

To: Councillor Lovelock (Chair)
Councillors Yeo, Cresswell, Davies,
Emberson, Ennis, Gavin, Goss, Hornsby-
Smith, Leng, Moore, Robinson, Rowland
and Williams

Direct: ☎ 0118 9372303

22 February 2024 20 February 2024

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PLANNING APPLICATIONS COMMITTEE 28 FEBRUARY 2024

Further to the agenda for the meeting of the Planning Applications Committee on Wednesday, 28 February 2024 please see attached an urgent item which has been added to the agenda.

In accordance with Section 100B (4) (b) of the Local Government Act 1972, the Chair has agreed that the item of business below can be considered as a matter of urgency, to avoid delay to the completion of the S106 legal agreement to allow works to commence on site in 2024 in order to provide affordable housing to meet the critical need that exists in the Borough.

		<u>WARDS AFFECTE D</u>	<u>Page No</u>
9.	230613/REG3 - AMETHYST LANE	SOUTHCO TE	3 - 4
	Proposal	Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 17 new houses, soft and hard landscaping, parking and ancillary works.	
	Recommendation	Change to s106 terms	

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28 February 2024



Reading

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Title	PLANNING APPLICATION REPORT – URGENT ITEM
Ward	Southcote
Planning Application Reference:	230613
Site Address:	Amethyst Lane, Reading
Proposed Development	Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 17 new houses, soft and hard landscaping, parking and ancillary works.
Applicant	Reading Borough Council
Report author	Steve Vigar
Deadline:	28/07/2023
Recommendations	As per 6 December 2023 reports and minutes - except change to S106 Terms as set out below.
S106 Terms	To secure all dwellings as affordable housing, <u>Social Rent</u> tenure, in perpetuity. All other Terms as per 6 December 2023 reports and minutes.
Conditions	As per 6 December 2023 reports and minutes.
Informatives	As per 6 December 2023 reports and minutes.

1. Executive summary

- 1.1. The report to 6 December Committee incorrectly referred to the proposed affordable housing as being Reading Affordable Rent tenure. The applicant in fact proposes the tenure to be Social Rent. Social Rents are lower than Reading Affordable Rents and therefore the change is considered to be acceptable in terms of meeting housing need.

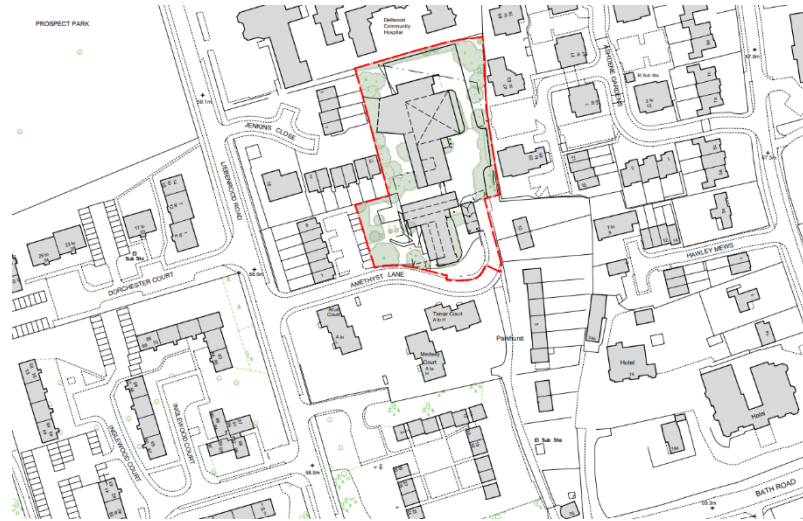


Figure 1 – Site location Plan (Not to scale)

2 Appraisal

- 2.1 The applicant's proposal is for the tenure of all dwellings to be secured as Social Rent, not Reading Affordable Rent as incorrectly stated in the 6 December 2023 report to Planning Applications Committee. The current report seeks to correct the recommendation to allow the permission to be issued with the dwellings secured as Social Rent.
- 2.2 Reading Affordable Rent is defined in the Affordable Housing SPD 2021 as a locally-set level of affordable rent which is designed to be affordable to those needing affordable housing in Reading – rents are set at 70% of market rent.
- 2.3 Social rent is a rental level set by central Government according to a formula (also known as formula rent). Rents are typically in the range of 40%-50% of market rent.
- 2.4 It is considered that securing the dwellings as Social Rent would be an improvement on the Reading Affordable Rent set out in the 6 December report and to do so should not alter the decision to grant planning permission, in fact it should lend additional weight in favour of doing so.
- 2.5 All other matters referred to in the 6 December 2023 report remain unaltered.

3 Conclusion

- 3.1 On the basis of the above assessment, the application remains recommended for Approval, subject to the change to the affordable housing tenure from Reading Affordable Rent to Social Rent, with all other parts of the recommendation unchanged from the 6 December 2023 report.

The 6 December 2023 PAC report is available to view at:

<https://democracy.reading.gov.uk/documents/s29405/SOU%20-%2020230613%20Amethyst%20Lane.pdf>

The 6 December 2023 PAC Update Report is available to view at:

<https://democracy.reading.gov.uk/documents/s29528/230613%20Amethyst%20Lane%20Update%20Report.pdf>

The minutes of the 6 December PAC meeting are available to view at:

<https://democracy.reading.gov.uk/documents/s29674/Minutes%20of%20Previous%20Meeting.pdf>