



Reading
Borough Council

Working better with you

PLANNING APPLICATIONS COMMITTEE

29 MAY 2019

ADDITIONAL INFORMATION

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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 24 May 2019

Ward: Church

Application reference: 190749

Application type: Full Planning Approval

Site address: University of Reading, Whiteknights Campus, Elmhurst Road, Reading, Berkshire, RG6 6AZ

Proposal: A new build synthetic turf 3G pitch accommodating full-size rugby, football and lacrosse use. Pitch construction consisting of geo-grid, sub-base, asphalt base layer, performance shockpad and synthetic turf. The works inclusive of parallel pitch drainage system and SUDS soakaway, 8 column floodlighting system and all ducting, perimeter weld mesh panel fencing of 3m high, rising to 6m height behind each goal, 1.2m high spectator fencing, 3m wide spectator hardstanding, spectator stand accommodating 75 persons, 3m wide footpath connecting main access gate to existing footpath network, external synthetic cricket square with 3no. bays incorporating steel cage and netting

Reason for Committee item: Major application

Ward: Church

Application reference: 190681

Application type: Regulation 3 Planning Approval

Site address: 67 Foxhays Road, Reading, RG2 8NA

Proposal: Erection of single storey building comprising 1 (1x2 bed) Bungalow unit (Class C3) with associated bin and cycle storage, and a two- storey maisonette comprising 2 (2 x 2 bed) residential units (Class C3) with landscaping and associated works

Reason for Committee item: RBC application

Ward: Church

Application reference: 190704

Application type: Regulation 3 Planning Approval

Site address: 72 Wentworth Avenue, Reading, RG2 8JL

Proposal: Erection of two 2-bed houses.

Reason for Committee item: RBC application

Ward: Southcote

Application reference: 190706

Application type: Regulation 3 Planning Approval

Site address: 76 Circuit Lane, Reading, RG30 3HW

Proposal: Erection of one two bedroom dwelling.

Reason for Committee item: RBC application

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 29th May 2019	ITEM NO. 7 Page: 45
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Ward: Abbey

Application No.: 181954/ADV, 181955/ADV, 181956/ADV, 181957/ADV, 181958/ADV, 181959/ADV, 181961/ADV, 181962/ADV, 181963/ADV, 181964/ADV, 181965/ADV, 181966/ADV, 181967/ADV, 181968/ADV, 190361/ADV

Addresses:

- Sign 1 - 181954 - outside 37-45 Station Road (Thames Tower)
- Sign 2 - 181955 - outside 17-27 Station Road (Brunel House)
- Sign 3 - 181956 - outside 3-5 Station Road (Coral)
- Sign 4 - 181957 - outside 24-25 Broad Street (HSBC)
- Sign 5 - 181958 - outside 26-28 Broad Street (Lloyds Bank)
- Sign 6 - 181959 - outside 123 Broad Street (Fat Face/ Broad Street Oracle entrance)
- Sign 7 - 181961 - outside 23 Broad Street (Trailfinders)
- Sign 8 - 181962 - outside 108-113 Broad Street (John Lewis)
- Sign 9 - 181963 - outside 39 Broad Street (WHSmith)
- Sign 10- 181964 - outside 52 Broad Street (JD Sports)
- Sign 11 - 181965 - outside 61-64 Broad Street (Clas Ohlson)
- Sign 12 - 181966 - outside 31 Queen Victoria Street (Itsu)
- Sign 13 - 181967 - outside 2 Queen Victoria Street (Salvo and Alex for Men)
- Sign 14 - 181968 - outside 116-117 Broad Street (Primark)
- Sign 15 - 190361 - outside 11 Broad Street (Monsoon/ Tiger)

Proposals: Signs 1-5: Bus shelter signs. Signs 6-15: Free standing signs

Descriptions: Double-sided freestanding forum structure, featuring 2 x Digital 86" screen positioned back to back. The Digital screen is capable of displaying illuminated, sequential content, supplied via secure remote connection (x 15)

Date Valid: 27th November 2018

Application target decision date: 8 week target decision date: 22nd January 2019 & 26th April 2019 (for application 190361)

Extension of time: 5th June 2019 (for all applications)

Recommendation:

As per main Agenda report.

1. Further Consultation Response received - Reading Civic Society

- 1.1 Further to section 4 of the main report, on 28th May 2019, Reading Civic Society provided a consultation response, specifically objecting to two of the proposed screens (nos. 12 and 13); however, the Society also expresses their discontent with the overall number of screens proposed as part of the scheme.
- 1.2 Reading Civic Society confirms that they support the officer recommendation of refusal for signs 12 and 13 (both located on Queen Victoria Street) on heritage grounds.
- 1.3 Reading Civic Society also made comments on sign 15 which is located within the Market Place/London Street Conservation Area. Although they expressed they do not favour the sign, they concur with the officer's evaluation that due to the commercial use of the surrounding area of the proposed screen, it is agreed, on balance, that it is not considered harmful enough to raise an objection based on heritage or conservation grounds.

2. Other matters

- 2.1 Further to section 2.4 of the main report, the applicants wish to confirm/clarify that the proposed advertising scheme may still be viable without all screens being approved.

Case Officer: Connie Davis

UPDATE REPORT

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Ward: Abbey

Application Nos.: 190327/ADV and 190567/LBC

Address: Town Hall, Blagrove Street, Reading

Proposal: Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated over-head doorway sign and 8 x window vinyls (same description for ADV and LBC)

Date Valid: 25th February 2019

Application target decision date: 3rd June 2019 (for both applications)

Recommendation (amended):

GRANT Advertisement Consent and Listed Building Consent

1. Historic England update

- 1.1 Further to section 4.6 of the main report, on 21st May 2019, Historic England has now confirmed that they do not wish to be consulted for either the advertisement consent or Listed Building Consent applications. The views of a specialist conservation officer were recommended to be obtained as an alternative. The Council's Heritage Consultant has already been consulted on the applications, as outlined in section 4.2 of the main report and therefore this is considered sufficient by officers.
- 1.2 In response to the above, the recommendation for both the advertisement consent and Listed Building Consent applications is amended from 'Grant subject to no adverse objections from Historic England' to 'Grant' (subject to conditions).

Case Officer: Connie Davis

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Ward: Abbey

Application No.: 180876

Address: Battle Inn, 2 Bedford Road, Reading

Proposal: Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 x 1 bed & 2 x 2 bed units)

Date Valid: 25th May 2018

Application target decision date: 20th July 2018

Non-determination Appeal Hearing date: 25th June 2019

LPA Appeal Statement due: 31st May 2019

Recommendation (amended):

Adjust reason for refusal 2 (affordable housing)

1. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Reading Borough LDF Sites and Detailed Policies Document (altered 2015), and Affordable Housing Supplementary Planning Document 2013.

1. S106 Affordable Housing refusal reason update

1.1 Further to section 6.55 of the main report, Reading Borough Council instructed our external viability consultants to review the submitted viability appraisal. However/ although viability discussions have been on-going and an amount offered for agreement via the Council's viability consultants, the applicant has today advised that they are not prepared to agree to the s106 contribution and would prefer to argue this point in detail at the forthcoming appeal.

1.2 Due to the failure to reach agreement on the affordable housing contribution - which may have been capable of securing through a unilateral undertaking and thereby reducing the scope of the appeal informal hearing - officers confirm that it is necessary to add the reason for refusal for failure to deliver/secure an affordable housing contribution.

Case Officer: James Overall

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