



**Reading**  
Borough Council  
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PLANNING APPLICATIONS COMMITTEE

1 NOVEMBER 2023

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO	
<b><u>UPDATE AGENDA</u></b>				
13.	230279/REG3 - THE WILLOWS, 2 HEXHAM ROAD	Decision	REDLANDS	5 - 6

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# Agenda Annex

## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 1<sup>st</sup> November 2023

### Public Speaking

Item No. 8 Page 61 Ward Abbey  
Application Number 201104  
Application type Full Planning Approval  
Address 10 Eaton Place, Reading, RG1 7LP  
Planning Officer presenting Matthew Burns  
  
Objector: Steven Stanton  
Applicant/Agent: Tasha Bullen

### No Public Speaking

Item No. 9 Page 145 Ward Battle  
Application Number 211626  
Application type Full Planning Approval  
Address Land to the Rear of, 303 - 315 Oxford Road, RG30 1AU  
Planning Officer presenting Ethne Humphreys

Item No. 10 Page 167 Ward Battle  
Application Number 221345  
Application type Outline Planning Approval  
Address Curzon Club, 362 Oxford Road, Reading, RG30 1AQ  
Planning Officer presenting Tom Bradfield  
Ward Councillor: Wendy Griffiths

Item No. 11 Page 185 Ward Church  
Application Number 230398  
Application type Regulation 3 Planning Approval  
Address 99 Hartland Road, Reading  
Planning Officer presenting Gary Miles

Item No. 12 Page 201 Ward Redlands  
Application Number 230279  
Application type Regulation 3 Planning Approval  
Address 19 Bennet Road, Reading, RG2 0QX  
Planning Officer presenting Tom Bradfield \*UPDATE\*

Item No. 13 Page 217 Ward Thames  
Application Number 231130  
Application type Full Planning Approval  
Address Kings Meadow, Napier Road, Reading  
Planning Officer presenting David Brett

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**01 November 2023**



<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Redlands
<b>Planning Application Reference:</b>	230279
<b>Site Address:</b>	The Willows, 2 Hexham Road, Reading, RG2 7UG
<b>Proposed Development</b>	Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access.
<b>Applicant</b>	Reading Borough Council
<b>Report author</b>	Tom Bradfield, Principal Planning Officer
<b>Recommendation</b>	As per main report
<b>S106 Terms</b>	As per main report and updated HoT below
<b>Conditions</b>	As per main report and additional conditions below
<b>Informatives</b>	As per main report and additional informatives below

**RECOMMENDATION:**

**As per the main agenda report**

**1. Additional Transport & Highways Comments**

- 1.1 Additional visibility splays were requested by officers and received. The Transport and Highways team confirmed that the visibility splays showed that the proposed access points would be acceptable and would not result in any harm to the safe and free flow of traffic or pedestrians.

**2. Additional Heads of Terms**

2.1 Further to the additional visibility splay information, an additional item in the Heads of Terms for the legal agreement is proposed, namely:

- A S278 agreement shall be entered into, in order to provide the layby parking and the new access arrangements for the site.

**3. Additional Conditions and Informatives**

3.1 Additional conditions attached as follows:

- DC1 – Vehicle Parking (as specified)
- DC3 – Vehicular Access (as specified)
- DC15 – Visibility Splays (as specified)

3.2 In addition, Condition 6 (cycle parking) shall be “as specified” rather than to be submitted prior to commencement.

3.3 Additional informatives attached as follows:

- IF3 Highways
- I29 Access construction