



PLANNING APPLICATIONS COMMITTEE

9 OCTOBER 2019

ADDITIONAL INFORMATION

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4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		3 - 4
13. 190087/FUL - LAND AT AUTUMN CLOSE, EMMER GREEN	Decision	PEPPARD	5 - 6
14. 190835/FUL - 199-203 HENLEY ROAD & LAND TO REAR OF 205-207 HENLEY ROAD, CAVERSHAM	Decision	PEPPARD	7 - 12

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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 4 October 2019

Ward: Abbey

Application reference: 191341

Application type: Regulation 3 Planning Approval

Site address: Sun Street, Reading, RG1 3JX

Proposal: New boundary fence to creche play area

Reason for Committee item: RBC Application

Ward: Abbey

Application reference: 191384

Application type: Regulation 3 Planning Approval

Site address: Land at, Abattoirs Road, Reading, RG1 7HN

Proposal: Demolition of existing outbuildings and the provision of a new public car park with access required from Abattoirs Road with egress on to Great Knollys Street, Reading.

Reason for Committee item: RBC Application

Ward: Abbey

Application reference: 191275

Application type: Variation of Condition

Site address: Land between Weldale Street and Chatham Street, Reading, RG1 7BW

Proposal: Variation of condition 2 (approved plans) of planning permission 170326 [Demolition of all existing buildings and erection of new buildings providing 427 residential units (Class C3) and 1 flexible Class A1 or A3 unit, together with new public realm, landscaping, accesses, parking and associated works], namely for various minor material amendments including a reduction to 422 (231x1, 180x2 & 11x3 -bed) residential units (Class C3) and replacement with internal amenity space for Block A residents, various associated external alterations to Block A windows, doors, entrances, landscaping, at roof level and associated works.

Reason for Committee item: Major Application

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 9 th October 2019	ITEM NO. 12
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Ward: Abbey

App No: 190087/FUL

Address: Land at Autumn Close, Emmer Green, Reading

Proposal: Construction of a 4-bedroom dwelling, garage, and associated works

Applicant: Deepsea Engineering

Date validated: 11 February 2019

Application 8 week target decision date: 5 April 2019

Extension of time: 30 October 2019

RECOMMENDATION: AS PER MAIN AGENDA REPORT

1. Further public consultation

1.1 An additional letter of objection has been received following the extended time period allowed due to the readvertising of the application via the second site notice.

1.2 The objection is concerned with location and size of the garage structure and its maintenance requirements, including how the structure would be constructed. Officers have considered these representations previously in the committee report. Section 7.21 of the main report advises that *'Comments have also questioned the ability for the maintenance of the garage and walls within close proximity to boundaries. Although a reasonably query, this is not considered a material planning consideration and maintenance and other boundary matters are covered under separate legislation.'* For clarity, the granting of planning permission does not authorise the applicant to gain access or carry out any works on, gain entry to over or under any neighbour's land or property without first obtaining their consent. It also does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

1.2 As such, informative no.8 (encroachment) as per the original committee report, would accompany any approval and for completeness, this would read:

'During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at: www.communities.gov.uk/publications/planningandbuilding/partywall'

2. CONCLUSION

- 2.1 This update report provides clarification in relation to the matters raised in the late objection and officers continue to recommend the granting of planning permission, subject to the satisfactory completion of the s106 legal agreement and no further substantive objections having been received by 18 October 2019.

Case Officer: Anthony Scholes

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9th October 2019

ITEM NO. 14

Ward: Peppard

App No: 190835/FUL

Address: 199-203 Henley Road and land to the rear of 205-207 Henley Road

Proposal: Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping

Applicant: Signature Senior Lifestyle Ltd

Date validated: 18/06/2019

Application target decision date: 17/09/2019 Extension of time: 30/10/2019

RECOMMENDATION:

As per the main agenda report but the recommendation is no longer 'subject to' submission of a suitable Sustainable Drainage Strategy (SuDs) following submission of acceptable information in this respect.

The following additional conditions are also proposed:

39. All on-site facilities to operate as ancillary to the C2 Care Home use only
40. Pre-commencement badger sett survey to be submitted and approved
41. No demolition or tree removal until a licence for works impact upon bats has been submitted and approved
42. Pre-commencement construction environmental management plan to be submitted and approved and implemented.
43. Pre-commencement SuDs detailed to be submitted and approved, implemented and retained thereafter
44. Pre-commencement SuDs implementation, maintenance and management scheme to be submitted and approved

The following conditions from the main agenda report are to be amended as follows:

3. Pre-commencement submission and approval of external materials details to be amended to require submission and approval of these details prior to the

commencement of any above ground works

5. Pre-commencement provision of the visibility splays to the new access road to be amended to require provision prior to first use of the new access road

8. Pre-commencement submission and approval of a hard and soft landscaping scheme to be amended to include ecological mitigation and enhancement measures

32. Pre-commencement submission and approval of external lighting scheme to be amended to require submission and approval of these details prior to first occupation of the building

35. Pre-occupation submission and approval of BREEAM certification to be amended to require submission and approval of these details within 3 months of first occupation of the building

1. Ecology

1.1 The main agenda report summarised the ecology mitigation and enhancement measures proposed as part of the development but noted that final comments from the RBC Ecological Consultant on these proposals were still outstanding. Final consultation comments have now been received.

1.2 Policy EN12 (EN12: Biodiversity and the Green Network) of the emerging New Local Plan sets out that on all sites, development should not result in a net loss of biodiversity and seeks that development should protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site and provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

1.2 The RBC Ecological Consultant is satisfied with the ecological mitigation and enhancement measures proposed and conditions are recommended to secure detailed submissions in respect of these and to secure their implementation and maintenance. A condition is also recommended to require a badger sett survey to be undertaken prior to any clearance of vegetation and depending on findings of the survey submission and approval of a licence for works near a badger sett. Conditions are also recommended to secure submission and approval of a bat works license and a construction environmental management plan to ensure construction works are managed to protect the biodiversity of the site.

1.3 Officers are satisfied that the on-site biodiversity mitigation and enhancement measures would not result in any net loss of biodiversity on site and would satisfactorily preserve the green link to rear of the site along the Berry Brook. The measures proposed and retention of large area of green space to the rear of the site in the form of the communal sensory garden are considered to be an improvement above that provided under the existing planning permission on the site for residential dwellings where this area would have been segregated to form part of

the private residential gardens of the dwellings. The proposals are considered to accord with Policy CS36 (Biodiversity) and DM17 (Green Network) and emerging Policy EN12.

2. Drainage (SuDs)

2.1 The main agenda report set out that a drainage scheme had been submitted as part of the application and that this was being reviewed by the Council's SuDS Manager. Following submission of amended details the drainage report sets out that the proposals would reduce the run off rate from the current position and includes provision of a soakaway and drainage for the new road. A detailed SuDs scheme along with its implementation and future maintenance arrangements are to be secured by way of conditions. The proposals are considered to accord with emerging Policy EN18 in this respect. Therefore, the officer recommendation is no longer 'subject to' these details being agreed.

3 Other

3.1 An incorrect version of the road adoption plan has been included on page 157 (and referenced on page 147) of the main agenda report. The correct version of the plan (drawing ref. 3141.09 - Extent of New Access Road Proposed for Adoption - 09.10.19) is included as part of this update report.

3.2 An additional condition is recommended to ensure the on-site facilities included within the development (eg restaurant, hairdressers) remain ancillary to the proposed C2 care home use and cannot operate as independent standalone businesses. This is to control against any potential increase in vehicle movements to the site if these facilities began to operate independently.

3.3 The trigger for some of the proposed conditions is also recommended to be adjusted to assist in implementation of the proposed development. The following conditions with the recommendation box on the main agenda report are proposed to be amended:

- The trigger for submission of details under condition no. 3 (external material samples) is to be amended from prior to commencement of development to prior to commencement of above any above ground works. This would allow the applicant to commence any preparatory below ground works.
- The trigger for condition no.5 (provision of visibility splays) to be amended from prior to commencement of development to prior to first use of the access road. The road needs to be built first so this would allow that to happen and the condition would still require the splays to be retained thereafter.
- The trigger for condition no. 32 (external lighting scheme) is to be amended from prior to commencement of development to prior to first occupation of the building. This is a late stage design element and so is not considered necessary at pre-commencement stage.

- The trigger for condition no. 35 (BREEAM Certification) is to be amended from prior to first occupation to no later than 3 months from first occupation of the building. This would allow greater flexibility for the applicant in obtaining certification which can be a lengthy process and usually needs data from the operation and management of the use to be able to gain the certification)

3.4 An objector/neighbour who wishes to speak at the committee but is unable to attend has provided a copy of their speech which is set out below. Unless stated, Officers are satisfied that the points raised within the speech are addressed within the main agenda report.

Mr Chairman and members of the Planning Committee

Planning Application number 190835 (199 to 203 Henley Road – 82 bed care home)

We object to the above planning application for the following reasons:-

A four storey building of the proposed size is totally out of keeping with the locality.

Even though the land slopes away from the main road, the Care Home will still tower above any of the current dwellings on the southern side of the A4155 and Ruskin, thereby reducing their privacy.

The proposed access road to the development will increase the existing traffic congestion on the A4155 and make the entrance to the site a genuine safety hazard. Traffic from the western side of the entrance will sit in a new third lane which has no traffic control. The width of the main road, with its existing parking bays and road islands, can only allow a narrow entrance lane to the development, drivers turning right will sit in a vulnerable position, potentially unsighted because of the curvature of the road and legally parked vehicles. Residents living on the southern side of the road already sit with trepidation whilst waiting to turn into their driveways.

The planned on-site parking is inadequate and will almost certainly overflow onto the A4155 and its verges thereby increasing the road safety issues.

When the Ruskin development was agreed it was planned to cater for any extension, in the easterly direction, to go via the Ruskin site. A road exists to the rear of the main block of flats which terminates at present against the garden of 199 Henley Road. This clearly is the obvious entrance point for any easterly development as it is already carrying traffic and is controlled by traffic lights.

If the current residents of the Ruskin houses, which border on 199 Henley Road, are claiming “squatters rights” to this short dead-end road for their own parking, it would seem appropriate, if this road were to be extended, to give them parking facilities to the rear of their properties within the existing garden of 199 Henley Road (Officer comment: only the scheme as proposed can be considered. The proposals do not impact upon the existing parking provision for any house within the Ruskin development)

The only letters of support shown on your website are on a pro-forma document which makes us wonder if it was given out by the developer and is therefore biased.

We have no objection to the principle of a Care Home. However we feel that it should be a size and design to blend in with the current dwellings as well as standing on the northerly part of the site away from the current floodplain.

Officer: Matt Burns



Road Adoption Plan

