



PLANNING APPLICATIONS COMMITTEE

21 JUNE 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
7.	220189/FUL - 205-213 HENLEY ROAD, CAVERSHAM	EMMER GREEN	5 - 6
8.	220385/FUL - TRINITY HALL, SOUTH STREET	KATESGROVE	7 - 8

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 21st June 2023

Items with speaking:

Item No.	7 Page 31	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	*UPDATE*
Objectors:	Nigel Roberts, Ian Turner	
Agent:	Tim Burden	
Councillor:	Councillor Mitchell	

Item No.	8 Page 195	Ward Katesgrove
Application Number	220385	
Application type	Full Planning Approval	
Address	Trinity Hall, South Street, Reading, RG1 4QU	
Planning Officer presenting	Ethne Humphreys	*UPDATE*
Support:	Faheem Ahmed	
Applicant:	Joseph Baum	
Councillor:	Councillor Challenger	

Items without speaking:

Item No.	9 Page 219	Ward Kentwood
Application Number	221800	
Application type	Regulation 3 Planning Approval	
Address	Various Properties At, Rockbourne Gardens, Cranbourne Gardens, and Ripley Road, Reading, RG30 6AU	
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: 21st June 2023

ITEM NO. 7
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Ward: Emmer Green

Application No.: 220189/FUL

Address: 205-213 Henley Road & land to the rear of 205-219 Henley Road, Reading, RG4 6LJ

Proposal: Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Applicant: Henley Road Ltd

Date Valid: 17/05/2022

Application target decision date: Originally 16/08/2022, but an extension of time has been agreed until 05/07/2023

26 week date: 14/11/2022

Recommendation:

As in main report.

1. Further public consultation response

1.1 In addition to section 4.16 of the original main report, a further response has been received in the past week. This amounts to be a further objection from a Henley Road address, from one of nine original objectors to the application. The further response raises the following points:

- Thankful to the committee/members for deferral and highlighting the many questions that remain unanswered:
 - o Massive reduction in tree canopy, green space and natural diversity
 - o Reduction in soakaways and increase in hard landscaping possibly giving rise to flood issues
 - o Possible inability of the water system to cope - understood that Thames Water were already struggling with the extra load created by the neighbouring 84 bed care home
 - o Site suitability given the slope, step issues and lack of wheelchair accessibility.
 - o Concerns about the accuracy of the calculated deficit given the variations identified.
 - o Lack of disabled parking & all EV charging points being associated with disabled spaces
- Likely that the developer will promise improvements at a later date, but concern these will not be verified (Officer response: various elements will secure further details via condition or legal agreement, which if not followed could lead to investigation by Planning Enforcement).
- Reiterate earlier concerns about:
 - o Increased traffic
 - o Increased pressure on local services
 - o Suitability of two buildings of this size and shape

- Location is not the most suitable - greenfield, semi-rural area, setting a precedent of creeping over urbanisation.

1.2 Officer comments: All matters are either responded to within the already published update report or the main report.

Case Officer: Jonathan Markwell

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 21 June 2023	ITEM NO. 8 Page: 195
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Ward: Katesgrove

Application No.: 220385/FUL

Address: Trinity Hall, South Street, Reading

Proposals: Demolition of existing buildings and erection of 22 apartments.

Applicant: Mr Hardeep Hans

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

1. Additional Representation

- 1.1 Since the publication of the main agenda report, an additional letter of representation has been received, in support of the application, referencing the existing building being an eyesore and attracting anti social behaviour which negatively impacts the immediate surroundings.

2. Clarification

- 2.1 The “**Application target decision date**” at the top of the report states that the extension of time for the determination of the application is 23/6/2023. For clarification, upon review of amended plans, the agent was advised that the proposals remained unacceptable and that revised plans had not taken onboard feedback provided. The agent was advised that the application was recommended for refusal and a final extension of time until Friday 23rd June was suggested for the decision to be issued by unless the application was withdrawn. No direct response was received and the application was subsequently ‘called-in’ for determination at the Planning Application Committee meeting by Councillor Challenger. The previous extension of time was 28th April which lapsed.

3. Additional Information

- 3.1 The agent considers that CGIs of the proposals submitted with revised plans should have been presented to Councillors. For completeness, these are shown below:



3.2 It is the officer opinion that these CGI's only serve to demonstrate the dominance of the proposal and the overwhelming and unacceptable impact it would have on the street scene and Grade II Listed terrace.

3.3 The above does not affect any of the main agenda report content.

Case Officer: Ethne Humphreys