



PLANNING APPLICATIONS COMMITTEE

4 OCTOBER 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
5. PLANNING APPEALS	Information		5 - 6
8. 201104/FUL - 10 EATON PLACE	Decision	ABBEY	7 - 16
9. 230908/FUL - 104-105 FRIAR STREET	Decision	ABBEY	17 - 18
12. 230814/FUL - 9 UPPER CROWN STREET	Decision	KATESGROVE	19 - 24
13. 231094/FUL - HILLS MEADOW CAR PARK, GEORGE STREET, CAVERSHAM	Decision	THAMES	25 - 26

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 4th October 2023

Item 05 - Appeals Update report

Public Speaking

Item No. 8 Page 37 Ward Abbey
Application Number 201104
Application type Full Planning Approval
Address 10 Eaton Place, Reading, RG1 7LP
Planning Officer presenting Matthew Burns *UPDATE*

Objector: Steven Stanton
Applicant/Agent: Tasha Bullen

Item No. 13 Page 183 Ward Thames
Application Number 231094
Application type Full Planning Approval
Address Hills Meadow Car Park, George Street, Caversham, Reading, RG4 8DH
Planning Officer presenting David Brett *UPDATE*

Objector: Mr Richard Standing
Applicant/Agent: Mr Williams

No Public Speaking

Item No. 9 Page 95 Ward Abbey
Application Number 230908
Application type Full Planning Approval
Address 104-105 Friar Street, Reading, Berkshire, RG1 1EP
Planning Officer presenting David Brett *UPDATE*

Item No. 10 Page 121 Ward Church
Application Number 231046
Application type Regulation 3 Planning Approval
Address The Ridgeway School, Hillbrow, Reading, RG2 8JD
Planning Officer presenting Marcie Rejwerska

Item No. 11 Page 129 Ward Coley
Application Number 231037
Application type Regulation 3 Planning Approval
Address 24 Lesford Road, Reading, RG1 6DX
Planning Officer presenting Jonathan Markwell

Item No.	12	Page	139	Ward	Katesgrove
Application Number	230814				
Application type	Full Planning Approval				
Address	9 Upper Crown Street, Reading, RG1 2SS				
Planning Officer presenting	Thomas Bradfield			*UPDATE*	

Item No.	14	Page	193	Ward	Whitley
Application Number	231143				
Application type	Regulation 3 Planning Approval				
Address	19 Bennet Road, Reading, RG2 0QX				
Planning Officer presenting	Ethne Humphreys				

APPEALS – UPDATE

Ward: Battle

Appeal No: APP/ E0345/X/22/3310197

Planning Ref: 200036/CLE

Site: 551b Oxford Road, Reading RG30 1HJ

Proposal: Use of building to rear of 551 Oxford Road as self-contained dwelling.

Decision level: Appeal **Method:** Written Representation

Decision: Appeal Allowed

Date Determined: 25/08/2023 **Inspector:** Mr. S. Hawkins MA MRTPI

BACKGROUND

An application to obtain a Lawful Development Certificate for an existing use (CLUED) as a residential development must be supported by evidence that the use is immune from being enforced against by virtue of being in continuous use for at least 4 years.

The application to confirm the lawful use of the building at the rear of 551 Oxford Road was refused for the following reason on 6 May 2022:

The applicant has not provided sufficient evidence or other information that satisfies the Local Planning Authority that the use of the building to the rear of 551 Oxford Road, Reading, RG30 1HJ as a self-contained dwelling has been ongoing continuously for at least four years. It follows that there is no justification to grant the certificate of lawfulness applied for by the applicant.

SUMMARY OF DECISION

The Inspector's task was to decide if the Council's decision to refuse was well founded based on the appellants ability to prove a period of continuous use for four years (the relevant period) as a separate dwelling preceding the date the application was made.

Relevant Period

When assessing the 'relevant period' for a change of use (i.e. 4 years continuous use for the change of use of a building, or part of a building, to use as a single dwelling house) the relevant period can be at **any time** before the application, not just the preceding 4 years up until the date of the application.

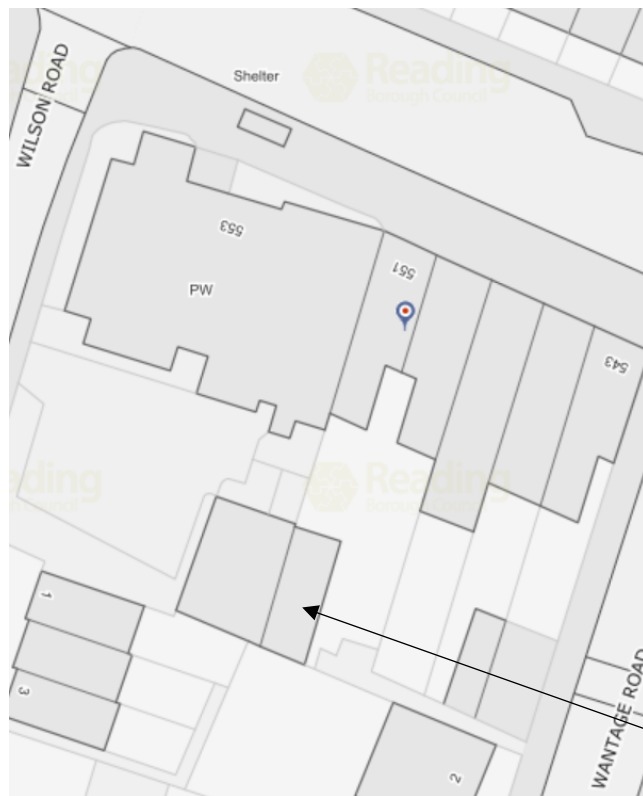
However, in this case the Council's decision identified the four years as extending back from when the application was submitted, which the Inspector confirmed by reference to relevant appeals, to not be the correct approach.

In the case of *Ocado, R (on the application of Ocado Retail Ltd) v Islington London Borough Council* [2021] the High Court confirmed the well-known principle that a breach of condition, or material change of use, must be continuous for the relevant {ten-year} period for immunity from enforcement to be gained. Further, once the lawful use right accrues, its continued existence does not depend on that right continuing to be exercised. This is because the language of TCPA 1990, s 191(2) and (3) makes it plain that the time limit for enforcement may have expired at some point prior to the application date. The LPA must be satisfied of the lawfulness of the matter in question at the date of the application for a CLEUD, and not that that matter became lawful on that date, so the relevant period relied on can be sometime in the past and does not have to immediately precede the date of application. Once immunity

is gained, the lawful use right can only be lost via abandonment or a supervening event such as a material change of use or the creation of a new planning unit.

HEAD OF PLANNING, TRANSPORT & PUBLIC PROTECTION SERVICES COMMENT

I understand from the Legal Officer, that the correct relevant period is now taken into account when assessing CLUEDs, and therefore this should not occur again. Planning officers have also been made aware of this outcome and will ensure that legal assistance is sought when dealing with these often technical and complicated applications to ensure that the correct scrutiny is given.



Site Plan - 551b Oxford Rd at rear.

04 October 2023



Reading

Borough Council

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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	201104/FUL
Site Address:	10 Eaton Place, Reading, RG1 7LP
Proposed Development	Demolition of the existing building and redevelopment of the site to provide a residential building of 5 storeys (Use Class C3) and associated public realm improvements (amended description)
Applicant	Hamble Residential Limited
Report author	Matt Burns, Principal Planning Officer
Deadline:	Originally 10/05/2021, but an extension of time has been agreed with the applicant until 31 st October 2023
Recommendation	As per main report
S106 Terms	As per main report
Conditions	As per main report
Informatives	As per main report

1. Amended Plans Received

- 1.1. Since publication of the main agenda report amended plans for the application have been submitted. The only change shown on the amended plans is removal of a metal grid structure to the north elevation of the building which was proposed to provide a frame for climbing plants over this elevation as a design feature. However, following discussions with the Council’s Natural Environment Officer concerns have been raised regarding access, maintenance and management challenges of such a feature, given it would be located on a shared boundary (north boundary shared with The Butler Public House). Furthermore, given the feature was proposed to be located to a north-facing elevation this would not create ideal conditions for such a feature to become established and could become a negative design feature of the development. Therefore, officers advised that this feature should be removed from the proposed plans.
- 1.2. No other changes to the proposed development are shown on the amended plans. Officers are satisfied that the street-level and roof top landscaping, as well as green/blue roof, proposed as part of the development are adequate for a development of this size in terms of soft landscaping provision and that removal of the climbing plant feature from the north elevation does not change the officer recommendation for the application, which remains as per the main agenda report.

- 1.3. The list of submitted plans and documentation submitted with the application from paragraph 3.8 of the main agenda report is amended as follows (deletions ~~crossed through~~ and additions in *italics*):

052-TWA-XX-XX-PL-AX-16 002 P5 Proposed Site Section B-B
052-TWA-XX-XX-PL-AX-17 001 P5 Proposed North Elevation
052-TWA-XX-XX-PL-AX-17 003 P5 Proposed South Elevation
052-TWA-XX-01-PL-AX- 11 001 P5 First Floor Plan
052-TWA-XX-02-PL-AX -11 002 P5 Second Floor Plan
052-TWA-XX-03-PL-AX- 11 003 P5 Third Floor Plan
052-TWA-XX-XX-PL-AX-36101 P3 Cladding Bay Study: North Elevation
Received by the Local Planning Authority on 2nd October 2023

2211027-TK01 Rev A Swept Path Analysis Refuse Vehicle
Received by the Local Planning Authority on 24th July 2023

052-TWA-XX-RF-DR-PL-11015 P4 Proposed Roof Plan
Received by the Local Planning Authority on 7th June 2023

052-TWA-XX-00-DR-PL-11000 P4 Ground Floor Plan
2211027-01 Proposed Highway Works
Received by the Local Planning Authority on 16th May 2023

052-TWA-XX-XX-DR-PL-16001 P3 Proposed Site Section A-A
~~052-TWA-XX-XX-DR-PL-16002 P3 Proposed Site Section B-B~~
052-TWA-XX-00-DR-PL-10000 P2 Proposed Site Plan
052-TWA-XX-XX-DR-PL-19000 P2 Affordable 3B 6P Ground Floor Plan
052-TWA-XX-XX-DR-PL-19001 P2 Affordable 3B 6P First Floor Plan
052-TWA-XX-XX-DR-PL-19002 P2 2B 4P Typical Layout Plan
052-TWA-XX-XX-DR-PL-19003 P2 1B 2P Typical Layout Plan
~~052-TWA-XX-XX-DR-PL-17001 P3 Proposed North Elevation~~
052-TWA-XX-XX-DR-PL-17002 P3 Proposed East Elevation
~~052-TWA-XX-XX-DR-PL-17003 P3 Proposed South Elevation~~
052-TWA-XX-XX-DR-PL-17004 P3 Proposed West Elevation
~~052-TWA-XX-01-DR-PL-11001 P3 First Floor Plan~~
~~052-TWA-XX-02-DR-PL-11002 P3 Second Floor Plan~~
~~052-TWA-XX-03-DR-PL-11003 P3 Third Floor Plan~~
052-TWA-XX-04-DR-PL-11004 P3 Fourth Floor Plan
052-TWA-XX-XX-DR-PL-36100 P2 Cladding Bay Study 01 Bay Study
~~052-TWA-XX-XX-DR-PL-36101 P2 Cladding Bay Study 02 Bay Study~~
052-TWA-XX-XX-DR-PL-36102 P2 Cladding Bay Study 03 Bay Study
052-TWA-XX-00-DR-PL-99000 P3 Demolition Plan
052-TWA-XX-XX-DR-PL-07001 P3 Existing North Elevation
052-TWA-XX-XX-DR-PL-07002 P3 Existing East Elevation
052-TWA-XX-XX-DR-PL-07003 P3 Existing South Elevation
052-TWA-XX-XX-DR-PL-07004 P3 Existing West Elevation
052-TWA-XX-00-DR-PL-00002 P2 Existing Site Plan
052-TWA-XX-00-DR-PL-01000 P3 Existing Ground Floor Plan

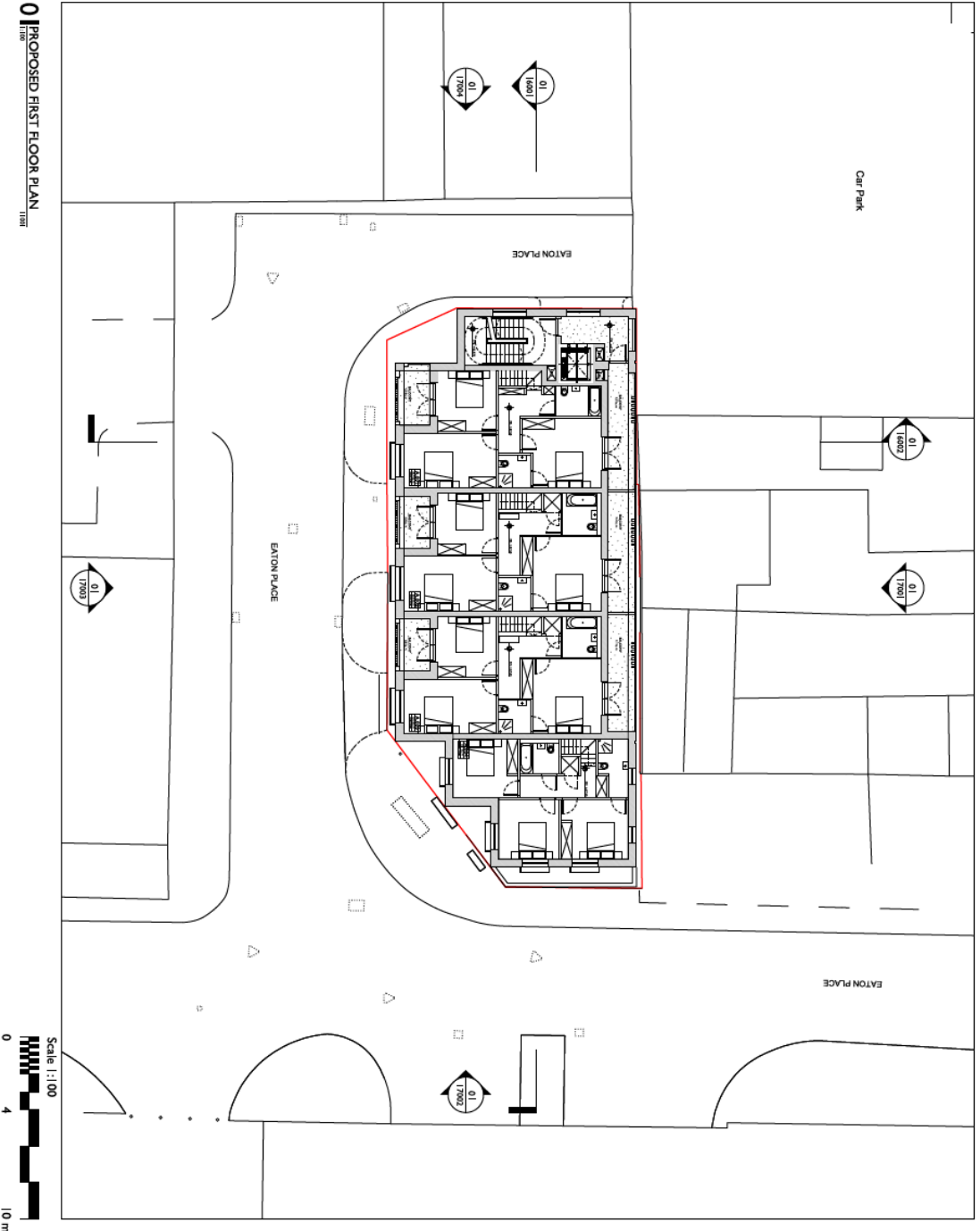
052-TWA-XX-01-DR-PL-01001 P3 Existing First Floor Plan
052-TWA-XX-RF-DR-PL-01002 P3 Existing Roof Plan
052-TWA-XX-00-DR-PL-00001 P2 Site Location
Received by the Local Planning Authority on 2nd February 2023

Design and Access Statement, prepared by Anomaly Architects
Planning Statement, prepared by Icen Projects
Heritage and Townscape Assessment, prepared by Icen Projects
Daylight, Sunlight and Overshadowing Assessment, prepared by Point 2 Surveyors
Energy and Sustainability Statement, prepared by Cudd Bentley Consulting
Overheating Assessment, prepared by Cudd Bentley Consulting
SuDS Assessment and Drainage Design, prepared by Infrastruct CS Ltd
Transport Statement, prepared by Motion
Noise Assessment, prepared by Accon
Received by the Local Planning Authority on 2nd February 2023

Land Contamination Report, prepared by leap
Air Quality Assessment, prepared by accon uk
Received by the Local Planning Authority on 22nd February 2021

Case Officer: Matt Burns

Amended drawings:



0 | PROPOSED FIRST FLOOR PLAN

Scale 1:100
0 4 10 m

THE REDWAY ARCHITECTURE



- Roof and Structure
- Walls and Windows
- Existing Level
- Proposed Level
- Proposed Land

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	15/01/2021
2	REVISED PERMIT	15/01/2021
3	REVISED PERMIT	15/01/2021
4	REVISED PERMIT	15/01/2021
5	REVISED PERMIT	15/01/2021
6	REVISED PERMIT	15/01/2021
7	REVISED PERMIT	15/01/2021
8	REVISED PERMIT	15/01/2021
9	REVISED PERMIT	15/01/2021
10	REVISED PERMIT	15/01/2021

NOTES:

1. THE PROPOSED FIRST FLOOR PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

2. THE PROPOSED FIRST FLOOR PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

3. THE PROPOSED FIRST FLOOR PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

4. THE PROPOSED FIRST FLOOR PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:

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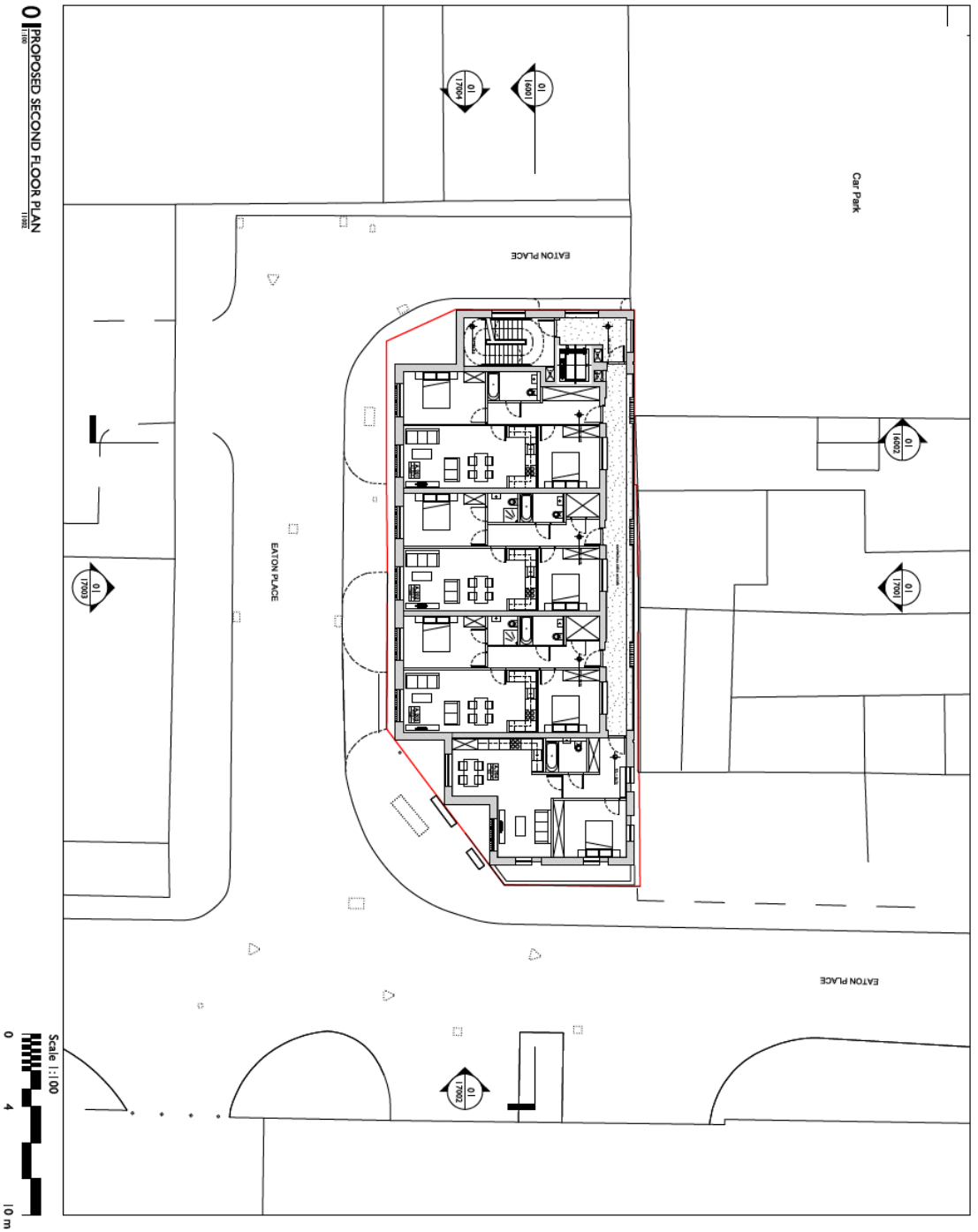
HAMBLE PROPERTIES LTD

THE
Proposed First Floor Plan

Client: HAMBLE PROPERTIES LTD
Date: 15/01/2021
Drawn: MS
Checked: LS
Scale: 1:100@A1

PLANNING
Drawing Number: 052-TWA-XX-00-PL-AXX-11-001_P5
Date: 15/01/2021
Author: [Name]

Proposed First Floor Plan



THIRDAWAYARCHITECTURE

North Arrow

Legend:

- Red outline: Final Footprint
- Grey outline: Safety Features
- Black outline: Existing Level
- Blue outline: Proposed Level
- Blue outline: Level of Proposed Floor Level

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROPOSED SECOND FLOOR PLAN	15/08/2021	MS	LS
2	PROPOSED SECOND FLOOR PLAN	15/08/2021	MS	LS
3	PROPOSED SECOND FLOOR PLAN	15/08/2021	MS	LS

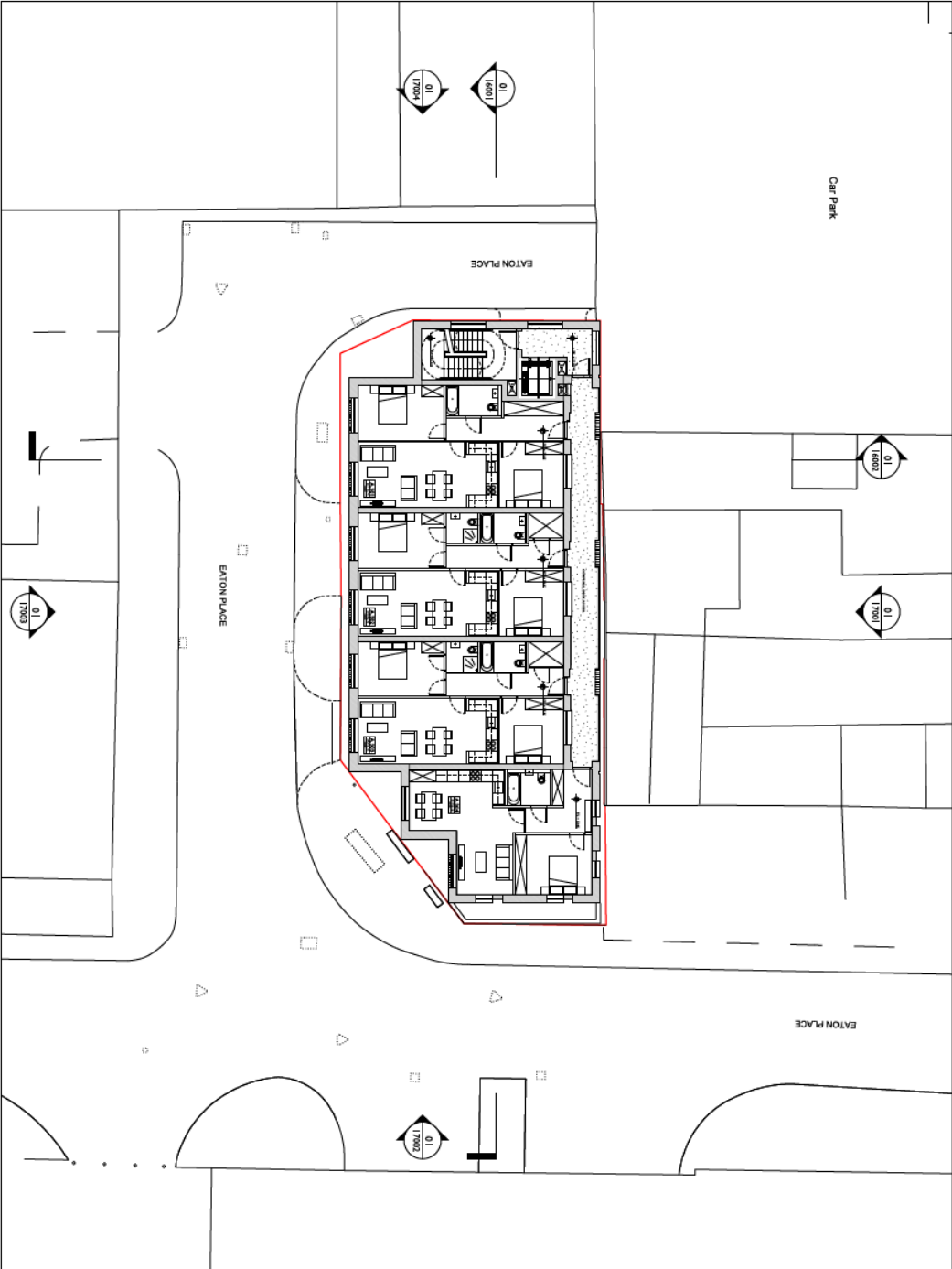
THE
HOMABLE PROPERTIES LTD
 Edlon Place, Reading

THE
 Proposed Second Floor Plan

PLANNING
 08/11/2021 MS LS LS
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 025/21/1000/PA/PAK-11-002 PS
 025/21/1000/PA/PAK-11-002 PS
 025/21/1000/PA/PAK-11-002 PS

Proposed Second Floor Plan

PROPOSED THIRD FLOOR PLAN
T103



TREBAY ARCHITECTURE



- Third Floor Boundary
- Existing Building
- Existing Land
- Proposed Land
- Proposed Third Floor Land

NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMIT	17/03/2021	MS	LS	LS
2	REVISED PER PERMIT	17/03/2021	MS	LS	LS
3	REVISED PER PERMIT	17/03/2021	MS	LS	LS
4	REVISED PER PERMIT	17/03/2021	MS	LS	LS

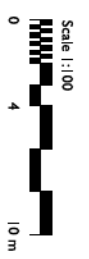
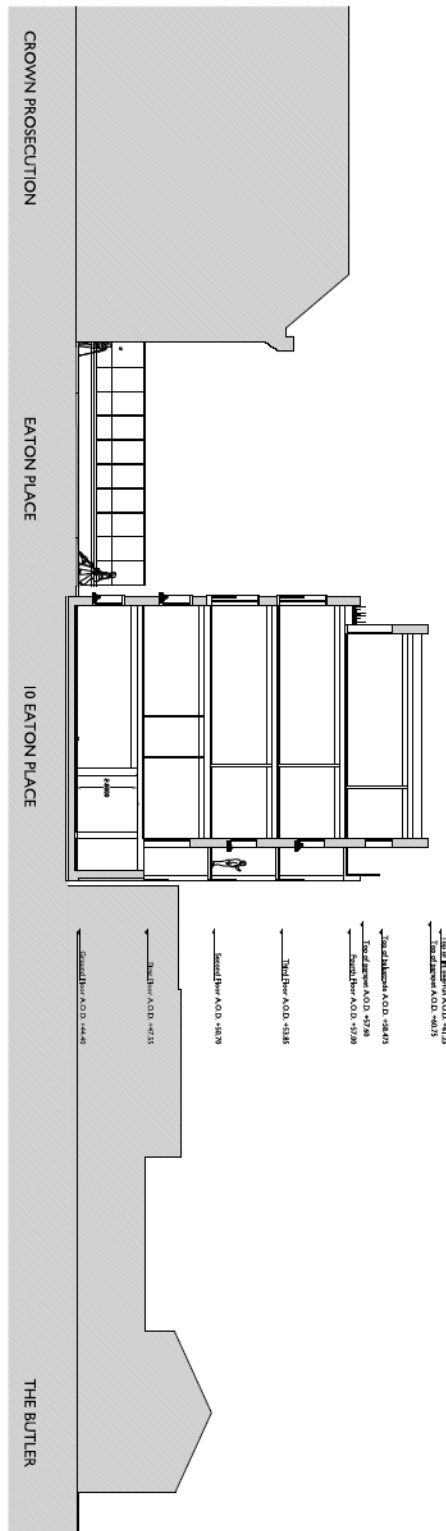
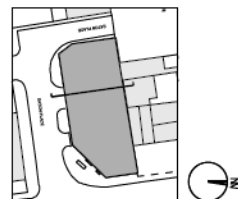
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HAMBLE PROPERTIES LTD
Eaton Place, Reading
11/11/2021 MS LS LS

PLANNING
052-TVA-XX-00-PR-AX-11 003 P5
08/11/2021 MS LS LS
11/11/2021

PROPOSED THIRD FLOOR PLAN
T103

Proposed Third Floor Plan



0 PROPOSED SECTION B-B 1/100

NO	REVISION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT			
2	ISSUED FOR PERMIT			
3	ISSUED FOR PERMIT			
4	ISSUED FOR PERMIT			

PROJECT NOTES:
 1. The client has approved the proposed section B-B for the building.
 2. The client has approved the proposed section B-B for the building.
 3. The client has approved the proposed section B-B for the building.
 4. The client has approved the proposed section B-B for the building.
 5. The client has approved the proposed section B-B for the building.
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 8. The client has approved the proposed section B-B for the building.
 9. The client has approved the proposed section B-B for the building.
 10. The client has approved the proposed section B-B for the building.

CLIENT:
 HAVABLE PROPERTIES, LTD
 10 Eaton Place, Reading

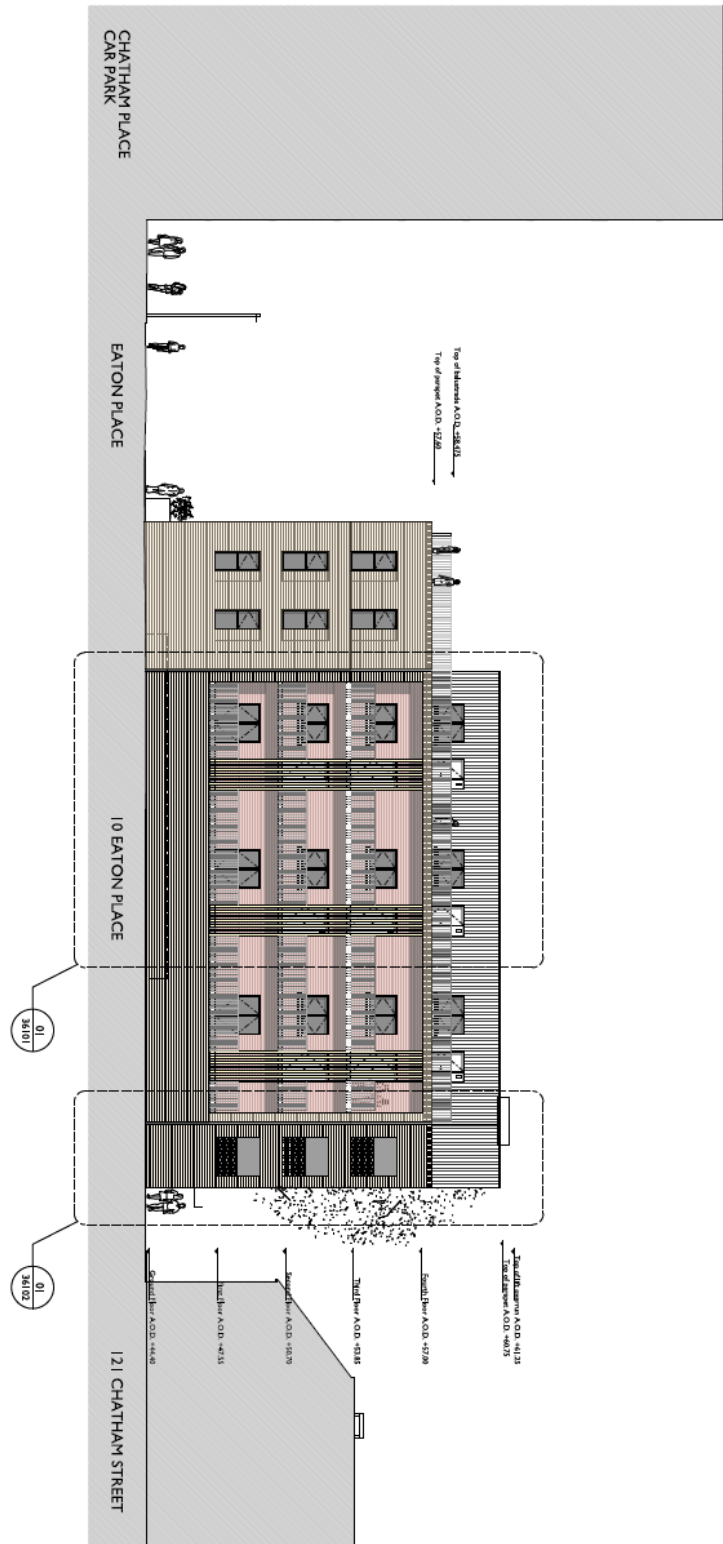
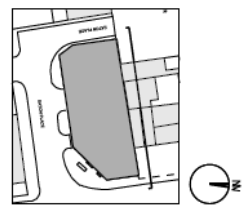
PROPOSED SECTION B-B

DATE:
 05/11/2021
SCALE:
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PLANNING
 052, TWA-XX-CX-P1-AX-18 002 P5

TRIMARK ARCHITECTURE
 10 Eaton Place, Reading

Proposed Section B-B



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/11/2021
2	ISSUE FOR PERMIT	11/11/2021
3	ISSUE FOR PERMIT	11/11/2021
4	ISSUE FOR PERMIT	11/11/2021
5	ISSUE FOR PERMIT	11/11/2021
6	ISSUE FOR PERMIT	11/11/2021
7	ISSUE FOR PERMIT	11/11/2021
8	ISSUE FOR PERMIT	11/11/2021
9	ISSUE FOR PERMIT	11/11/2021
10	ISSUE FOR PERMIT	11/11/2021

PROPOSED NORTH ELEVATION

10 Eaton Place

121 Chatham Street

Top of Materials A.O.D. -38.61

Top of Proposed A.O.D. -32.28

Finish Level of A.O.D. -41.25

Finish Level of A.O.D. -40.73

Finish Level of A.O.D. -37.98

Finish Level of A.O.D. -41.85

Finish Level of A.O.D. -41.55

Finish Level of A.O.D. -44.85

CHATHAM PLACE
CAR PARK

EATON PLACE

10 EATON PLACE

121 CHATHAM STREET

Scale 1:100

0 4 10 m

PROPOSED NORTH ELEVATION

10 Eaton Place

121 Chatham Street

Top of Materials A.O.D. -38.61

Top of Proposed A.O.D. -32.28

Finish Level of A.O.D. -41.25

Finish Level of A.O.D. -40.73

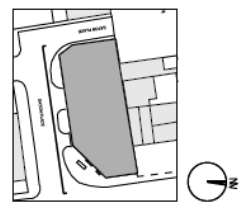
Finish Level of A.O.D. -37.98

Finish Level of A.O.D. -41.85

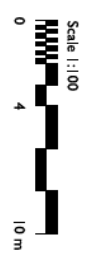
Finish Level of A.O.D. -41.55

Finish Level of A.O.D. -44.85

Proposed North Elevation



01 PROPOSED SOUTH ELEVATION



NO.	REVISION	DATE
01	ISSUED FOR PERMIT	15/03/2021
02	REVISED PERMIT CONDITIONS	15/03/2021
03	REVISED PERMIT CONDITIONS	15/03/2021
04	REVISED PERMIT CONDITIONS	15/03/2021
05	REVISED PERMIT CONDITIONS	15/03/2021
06	REVISED PERMIT CONDITIONS	15/03/2021
07	REVISED PERMIT CONDITIONS	15/03/2021
08	REVISED PERMIT CONDITIONS	15/03/2021
09	REVISED PERMIT CONDITIONS	15/03/2021
10	REVISED PERMIT CONDITIONS	15/03/2021

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 Eaton Place, Reading

Proposed South Elevation

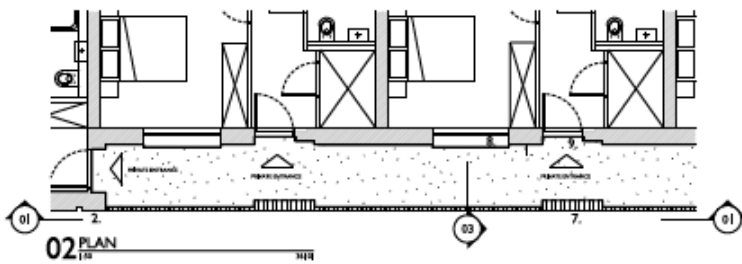
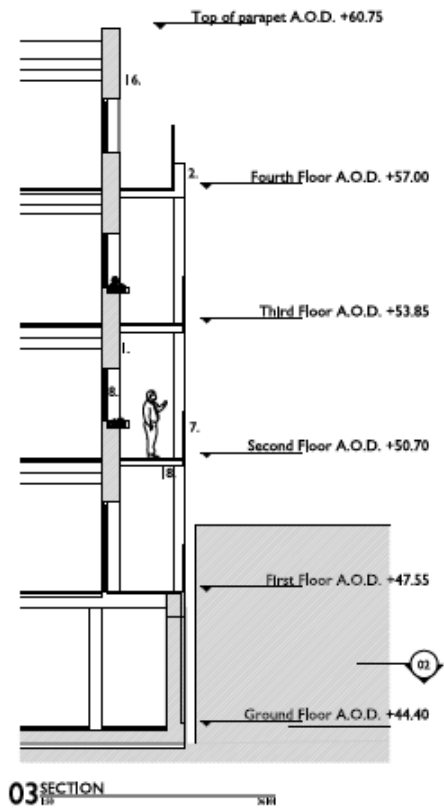
DATE: 15/03/2021
 DRAWN BY: MS
 CHECKED BY: LS

1:100@A1

PLANNING

052 JVVA-XX-XX-CH-AK-17 003 P5

Proposed South Elevation



- MATERIALS**
1. Solidwork (parapets colour steel finish)
 2. Solidwork (buff colour steel finish)
 3. Solidwork (buff colour steel finish, half brick reveal)
 4. Solidwork (buff colour steel finish, full brick reveal)
 5. Precast concrete slab
 6. PPC roof purlin
 7. PPC roof joist/strut assembly
 8. PPC aluminium window assembly with integrated aluminium sills
 9. Timber and metal entrance door
 10. PPC steel gate and balustrade
 11. Integrated lighting to walls
 12. Stone paving
 13. Pre-cast concrete surround
 14. Pre-cast concrete arch
 15. Solidwork & parapets (parapets colour steel half brick reveal)
 16. White glass windows & doors
 17. Steel vertical cladding support
 18. Integrated concrete infill and

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	15/08/2024	AS	AS
2	ISSUED FOR PERMIT	15/08/2024	AS	AS
3	ISSUED FOR PERMIT	15/08/2024	AS	AS
4	ISSUED FOR PERMIT	15/08/2024	AS	AS
5	ISSUED FOR PERMIT	15/08/2024	AS	AS
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8	ISSUED FOR PERMIT	15/08/2024	AS	AS
9	ISSUED FOR PERMIT	15/08/2024	AS	AS
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16	ISSUED FOR PERMIT	15/08/2024	AS	AS
17	ISSUED FOR PERMIT	15/08/2024	AS	AS
18	ISSUED FOR PERMIT	15/08/2024	AS	AS
19	ISSUED FOR PERMIT	15/08/2024	AS	AS
20	ISSUED FOR PERMIT	15/08/2024	AS	AS



TRISHWAN ARCHITECTURE

Proposed Cladding Bay Study: North Elevation

04 October 2023



Reading
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 Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Abbey
Planning Application Reference:	230908/FUL
Site Address:	104-105 Friar Street, Reading, RG1 1EP
Proposed Development	Change of use of 104-105 Friar Street from a vacant Class E unit to an Adult Gaming Centre (AGC) (Sui Generis) (SG)
Applicant	Merkur Slots Ltd (UK)
Report author	David Brett
Deadline:	11/10/2023
Recommendations	As per main report
Conditions	As per main report
Informatives	As per main report

1. Additional Information Submitted

1.1. The following document has been received from the applicant to support this application:

- Planning Statement Addendum – 104-105 Friar Street, Reading

Received on 27/09/2023

1.2. The Planning Statement Addendum sets out the applicant's justification for application considering the reasons for deferral of the item from the September Planning Applications Committee.

1.3. The statement discusses the contribution that the Adult Gaming Centre would have with regards to footfall. The statement asserts that there is no family housing nearby, however, there are now some family sized units that became available in August 2023 as part of the Station Hill development (Ebb & Flow). The applicant has also undertaken a survey of units along Friar Street, Union Street, West Street and Station Road.

1.4. The officer recommendation is still for approval subject to conditions as outlined in the main report.

Planning Statement Addendum – 104-105 Friar Street, Reading – Receive on 27/09/2032

Planning Statement addendum – 104-105 Friar Street, Reading 230908/FUL

- There is no evidence that the three existing AGCs are having a pejorative impact on this part of the PSF. On the contrary, the number of vacancies is low and a Merkur Slots adds to the inward investment. Other businesses can benefit from locating themselves near these hubs of consumer presence.
- The submitted footfall survey shows that there is an increase in the level of consumer activity within the surrounding area and that Merkur Slots AGCs generate similar and often high footfalls than retail and service operators.
- There is no family housing nearby, which was a concern members expressed at the September meeting. Given the central location, accommodation is primary student accommodation or 1-2 bedroom flats.
- Like any other retailer/leisure operator, key factors such as footfall, competitive presence, demand and overall cost of running an outlet help operators decide where to open new premises.
- We've undertaken a survey of all the units along Friar Street up to the Station Road Junction (including Union Street which forms part of the PFS) and West Street and identified the most common uses/operators (there are many more types of operator/uses in this section of the PSF). The table helps to show that four AGCs in this context is not in any way excessive. It also shows that there is a healthy mix of both leisure/late night operators and retailers in this part of the PSF. Whilst there are 14 restaurants/cafes, 4 clubs, 7 convenience shops, etc they all individually have different brands/offers/services that contributes to the vitality and viability of the PFS, and it is no different for the AGC sector.

Restaurants/Cafes	14
Pub/Bars	3
Clubs	4
Mobile phone shops (retail)	8
Convenience shops/news agents	7
Vaping shops (retail)	7
Beauty/Nail Salons	4

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL **ITEM NO. 12**
PLANNING APPLICATIONS COMMITTEE: 4 October 2023

Ward: Katesgrove

Application No.: 230814

Address: 9 Upper Crown Street, RG1 2SS

Proposals: Demolition of existing buildings and structures, associated re-use of frame with basement level used for car parking and servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations and associated works to rear of Indigo apartments to facilitate pedestrian access.

Applicant: Irongate Property (Reading) Ltd

RECOMMENDATION:

As per the main agenda report

1. Natural Environment Team Consultation Response

1.1 Additional comments from the Natural Environment team were received since publication of the Committee Report. They can be summarised as:

- Additional green space has been provided which is an improvement
- The proposed tree species are generally acceptable, but trees for purely “ornamental” value should be avoided
- There would be a significant net gain in green spaces as a result of the proposal, which is positive
- A condition to secure the landscaping is proposed

2. Additional Plans and Elevations

2.1 Following publication of the committee report, a request has been made for more plans and elevations showing the scheme to be included, which are provided below.

Proposed Site Plan





South Elevation: Upper Crown Street



North Elevation: Rear Access Road



East Elevation: Access Road





View from Upper Crown Street / Southampton Street Junction



Upper Crown Street Approach



Upper Crown Street: Pedestrian entrance



Upper Crown Street: Vehicle entrance



Proposals from Upper Crown Street



Pedestrian entrance



Main square looking north



Main square looking south

Case Officer: Thomas Bradfield

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04 October 2023



Title	PLANNING APPLICATION REPORT
Ward	Thames
Planning Application Reference:	231094/FUL
Site Address:	Hills Meadow Car Park, George Street, Caversham, Reading, RG4 8DH
Proposed Development	Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 15 October 2023 and not to extend beyond 21 January 2024
Applicant	Premier Winter Wonderland Events Limited
Report author	David Brett
Deadline:	07/11/2023
Recommendations	As per main report
Conditions	<ol style="list-style-type: none"> 1. Temporary Planning Permission 2. Approved Plans 3. Opening Hours 4. In accordance with the Event Management Plan 5. External Lighting 6. Flood Risk Measures As Specified 7. Location of Permitter Fence 8. Sound Levels
Informatives	As per main report

1. Additional Condition

- 1.1. Following further discussions with the applicant and the Environmental Protection Team regarding sound levels from the event, an additional condition has been added to the recommendation (condition 8). A compliance condition is recommended in relation to sound levels from any music and other activities associated with the use.
- 1.2. The compliance condition states that the sound level of any music and any other activity associated within the use hereby approved shall not exceed ambient sound level at the façade of any residential property, when measured as LAeq (5 min) levels. This is to safeguard the living conditions of residents within the area surrounding the event, in accordance with Policy CC8 of the Reading Borough Local Plan 2019. This condition is stricter than the conditions set out regarding noise levels within the Premises Licence for the event.
- 1.3. The officer recommendation is still for approval subject to conditions as outlined in this update report. Informatives are as per the main report.

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