedure - As Built) which as per the recommendation box in the main agenda report, is proposed to be amended to allow the 'as built' SAP details to be submitted and approved prior to occupation of the penultimate dwelling within each phase of the development as opposed to prior to occupation of the first dwelling within each phase. This change is considered reasonable given the dwellings needs to have been built in order for the as built assessment of the energy performance of the development to be carried out.
- 1.12 The following drawing/plan references listed under paragraph 2.7 of the main agenda report are amended as follows to reflect the latest versions of the relevant plans (proposed changes shown ~~crossed through~~ and underlined):
- Landscape Masterplan (dwg no. VYH23781 10 Rev D)
  - Proposed Site Sections (dwg no. VYH23781 16 Rev B)

- Construction Environmental Management Plan (ref. P3063 *Rev 1.3*)
- External Works Sheet *1 of 5* (6452-MJA-SW-XX-DR-C-400-P3)
- External Works Sheet *2 of 5* (6452-MJA-SW-XX-DR-C-401-P4)
- External Works Sheet *3 of 5* (6452-MJA-SW-XX-DR-C-402-P4)
- External Works Sheet *4 of 5* (6452-MJA-SW-XX-DR-C-403-P3)
- External Works Sheet *5 of 5* (6452-MJA-SW-XX-DR-C-404-P3)
- ~~Pond A Sections (dwg no. 6452-MJA-SW-XX-DR-C025-P1)~~
- ~~Pond B Sections (dwg no. 6452-MJA-SW-XX-DR-C-026-P1)~~

1.13 The recommendation remains as per the main agenda report but with amendments to the recommended conditions and the application description as above.

1.14 The Applicant has also agreed an extension of time for determination of the application and completion of the section 106 legal agreement until 12<sup>th</sup> April 2023.

**Case Officer:** Matt Burns

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29<sup>th</sup> March 2023  
ITEM NO.14

**Ward:** Emmer Green

**App No.:** 220390

**Address:** Reading Golf Club, 17 Kidmore End Road, Emmer Green

**Proposal:** Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR

**Applicant:** Vistry Thames Valley

**Target 16 Week Decision Date:** 27/01/2023

**Extended Deadline:** 12/04/2023

### RECOMMENDATION:

As per the main agenda report

### Public Consultation

1.1 Since publication of the main agenda report the Applicant has provided details of their own public consultation events that have taken place since this application (and the other applications on the agenda) was submitted. This includes a series of meetings at Vistry's Offices, online and on-site with local residents' groups, individual local residents and Emmer Green Ward Councillors.

1.2 The Applicant has summarised the issues raised at the most recent event held at Vistry's Offices on 20<sup>th</sup> March 2023 in respect of this application as relating to:

- The proposed changes to the energy strategy
- Provision of utilities to the site
- Proposed design
- Contact with Highdown Secondary School and Emmer Green Primary School
- Arranging regular meetings with Vistry/residents/Cllrs

### Other

1.3 The following drawing/plan references listed under paragraph 2.2 of the main agenda report are amended as follows to reflect the latest versions of the relevant plans (proposed changes shown ~~crossed through~~ and underlined):

- Proposed Site Block Plan PL-051 REV ~~C~~ D
- Site Layout PL-053 REV ~~N~~ Q
- Presentation Site Layout PL-054 REV ~~I~~ J
- Parking Plan PL-057 Rev ~~G~~ I
- Detailed Site Layout Sheet 1 PL-059 Rev ~~N~~ Q
- Detailed Site Layout Sheet 2 PL-060 - Rev ~~L~~ M

- Detailed Site Layout Sheet 3 PL-061 Rev ~~L~~ M
- Green Space Provision Plan PL-063 Rev ~~E~~ H
- Site Layout - Affordable Dwelling Locations PL-064 Rev ~~A~~ B

1.4 The Applicant has agreed an extension of time for determination of the application until 12<sup>th</sup> April 2023.

1.5 The recommendation remains as within the main agenda report.

**Case Officer:** Matt Burns

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29<sup>th</sup> March 2023

ITEM NO.15

**Ward:** Emmer Green

**App No.:** 230024

**Address:** Reading Golf Club, 17 Kidmore End Road, Emmer Green

**Proposal:** Application for approval of details reserved by condition 29 (Construction Method Statement) of planning permission ref. 211843

**Applicant:** Vistry Thames Valley

**Target 8 Week Decision Date:** 07/03/2023

**Extended Deadline:** 31/03/2023

### RECOMMENDATION:

As per the main agenda report but with the following changes to list of approved documents: (proposed changes shown ~~crossed through~~ and underlined):

- Vistry Housebuilding - Reading Golf Club - Construction Method Statement ref. VG-CMS001 Revision D G - March 2023
- Appendix A - Site Compound Plan Rev ~~C~~ D
- Appendix B - Site Compound Demolition Rev B
- Appendix C - Close Boarded Fence Rev A

### Natural Environment Comments

- 1.1 Paragraphs 4.3 ad 5.21 of the main agenda report refer to concerns raised by the Natural Environment Officer that the proposed Site Segregation Plan (Appendix I of the CMS) which shows how the fencing and hoarding would be re-sited as construction of the different parts of the development progresses, would conflict with the agreed locations for tree protection fencing.
- 1.2 An amended version of the CMS has been submitted (revision G referred to in the recommendation box above) which confirms that in all instances agreed tree protection fencing locations under the arboricultural method statement would take precedence over any other type of fencing to be utilised as part of the demolition and construction process for the development. The Natural Environment Officer has confirmed that this is an acceptable approach and would satisfactorily address the concern raised.

### Public Consultation

- 1.3 One further letter of objection has been received following publication of the main agenda report raising the following additional concerns beyond those set out in the main agenda report (*Officer comments in italics*):

- Not all emphasis should be placed on Kidmore End Road, this is not the sole access route available for construction vehicles (*this is the only route by which the CMS states construction vehicles will access the site*)

1.4 Since publication of the main agenda report the Applicant has provided details of their own public consultation events that have taken place since this application (and the other applications on the agenda) was submitted. This includes a series of meetings at Vistry's Offices, online and on-site with local residents' groups, individual local residents and Emmer Green Ward Councillors.

1.5 The Applicant has summarised the issues raised at the most recent event held at Vistry's Offices on 20<sup>th</sup> March 2023 in respect of this application as relating to:

- Contact with Highdown Secondary School and Emmer Green Primary School
- Arranging regular meetings with Vistry/residents/Cllrs
- Managing/alerting delivery drivers of hold ups on site which might impact whether they can get onto site
- Monitoring the number of vehicle movements on site
- Construction traffic routes
- Traffic management
- Health and Safety

1.6 The above matters reflect those received in representations to the LPA regarding the application and are considered within the main agenda report. However, since publication of the main agenda report an updated Construction Method Statement (revision G referred to in the recommendation box above) has been submitted by the Applicant which includes the following additional details:

- To deliver information to interested parties in the ongoing works, a Facebook page for the site will be set up to provide construction related updates. Surveys can be undertaken through this forum to understand residents' main concerns with ongoing works.
- Vistry will contact both the Emmer Green Primary School and Highdown Secondary School to discuss the construction process and measures included within the CMS including traffic management, construction traffic routes and deliveries, health and safety for pupils.
- A regular meeting will be arranged near the site for residents and Councillors to meet with Vistry as a forum for discussion during/before construction.
- Provision of CCTV to monitor the site entrance

1.6 The above additional mitigation measures are welcomed and as per the main agenda report the submitted CMS is considered to acceptably demonstrate measures that would ensure the demolition and construction of the development can be carried out in a manner which would satisfactorily protect the amenities of neighbouring residents, the surrounding natural environment and ensure that



there would not be material detrimental impacts on the functioning of the transport network and highway safety, in accordance with the relevant Policies of the Reading Borough Local Plan 2019 set out in the main agenda report.

Other

- 1.8 Some of the document/plan references referred to in the recommendation box of the main agenda report are amended as above to reflect the latest versions of the relevant plans considered as part of the application (Proposed changes shown ~~crossed through~~ and underlined).
- 1.9 The Applicant has agreed an extension of time for determination of the application until 31<sup>st</sup> March 2023.
- 1.10 The recommendation remains as within the original committee report subject to the amendments to some of the proposed documents referenced above.

**Case Officer:** Matt Burns

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