



Your contact is: **Nicky Simpson - Committee Services**

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Reading Borough Council

## Applications for Committee Determination since previous Committee Report

Printed: 31 August 2018

### Ward: Abbey

Application reference: 181296 & 181297

Application type: Full Planning Approval & Listed Building Consent

Site address: 17-27 Queen Victoria Street, Reading, RG1 1SY

Proposal: Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units

Reason for Committee item: Major Development

### Ward: Battle

Application reference: 181412

Application type: Regulation 3 Planning Approval

Site address: Battle Library, 420 Oxford Road, Reading, RG30 1EE

Proposal: To site a bookdrop outside the building to allow return of books outside library opening hours

Reason for Committee item: RBC application

### Ward: Caversham

Application reference: 181413

Application type: Regulation 3 Planning Approval

Site address: Caversham Library, Church Street, Caversham, Reading, RG4 8AU

Proposal: Siting of external bookdrop facility to allow return of library books outside of opening hours

Reason for Committee item: RBC application

### Ward: Katesgrove

Application reference: 181117

Application type: Full Planning Approval

Site address: 34-36 & 38 Southampton Street, Reading, RG1 2QL

Proposal: Erection of a basement and 4-storey building to provide 11 (1x studio, 8x1-bed & 2x2-bed) residential units (Class C3) and associated works following the demolition of the existing buildings (basement & 3- storey public house at No's 34-36 Southampton Street and 2-storey residential building at No. 38)

Reason for Committee item: Major Development

### Ward: Kentwood

Application reference: 181377

Application type: Regulation 3 Planning Approval

Site address: Norcot Community Centre, Lyndhurst Road, Tilehurst, Reading, RG30 6UB

Proposal: Erection of a three storey building comprising 21 (7x1 and 14x2 bed) residential units (Use Class C3) with associated bin and cycle storage, a 105sqm (NIA) building for community use (Use Class D1), vehicle parking, landscaping and associated works.

Reason for Committee item: RBC application

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## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 5 September 2018

ITEM NO. 10

Ward: Battle

App No: 180820/FUL

Address: Land Between 10-20 Gloucester Court, Reading, RG30 2TW

Proposal: The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.

Applicant: Mr Steve Pearce

Date valid: 18 May 2018

Application target decision date: 28 September 2018 (agreed extension).

26 week date: 16 November 2018

### AMENDED RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a S.106 legal agreement to secure the sum of £19,375 [nineteen thousand three hundred and seventy five pounds] towards the provision of Affordable Housing in the Borough. To be paid prior to first occupation and index-linked from the date of permission.

*(The S106 to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)*

And

Subject to conditions, to include the following:

(pre-commencement conditions labelled '(PC)')

- TL1 Time Limit - 3 years
- M2 - Materials to be submitted (PC)
- Extended Phase 1 Habitat Survey to be submitted prior to commencement including presence/absence of Japanese knotweed and any mitigation measures required. (PC)
- L2a - Details of Hard and Soft Landscaping (PC)
- L2b - Landscaping Implementation
- L3 - Landscaping Maintenance
- L6A - Arboricultural Method Statement and Tree Protection Plan (PC)
- CO2 - Construction Method Statement (PC)
- L6B - Development in accordance with AMS/TPP
- DC1 - Vehicle parking space provided in accordance with approved plans
- DC3 - Bicycle parking space provided in accordance with approved plans
- DC6 - Bin storage in accordance with approved plans
- DC7 - Parking permits 1 - addresses
- DC8 - Parking permits 2 - information
- Car Parking Management Plan - details of how the car parking spaces are to be allocated and managed, including signage, to be submitted to and approved in writing by the local planning authority prior to occupation.
- PD1 - PD Rights removal (Class A (enlargement improvement or alteration), Class B

(roof enlargement) or Class E (outbuildings))

- PD3 - First floor windows in north and south elevations to be obscure glazed.
- CO1 - Hours of construction
- CO8 - No burning of construction waste on site.
- Levels to be as per approved drawings.

#### **Informatives**

- Parking Permits

ii) to REFUSE permission should the S106 legal agreement not be completed by 28 September 2018, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

#### **1. Affordable Housing**

- 1.1 Policy DM6 would require a contribution to allow 10% of the dwellings to be provided as Affordable Housing elsewhere in the Borough. The Affordable Housing SPD explains that this equates to a developer contribution equivalent to 5% of the Gross Development Value.
- 1.2 Para 6.12 of the main report explained that details relating to the Gross Development Value of the proposals were not available at the time of publication preventing the contribution being calculated and that these would be reported in an Update Report. The recommendation reflected this.
- 1.3 Details have now been received indicating that a contribution of £19,375 [nineteen thousand three hundred and seventy five pounds] would be required to comply with Policy DM6. The recommendation has been amended to address this.
- 1.4 The full recommendation (as amended) is set out at the head of this Update Report for completeness.

Case Officer: Steve Vigar

## UPDATE REPORT:

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|--|-------------|
| BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES<br>READING BOROUGH COUNCIL<br>PLANNING APPLICATIONS COMMITTEE: | ITEM NO. 14 |
|--|-------------|

**Ward:** Caversham  
**App No.:** 180869/VARIAT  
**Address:** Hills Meadow Car Park, George Street, Reading  
**Proposal:** Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). This application seeks a further five year temporary permission [amended description].

**RECOMMENDATION (AMENDED):**  
**GRANT temporary planning permission (five years).**

Conditions to be adjusted as follows:

2. Approved landscaping scheme, to include the details set out below
3. Landscaping maintenance strategy to be as submitted, to include the details set out below

### 1. LANDSCAPING

- 1.1 The Recommendation in the main Agenda report requires the submission of a satisfactory mitigating landscaping scheme, before officers can recommend approval of the application.
- 1.2 The applicant supplied a landscaping plan yesterday (4 September) and a landscaping maintenance plan today. The plan indicates a replacement Willow tree and re-planting of the border across the site frontage. The applicant claims that the originally planting was stolen prior to CCTV being installed. The landscaping scheme has been accompanied by a 'landscaping implementation statement'
- 1.3 The Natural Environment Team (Tree Officer) has considered the details this morning and finds them generally acceptable, although there are gaps and inconsistencies in the information submitted. Officer advice on the Tree Officer's comments is supplied below:
  - The original plan included retained shrubs and a swale behind the recycling containers - this is not there and not included. *The swale was omitted from later plans as there was a concern for trapping suds, etc. and harming the hedge. Although some shrubs have been removed, officers are content not be require further planting in this area.*
  - With regards to the replanting of the shrub bed in front of the fencing, given that BS3882: 2015 Specifications for topsoil says the overall planting depth for shrubs should be 600mm, I think the specification should confirm this. It's not clear

whether the '600mm deep landscape border' reference might be to the planting depth or the width of the bed? *The bed is not 600mm wide, so this must be the depth of the bed. Can clarify in condition.*

- The Landscape Implementation Statement states (in relation to the new tree) that it is '*To be supplied root balled, 10-12cm girth, 3 - 3.5m tall*' but then goes on immediately to say (as does the plan) that the tree will be 2-3m in height and 8-10cm girth and bare root. Information should be consistent. I would suggest that 10-12cm girth and 3m height minimum and root-balled stock would be appropriate. *Agree. This was a statement tree and taller sapling is preferable.*
- Tree pit detail fine. *Noted and the plan can be conditioned.*
- Maintenance says nothing about watering or much else so is not acceptable. Tree should be watered weekly from approx. April-Oct for the first two growing seasons following planting providing 20-25 litres at each watering (allowing for weather conditions). Shrubs should be watered weekly too. All mulch should be topped up annually and tree ties/stake checked annually, removing them after 3 years if the tree is established. Replacement planting for anything that fails to thrive should be ongoing over the period of the approval. *Agree to all of these maintenance points.*

1.4 The landscaping measures would need to be undertaken in the next planting season (November-March). The applicant is aware of the above officer comments and has indicated he is content for these matters to be covered by condition.

## 2. OTHER MATTERS

2.1 The Council's s106 Monitoring Officer has now confirmed that all outstanding monies in respect of the RUAP contribution for permission 141841 have now been paid.

2.2 There are no further responses to the consultation to advise you of.

## 3. CONCLUSIONS

3.1 Whilst the car wash itself has been well-run and managed through its current temporary period, little attention has been paid to landscaping and the design of the building and its outward accessibility to the public are not as approved. The applicant has now updated the submitted plans and details to attend to these concerns.

3.2 Whilst the main Agenda report advises that applying for a second temporary permission is against Government advice, on balance, officers consider that the proposal has in the main been run well, but nevertheless remains a poor quality installation in a sensitive landscaped area and members will need to give consideration to its continued retention given the issues set out in these reports. Permission is recommended for a limited temporary period only and the suggested further time period is five years.

Case Officer: Richard Eatough



Amended elevations/plans: 15039/02 Rev. B

Block plan (landscaping layout plan) 13/039/02 Rev. C

Tree Pit Section 14/039/05

Landscaping Implementation Statement

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## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 5<sup>th</sup> September 2018  
ITEM NO. 17

Ward: Whitley

App No.: 180698

App Type: FULL

Address: 448a Basingstoke Road

Proposal: Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (724sqm) use, with glazing to replace roller door (amended)

Applicant: Reading Family Church

Date valid: 26<sup>th</sup> April 2018

Minor Application: 8 week target decision date: 21<sup>st</sup> June 2018

Agreed Extension of time date: 25<sup>th</sup> October 2018

Planning Guarantee: 26 week date: 25<sup>th</sup> October 2018

### RECOMMENDATIONS

As on the main report, but with the following amendment to the S106 Heads of Terms:

#### THE SECTION 106 LEGAL AGREEMENT TO SECURE THE FOLLOWING:

##### *Amended - Transport:*

- Off-site provision for additional parking - The applicant has agreed a licence with Ultima Properties Ltd, which provides for the use of up to 266 additional parking spaces on Sundays and on agreed other Christian festival days for a period of 5 years. Upon expiration of this agreement or early termination, the applicant is required to:

Option a) Secure a new agreement or arrange for adequate alternative parking facilities for a minimum of 100 no. parking spaces, details of which must be submitted and approved by the local planning authority within 6months prior to expiry of the licence, or the applicant to present evidence that additional off-site parking is no longer required and for this to be approved in writing by the LPA. In the event that this is not the case, or not sufficiently demonstrated to the LPA then proceed to Option b)

Option b) A revocation or discontinuance order to be implemented by the LPA which would restrict the overall use of the site. Under option b) it would be specified that the applicant accepts that they would not be entitled to statutory compensation under the 1990 Act.

## 1. TRANSPORT UPDATE

- 1.1 Further to matters raised by RBC's Legal Officer it has been agreed with the Applicant that an amended recommended S106 Heads of Terms for off-site parking provision be included. Essentially, this is to ensure that should there not be the availability of off-site parking at the end of the licence period with Ultima that there are mechanisms in place to either provide alternative off-site parking, or that the Applicant demonstrates that the additional number of spaces is no longer required, or if neither of these obligations can be met, for the Local Planning Authority to have the provision to place restrictions on the use.

- 1.2 The proposed minimum off-site additional parking provision, of 100 no. spaces, is based on the aggregated figure when the Council's maximum parking standards per use is applied. Although it is accepted that there is likely to be some shared use of the car park between the proposed use classes, until there is further data evidence on actual use available to the contrary, it is considered prudent to apply the maximum standards.

## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 18

PLANNING APPLICATIONS COMMITTEE: 5<sup>th</sup> September 2018

App No.: 180855 ADJ (South Oxfordshire District Council ref P18/S1522/O)

Address: Land adjacent to Highdown Avenue, Emmer Green, Reading RG4 8QS

Proposal: Outline application to establish the principle for use of the site for Class C3 Residential occupation; means of access from Highdown Hill and density of Class C3 residential to be determined under this application.

### RECOMMENDATION

Points E & F amended to read (additions in **bold**):

- e) It is not considered that the quantum of development proposed on this sloping site would retain the local landscape character **and would have a harmful impact on biodiversity within and surrounding the site and is unacceptable on this basis.** The proposal would therefore be contrary to NPPF Para 170 **and 174.**
- f) The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, open space/leisure facilities (encompassing the use of Emmer Green Recreation Ground and Bugs Bottom), **biodiversity within the Local Wildlife Site at Hemdean Bottom**, air quality and the provision of affordable housing. No clear plan or mechanism to secure appropriate mitigation to these impacts has been secured without which the scheme is considered unsustainable and contrary to para of the National Planning Policy Framework Para 54.

### Additional Consultation Responses:

#### RBC Ecology Consultant:

The application site hosts a badger sett, has the potential to host reptiles and dormouse (the ecology report recommends further surveys to confirm if these are present), may be used by commuting and foraging bats, and contains the "priority habitat" (as per the NPPF) lowland calcareous grassland, all of which will be adversely affected if the application goes ahead. It is also likely that the proposals will result in an increase in recreational use of the adjacent Local Wildlife Site, Hemdean Bottom (within Reading Borough, and owned and managed by RBC), and no mitigation appears to be proposed.

**Species** In relation to protected species, Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document has not been revoked by the National Planning Policy Framework) states that:

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted.."*

In this case, since 1) the presence or otherwise of protected species (reptiles and dormouse) has not been established, and 2) the extent that protected species (badgers and bats) may be affected by the proposed development has not been established, the application would not be in accordance with the above planning policy.

**Habitats** The SODC Ecology advisor has visited the site and confirms that the ecological value of the site had been underestimated by the applicant's ecologist and it contains the priority habitat (as defined in the NPPF) lowland calcareous grassland which is protected by virtue of paragraph 174 of the NPPF.

**Local Wildlife Sites** The proposals may result in an increase in recreational use of Hemdean Bottom and no mitigation appears to be proposed. Hemdean Bottom is a Local Wildlife Site, owned and managed by RBC. If the proposals were to have an adverse effect on it (e.g. as a result of an increase in recreational use), they would be contrary to RBC policy CS36.

### Appraisal

The objections of Reading Borough Council have been updated to incorporate the above comments.

Case Officer: Susanna Bedford