



PLANNING APPLICATIONS COMMITTEE

10 OCTOBER 2018

ADDITIONAL INFORMATION

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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 08 October 2018

Ward: Minster

Application reference: 181448

Application type: Regulation 3 Planning Approval

Site address: Riversley Court, 205 Wensley Road, Reading

Proposal: Single storey detached prefabricated water storage and treatment plant room

Reason for Committee item: RBC application

Ward: Norcot

Application reference: 181555

Application type: Full Planning Approval

Site address: Grovelands Baptist Church, Oxford Road, Reading, RG30 1HJ

Proposal: Demolition of existing chapel and church hall. Redevelopment of the site to provide a three storey mixed use development comprising of community halls and ancillary accommodation at ground floor level, 2 x one bedroom flats, 6 x two bedroom flats and 2 x three bedroom flats at the upper floor levels, all with associated external amenity space, car parking and cycle storage.

Reason for Committee item: Major application

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UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 10th October 2018

ITEM NO. 9
Page: 41

Ward: Abbey

Application No.: 181606/DEM

Address: Central Swimming Pool, Battle Street, Reading, RG1 7NU

Proposal: Application for prior notification of proposed demolition of Central Swimming Pool down to ground level.

Recommendation:

As in main report.

1. **Public consultation response** (Further to paragraph 4.7 of the main report)
 - 1.1 An observation has been received on 10/10/18 from an occupier of Bishops Court, to the south of the site, summarised as follows:
 - Concerned about the potential the demolition of such a significant building may have on the amenity of the local area.
 - Expect to see a detailed Method Statement and Risk Assessment outlining how the demolition works are going to be undertaken and what mitigation measures will be put in place to keep noise and vibration impact down to an absolute minimum.
 - All measures should also be included in a Section 61 agreement between the developer and the Council under the Control of Pollution Act 1974.
 - 1.2 Officer response: As per the main report (sections 4i, 4ii & 6v in particular) the amenity of nearby occupiers is considered to be protected during the demolition works. A detailed risk assessment, method statement and traffic management plan has been submitted and considered satisfactory by specialist officers, with the various measures stipulated by the applicant being required to be complied with via recommended condition 2.
 - 1.3 Although no Section 61 prior consent application under the Control of Pollution Act 1974 has been received by colleagues in the Environmental Protection team, this is not a statutory requirement. Moreover, this is separate legislation from the planning process and, if required, can be managed by this separate legislation in the future. Furthermore, as already mentioned from a planning perspective, the various measures the applicant has committed to will also be required to be complied with via recommended condition 2.

Case Officer: Jonathan Markwell

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UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 10 October 2018

ITEM NO. 11

Ward: Abbey
App No.: 180909/FUL
Address: Clarendon House, 59-75 Queens Road, Reading
Proposal: One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping (amended description).

RECOMMENDATION: as per main Agenda report.

Additional conditions:

- Installation of a sprinkler system
- Retain all lifts in working order

1. FURTHER OBJECTION RECEIVED

1.1 A resident of Queens Wharf has written in respect of the amended plans and advises that most of their concerns have not been addressed. In summary, their points, with officer commentary in italics, are:

- The new extension building towards Watlington Street is excessive in height an imposing in terms of proximity to Grantley Heights and cutting off light to the central area. *This is covered in the main report.*
- Remains concerned that the ‘mews houses’ are an unnecessary addition and their removal could allow better access to the site, more appropriate parking and opportunities for better outdoor green areas. *The main report explains that the application is considered to be acceptable in these respects.*
- Concerned for construction and service vehicle not being able to access the courtyard area. *The Highway Authority is content that such vehicles can enter the site and the CMS will ensure that all construction and construction-related activities will not occur on Kennetside.*
- Concerned for vibration damage to their property. *The CMS will control noise and vibration to a certain extent, however, were there to be damage to a Third Party’s property, this would be a Civil Matter between the owners.*

2. ADDITIONAL INFORMATION

- 2.1 A pre-application version of the application proposal was reviewed by the Reading **Design Review Panel** on 12 April 2018 and the observations of the Panel informed the submission of the planning application which was validated on 15 June 2018.
- 2.2 Two additional conditions are proposed by officers, one for the provision of a sprinkler system and another to retain lifts in working order. Regarding fire safety, the applicant has advised that sprinklers will be provided in the new building elements, which reflects the approach adopted to the refurbishment of Clarendon

House itself. The applicant has indicated his acceptance of these conditions and has further confirmed his acceptance of pre-commencement-type conditions on this application (from 1 October 2018, the LPA must have the prior agreement of the applicant before imposing such conditions).

Case officer: Richard Eatough (for Matt Burns)

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 10 October 2018

ITEM NO. 17

Ward: Redlands
App No.: 180683/FUL
Address: Land adjacent to 300 Kings Road, Reading
Proposal: Construction of a part five part three storey building of 14 residential apartments (C3) and associated undercroft car parking.

RECOMMENDATION AMENDED:

That the Committee DEFERS consideration of this application.

1. ADDITIONAL INFORMATION

- 1.1 Since the publication of the main Agenda report, officers have received several letters of objection on behalf of the adjacent landowner/developer expanding their concerns over light and damage to eaves of their property at 286 Kings Road and a further letter from their solicitor has also been received. The solicitor's letter raises serious concerns regarding the requisite Notice not having been served on this neighbouring landowner and advises that they would mount a legal challenge to any permission that may be granted. In the circumstances, the advice of the Council's solicitor is that these issues need to be examined thoroughly. Unfortunately it has not been possible to do this before your meeting and accordingly, officers are recommending that you defer consideration of this item to allow these discussions to take place in detail with the applicant.

Case officer: Richard Eatough (for Matt Burns)

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