



PLANNING APPLICATIONS COMMITTEE

27 MARCH 2024

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
7. 240063/REG3 - THE HEXAGON, QUEENS WALK	Decision	ABBEY	5 - 8
9. 231607/FUL - 40 BENNET ROAD	Decision	WHITLEY	9 - 10
10. 240226/FUL - WHITLEY WOOD MODULAR BUILDING, 29-35 LEXINGTON GROVE	Decision	WHITLEY	11 - 12

This page is intentionally left blank

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 27th March 2024

Applications With Public Speaking

Item No.	8	Page 51	Ward	Thames
Application Number	231673			
Application type	Variation of Condition			
Address	55 Vastern Road, Reading			
Planning Officer presenting	Jonathan Markwell			
Objector:	Ben Ralston			
Agent:	Caroline McHardy, Berkeley Homes			

Applications Without Public Speaking

Item No.	7	Page 29	Ward	Abbey
Application Number	240063			
Application type	Regulation 3 Planning Approval			
Address	The Hexagon, Queens Walk			
Planning Officer presenting	Tom Bradfield		*UPDATE*	

Item No.	9	Page 179	Ward	Whitley
Application Number	231607			
Application type	Full Planning Approval			
Address	40 Bennet Road, Reading			
Planning Officer presenting	Nathalie Weekes		*UPDATE*	

Item No.	10	Page 189	Ward	Whitley
Application Number	240226			
Application type	Full Planning Approval			
Address	29 Lexington Grove, Reading			
Planning Officer presenting	Nathalie Weekes		*UPDATE*	

This page is intentionally left blank

27 March 2024



Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	240063/REG3
Site Address:	The Hexagon, Queens Walk, Reading, RG1 7QF
Proposed Development	Demolition of some of the existing back of house areas and erection of an extension of the existing Hexagon Theatre to provide a new studio auditorium, flexible rehearsal space, community studio with workshop space and back of house space, along with improved public realm by providing a new podium connection between the new proposed extension and Queens Walk, along with other associated works.
Applicant	Reading Borough Council
Report author	Thomas Bradfield
Recommendation	Approve, subject to planning conditions S106 not recommended as the Employment Skills and Training Plan can be secured by condition.
Conditions	As per main report, with the following alterations: Removal of Condition 6 (Air Quality Assessment) – the applicant has demonstrated that sufficient measures are included within the proposals to ensure that there would be no unacceptable increase in emissions Removal of Condition 15 (Bin stores) – The applicant has confirmed that the existing bin stores within the Hexagon will be used, which is considered to be an acceptable arrangement, and so no further details are required. Removal of Conditions 7 (Contaminated Land Assessment) and 8 (Remediation Scheme to be submitted). Applicant has provided these as part of the application documents, and demonstrated that there is no risk of contaminated land. Insertion of condition CO7 (Land Gas) to ensure that the applicant undertakes the required checks to ensure that there is no land gas at the site.

	<p>Insertion of Condition SU7 (Sustainable Drainage to be Approved). The applicant has provided enough information to agree that the SUDS scheme is acceptable in principle, but additional detail will be required.</p> <p>Insertion of a condition to secure the Employment Skills and Training Plan, as worded below:</p> <p><i>Prior to the commencement of construction, an Employment, Skills and Training Plan for construction skills shall have been submitted to and approved in writing by the Local Planning Authority in consultation with Reading UK CIC and shall thereafter be implemented in accordance with the approved plan.</i></p> <p><i>REASON: to ensure that the relevant economic development services including employment, skills and training development initiatives are implemented in accordance with Policy CC9 of the Reading Borough Local Plan 2019 and the Employment, Skills and Training SPD 2013</i></p>
Informatives	As per main report

1. Further consultation responses

- 1.1 Two additional consultation responses were received following publication of the committee report, and are detailed below:
- 1.2 The first was from the Theatre Trust, who wrote in support of the application:
- The principle of the proposals is supported
 - The extension is sensitively designed with little impact on the existing theatre
 - The proposals would provide operational improvements to both the new theatre and the existing Hexagon
 - The energy efficiency and sustainability measures are welcomed
- 1.3 The second was an expanded objection from the party who objected as per the Committee Report:
- Insufficient consideration of the harm arising from the proposals when making the planning balance
 - Expanded objections to daylight and sublight impacts of the proposals on the neighbouring student accommodation
 - Loss of privacy as a result of the walkway addition, as well as the roof terrace
 - Further concerns raised regarding the noise and disturbance during construction
 - Further concerns raised about operational noise emanating from the venue and from people leaving the venue.
- 1.4 It is considered that sufficient weight was given to the harm arising from the proposals within the main committee report when making the planning balance and arriving at the recommendation.
- 1.5 With regards loss of privacy to the student accommodation, it should be stressed that the roof terrace is on the southern side of the site, set well away from the student accommodation with no direct overlooking. The walkway would essentially extend the podium level towards the site to allow access, but

given the oblique angle to the nearest windows, and the obstruction the proposed building would cause, it is not considered that there would be any unacceptable loss of privacy. Due to the position of the roof terrace and proposed walkway, it is not considered that there would be a significant increase in harm.

- 1.6 In terms of noise and disturbance during construction, a condition requiring a Construction Method Statement is proposed to ensure that matters such as noise prevention measures, construction hours, dust control measures, management plans and monitoring of these measures are implemented throughout the construction process.
- 1.7 With regards noise from the proposed use, it is considered that the proposal would have a level of noise insulation that would ensure that there would be no harm when the venue is in use. In terms of noise from patrons leaving the site, it is considered that this would not be at levels which would cause significant harm to neighbouring residents. Furthermore, the site is within a busy town centre location, adjacent to an existing theatre, restaurants and bars and some level of noise must be expected. It is not considered that the proposals would give rise to any significant increase in noise.

2. Removal of requirement for legal agreement

- 2.1 The original report recommended that a legal agreement was required to secure either an Employment, Skills and Training Plan or a payment. Following publication of that report, the applicant has confirmed that they will be providing a Plan rather than a payment.
- 2.2 Given payments cannot be secured by condition, a legal agreement was required when this was still a possibility. Now that it has been confirmed that a Plan will be forthcoming, this is proposed to be secured by condition, as per the wording above.

3. Sustainable Urban Drainage Scheme (SUDS)

- 3.1 The applicant has provided additional information relating to SUDS following publication of the committee report. This demonstrates that the drainage scheme is acceptable in principle, and would result in a reduced surface water runoff with attenuation proposed on site. However, further detail will be required, and conditions securing this are proposed.

Case Officer: Thomas Bradfield

This page is intentionally left blank

27 March 2024



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Whitley
Planning Application Reference:	231607
Site Address:	40 Bennet Road
Proposed Development	Application for change of use from B2, to sui generis car servicing and MOT garage and/or B2, with two proposed extensions on the Northern frontage and associated alterations.
Applicant	Cordwallis Commercials (Reading)
Report author	Nathalie Weekes
Recommendation	As per main report – with amendment added 'subject to no substantive objections being received by midnight on 27/3/24, to be delegated to officers to grant planning permission'
Conditions	As per main report. – with amendments 4. Parking as specified 5, Cycle as provided 12. EV charging points 13. Construction Environmental Management Plan 14. No new exterior lighting without prior permission
Informatives	As per main report – with amendments 9. Contaminated land 10. Construction and demolition 11. Thames Water 12. Pre Commencement conditions

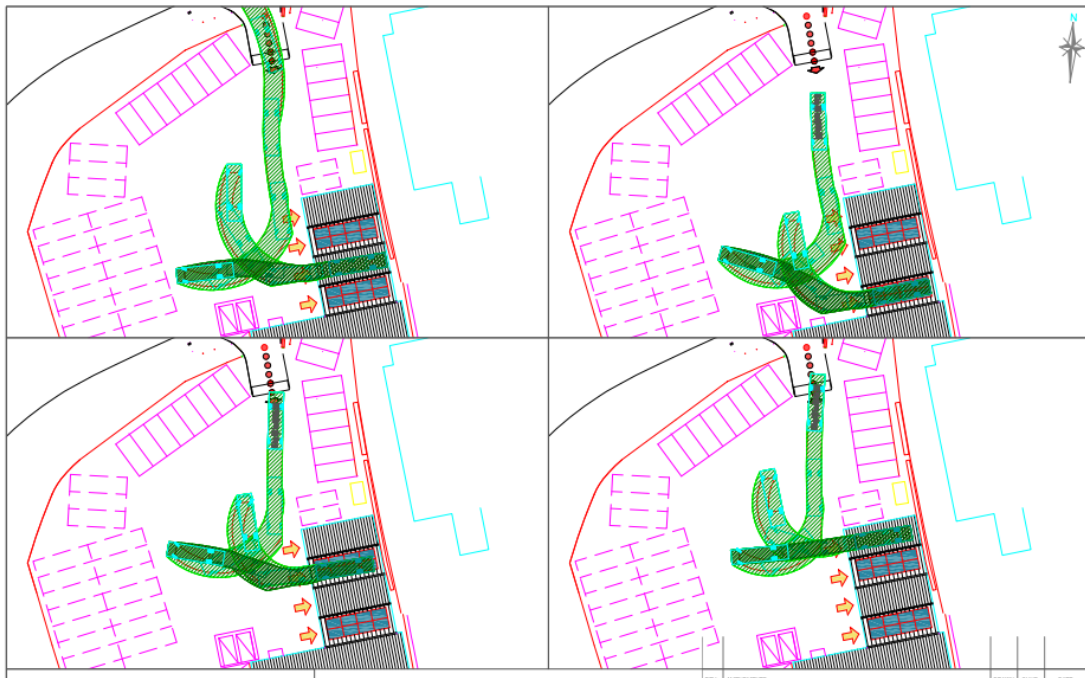
1. **Additional wording added to recommendation to grant approval.**
- 1.2 The recommendation wording is changed to delegate to officers to issue the decision once the consultation period closes at midnight on 27/3/24.

2. Additional information provided

Additional Parking and vehicle movement tracking details

- 2.1 Further to the publication of the main agenda report, additional transport tracking and revised site plan to show EV charge points and cycle store has been submitted, in addition to those plans previously submitted by the applicant, following discussions with the RBC Transport team. The updated information is recommended to be included with approved plans:

24.22-001 HGV Tracking plan



- 2.2 Transport conditions have been amended to state 'as specified' rather than 'to be provided.'
- 2.3 The RBC ecology team have provided consultation feedback requesting additional conditions to protect the nearby Foundry Brook and associated vegetation.
- 2.4 Addition conditions for a construction environmental management plan to be submitted to and approved in writing by the local planning authority, in addition to a lighting condition to control any potential light spillage over any part of the Foundry Brook are recommended.

Case Officer: Nathalie Weekes

27 March 2024



Title	PLANNING APPLICATION UPDATE REPORT
Ward	Whitley
Planning Application Reference:	240226
Site Address:	Whitley Wood Modular Building, 29-35 Lexington Grove, RG2 8UG
Proposed Development	Erection of Temporary Modular Community Centre for a period of 3 years.
Applicant	Reading Borough Council – Property Management
Report author	Nathalie Weekes
Recommendation	As per main report
Conditions	As per main report.
Informatives	As per main report

1. Reason for the temporary modular building

1.1 Further to information provided in the main report, due to significant issues and risks at the original Whitley Wood Community Centre that building has had to close. Due to these extenuating circumstances the temporary modular building has already been erected on site. Permission is sought to regularise the erection of the modular Community centre for 3 years. It is due to be officially opened in April 2024.

2 Additional Disabled Parking details and amended plans

2.1 Further to the publication of the main agenda report, amended plans have been provided to show disabled parking spaces and a pedestrian ramp. The requirements for disabled parking and access are acceptable in principle however there is ongoing dialogue with the RBC Transport team to ensure that these are sited in the most suitable location to comply with policies TR3 and TR5 of the Reading Local Plan 2019.

2.2 The transport arrangements and final landscaping and boundary treatments can be dealt with by condition, to allow further community involvement in the appearance and design of the site over the temporary 3 year period.

Case Officer: Nathalie Weekes

This page is intentionally left blank