



PLANNING APPLICATIONS COMMITTEE

31 MAY 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<u>UPDATE AGENDA</u>			
11.	221130/FUL - 103 DEE ROAD, Decision TILEHURST	NORCOT	5 - 6

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee – 31st May 2023

Items with speaking:

Item No.	11 Page 139	Ward Norcot
Application Number	221130	
Application type	Full Planning Approval	
Address	103 Dee Road, Tilehurst, Reading, RG30 4FS	
Planning Officer presenting	Ethne Humphreys	*UPDATE*
Objectors:	Stuart Newton	
Agent:	Jo Unsworth	

Items without speaking:

Item No.	9 Page 49	Ward Emmer Green
Application Number	220189	
Application type	Full Planning Approval	
Address	205-213 Henley Road, Caversham, Reading, RG4 6LJ	
Planning Officer presenting	Jonathan Markwell	

Item No.	10 Page 109	Ward Katesgrove
Application Number	201138	
Application type	Full Planning Approval	
Address	12-18 Crown Street, Reading, RG1 2SE	
Planning Officer presenting	Alison Amoah	

Item No.	12 Page 167	Ward Tilehurst
Application Number	230241	
Application type	Full Planning Approval	
Address	Land Adjacent, 114-116 School Road, Tilehurst, Reading, RG31 5AX	
Planning Officer presenting	Joel Grist	

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 31 May 2023

ITEM NO. 11
Page: 139

Ward: Norcot

Application No.: 221130/FUL

Address: 103 Dee Road, Tilehurst, Reading

Proposals: Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping (amended description)

Applicant: Bellway Homes Limited (Thames Valley)

Application target decision date: Originally 10/11/2022; a formal extension of time until 24th August 2023 agreed

RECOMMENDATION:

As per the main agenda report, with an update at the Planning Application Committee meeting confirming the trigger(s) for the Affordable Housing units

1. Additional Information

- 1.1 Since the publication of the main agenda report, revised plans have been received showing 4 additional trees to be planted along the Spey Road frontage:



- 1.2 The applicant has confirmed that they would also provide further trees along this frontage subject to feasibility – there is a sewer along the frontage and further survey work is required to establish the exact location of the sewer.
- 1.3 The inclusion of additional trees is welcome, providing further visual and biodiversity benefits. The Council's Transport Officer is satisfied that there would be no unacceptable impact on visibility splays and any concerns over

services could be resolved with suitable tree pit design. It is considered that any further possible tree planting can be dealt with through the discharge of Condition 14 which requires submission and approval of all soft landscaping details.

2. Conditions Clarification

- 2.1 Since the publication of the main agenda report, the wording of the proposed pre-commencement conditions has been reviewed by the applicant and officers. The conditions themselves have been agreed; however, the trigger points for certain works are currently under discussion. This would not affect any of the report content and as per the recommendation at the top of the main agenda report, delegation to Officers is sought to make any changes to the wording of conditions (and obligations) as may reasonably be required.

3. Typographical Error

- 3.1 The recommendation at the top of the main agenda report is altered to read:
- ii) Refuse full planning permission if the S106 agreement is not completed by ~~30th June 2022~~ *24th August 2023* (unless the Assistant Director for Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement)
- 3.2 This does not affect any of the report content.

Case Officer: Ethne Humphreys