



PLANNING APPLICATIONS COMMITTEE

13 NOVEMBER 2019

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		5 - 6
9. 190627/FUL - GAS HOLDER, ALEXANDER TURNER CLOSE	Decision	ABBEY	7 - 16
10. 191086/FUL - UNIT 16, NORTH STREET	Decision	ABBEY	17 - 18
11. 191482/FUL - BACK OF BEYOND PH, 108 KINGS ROAD	Decision	ABBEY	19 - 20
13. 191632/REG3 - VARIOUS TOWN CENTRE LOCATIONS	Decision	ABBEY	21 - 22
14. 190760/FUL & 190929/FUL - 76 CHRISTCHURCH ROAD	Decision	CHURCH	23 - 24
16. 190702/REG3 - LAND TO THE REAR OF 51 TO 65 WENSLEY ROAD	Decision	MINSTER	25 - 26
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GUIDE TO USE CLASSES ORDER and Permitted Changes of Use (England)

The table below summarises the permitted changes of use as of 25 May 2019. The table simplifies the complex legislation and should be read as a guide only.

From	To
A1 (shops)	<p>A2</p> <p>A3 up to 150m² and subject to Prior Approval</p> <p>B1 up to 500m² and subject to Prior Approval</p> <p>C3 up to 150m² and subject to Prior Approval</p> <p>D2 up to 200m² and subject to Prior Approval and only if the premises was in A1 use on 5th December 2013</p> <p>A mixed use comprising an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions</p>
A2 (professional and financial services) when premises have a display window at ground level, but excluding betting offices or pay day loan shops	<p>A1</p> <p>A3 up to 150m² and subject to Prior Approval</p> <p>B1 up to 500m² and subject to Prior Approval</p> <p>C3 up to 150m² and subject to Prior Approval</p> <p>D2 subject to Prior Approval and only if the premises was in A2 use on 5th December 2013</p> <p>A mixed use comprising an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions</p>
A3 (restaurants and cafes)	A1 or A2
A4 (drinking establishments)	A4 drinking establishment with A3 (restaurants and cafes)
A4 (drinking establishment) with A3 (restaurants and cafes)	A4 (drinking establishments)
A5 (hot food takeaways)	<p>A1 or A2 or A3</p> <p>B1 up to 500m² and subject to Prior Approval</p> <p>C3</p>
B1 (business)	B8 up to 500m ²
B2 (general industrial)	<p>B1</p> <p>B8 up to 500m²</p>
B8 (storage and distribution)	<p>B1 up to 500m²</p> <p>C3 (subject to prior approval)</p>
C3 (dwellinghouses)	C4 (small houses in multiple occupation)
C4 (small houses in multiple occupation)	C3 (dwellinghouses)
Sui Generis (casinos)	<p>D2</p> <p>A3 only if existing building is under 150m² and subject to Prior Approval</p> <p>C3 up to 150m² and subject to Prior Approval.</p>
Sui Generis (betting offices and pay day loan shops)	<p>A1</p> <p>A2</p> <p>A3 up to 150m² and subject to Prior Approval</p> <p>B1 up to 500m² and subject to Prior Approval</p> <p>C3 up to 150m² and subject to Prior Approval</p> <p>A mixed use comprising a betting office or a pay day loan shop, or an A1 or A2 use and up to two flats may also be permitted subject to meeting certain conditions.</p> <p>D2</p>

From	To
Sui Generis (laundrette)	B1 up to 500m ² and subject to Prior Approval
	C3 up to 150m ² and subject to Prior Approval
Sui Generis (agricultural buildings)	A1, A2, A3, B1, B8, C1, C3, D2 , all subject to meeting relevant criteria and Prior Approval.

Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 13 November 2019

Ward: Abbey

Application reference: 191144

Application type: Full Planning Approval

Site address: 49a-51a George Street, Reading, RG1 7NP

Proposal: Residential development for a total of six dwellings (net increase of 4 dwellings), comprising re-modelling of 49A and 51A George Street, two storey and single storey rear extensions, rear dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments.

Reason for Committee item: Officer Recommendation

Ward: Abbey

Application reference: 191632

Application type: Regulation 3 Planning Approval

Site address: Reading Museum Service, Town Hall, Blagrove Street, Reading, RG1 1QH

Proposal: Retention of existing signs and interpretation panels on a permanent basis (application 170962) and proposed of extra directional signage in the Town Centre on a permanent basis.

Reason for Committee item: RBC Application

Ward: Abbey

Application reference: 191659

Application type: Regulation 3 Planning Approval

Site address: Former Reading Family Centre, North Street, Reading, RG1 7DA

Proposal: Two buildings of four and five storeys providing 41 dwellings as affordable housing units including vehicular, cycle and pedestrian access, parking and hard and soft landscaping

Reason for Committee item: Major Application & RBC Application

Ward: Katesgrove

Application reference: 191176

Application type: Outline Planning Approval

Site address: The Woodley Arms Ph, Waldeck Street, Reading, RG1 2RF

Proposal: Outline application considering access, appearance, layout and scale involving demolition of former public house (Class A4) and erection of 2 x 3-storey buildings to provide in total 38 purpose-built co-living units (Sui Generis), 10 vehicle spaces, shared external communal space and associated works.

Reason for Committee item: Major Application

Ward: Park * Councillor White has asked for an accompanied site visit.

Application reference: 191634

Application type: Full Planning Approval

Site address: Hamilton Centre, 135 Bulmershe Road, Reading, RG1 5SG

Proposal: Conversion of Hamilton Centre into 2 storey Special Educational Needs College for 11 - 18 yr olds. Project also includes a 500m2 new build extension, car parking, landscaping and multi use sports area.

Reason for Committee item: Major Application

Ward: Mapledurham

Application reference: 191677

Application type: Regulation 3 Planning Approval

Site address: Upper Woodcote Road, Caversham, Reading

Proposal: Refurbishment and small extension to existing pavilion

Reason for Committee item: RBC Application

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

ITEM NO. 9

Ward: Abbey

App No: 190627/FUL

Address: Gas Holder Site Alexander Turner Close

Proposal: Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space

Date validated: 28/05/2019

Application target decision date: 27/08/2019 **Extension of time:** 04/12/2019

RECOMMENDATION:

As per the main agenda report but the recommendation is no longer 'subject to' confirmation from the Council's Ecologist that the final ecological surveys have been carried out to an appropriate standard and that the proposed ecological mitigation/enhancement measures are acceptable

The following additional section 106 Heads of Terms are also proposed:

- A deferred payment mechanism for affordable housing in the form of an open book review of standard development cost and value inputs (triggered on sale or equivalent of the 90th percentile of units) to secure that any excess above a developer's profit of 18.7% of gross value is shared on a 50/50 basis (£1 for £1) between the applicant and the LPA up to the equivalent of the 30% policy cap, either in the form of additional units or a cash equivalent (at the discretion of the LPA).

The Council can also require a further viability review if substantial implementation does not occur within 21 months of an implementable consent.

- A financial contribution of £10,000 towards street lighting adjustments along Kennet Site (to reduce light-spill/glow for bats)

The following additional conditions are proposed:

50. Pre-commencement submission and approval of scheme of biodiversity enhancements (to include peregrine platform, bird and bat boxes and native and wildlife friendly landscaping). Implementation prior to occupation and retention thereafter.

51. All demolition to be undertaken outside of the bird-nesting season (mid-March to end of August) or if this cannot reasonably be avoided, a suitably qualified ecologist will check

the areas to be removed immediately prior to demolition and advise whether nesting birds are present. If active nests are recorded, works that may disturb active nests shall proceed until all young have fledged the nest and it is no longer in use.

52. Pre-commencement submission and approval of details of the river viewing platform

The following condition from the main agenda report is corrected as follows:

29. Pre-occupation pay play facilities to be submitted and approved. Pre-occupation implementation and retention thereafter.

1 Affordable Housing

1.1 Paragraph 6.12 of the main agenda report sets out at that there have been ongoing discussions between the Applicant and the Council's Principal Valuations Officer with regard to the final affordable housing offer. The on-site affordable housing provision referred to in the paragraph 6.13 of the main agenda report [15 on-site units which equates to a provision of 12%) has now been agreed. In addition to this a deferred payment mechanism has now also been agreed to ensure that the LPA would receive an equal share of any future additional profit made on the development (through savings in development costs or increases in value). The following is to be added to the section 106 heads of terms in terms of affordable housing provision:

Deferred payment mechanism in the form of an open book review of standard development cost and value inputs (triggered on sale or equivalent of the 90th percentile of units) to secure that any excess above a developers profit of 18.7% of gross value is shared on a 50/50 basis (£1 for £1) between the applicant and the LPA up to the equivalent of the 30% policy cap, either in the form of additional units or a cash equivalent (at the discretion of the LPA). The mechanism will also include the agreed existing use value as the land price input together with any financial benefits that are available and can be secured for mitigating the impact of decontamination and site related costs. The Council can also require a further viability review if substantial implementation does not occur within 21 months of an implementable consent.

2. Ecology

2.1 The recommendation on the first page of the main agenda report was subject to 'confirmation from the Council's Ecologist that the final ecological surveys have been carried out to an appropriate standard and that the proposed ecological mitigation/enhancement measures are acceptable'.

2.2 Policy EN12 (EN12: Biodiversity and the Green Network) of the Local Plan 2019 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.

- 2.3 The Council's Ecologist has now reviewed the final ecological surveys and is satisfied that they have been carried to an appropriate standard. An additional condition is recommended to ensure all demolition is undertaken outside of the bird nesting season.
- 2.4 The Council's Ecologist has also reviewed the proposed scheme of biodiversity mitigation/enhancement measures, including a proposed lighting strategy. The Ecologist is satisfied that the mitigation/enhancement measures proposed (summarised in paragraphs 6.63 - 6.66 of the main agenda report) are comprehensive. An additional condition is also recommended to secure detailed information on each of the measures proposed to be submitted and approved by the LPA (and the EA) prior to the commencement of development.
- 2.5 The proposed lighting strategy has also been reviewed and the Council's Ecologist considers that this has been designed, through application of low mounting heights and warm white LED lamps, such that lighting impact on the river environment and in particular on the river channel would be minimal. However, it is identified that in combination with the existing street lighting to Kennet Side on the opposite side of the river there would be an unacceptable cumulative increase in lighting levels within the central part of the river, which is a commuting corridor for bats. To mitigate against this cumulative impact and to demonstrate a biodiversity enhancement and net gain from the proposed development a financial contribution of ten thousand pounds (£10, 000) is to be secured as part of the section 106 legal agreement towards altering of the lamp heads to the Kennet Side Street lighting which would ensure that light levels within the central part of the river would not exceed those recommended for wildlife. Subject to securing this contribution and the recommended conditions Officers are satisfied that the proposals would result in a biodiversity enhancement and would accord with Policy EN12.

3 Other

- 3.1 Paragraph 6.3 of the main agenda report which refers to Policy CR13 (East Side Major Opportunity Area) is amended (deletions shown with a ~~strike through~~ and additions in *italics*) to accurately reflect the final adopted wording of this Policy within the 2019 Local Plan:

'Development in the East Side Major Opportunity Area will:

- i) Provide a more defined urban environment than currently exists, of a medium to high density;
- ii) Contribute towards the provision of a new residential community at the eastern fringes of the central area. *Development for education will be acceptable within the site;*

- iii) Help facilitate greater pedestrian and cycle permeability, in particular east-west links through the area and links between development areas and the station, including improved crossings of the IDR and railway;
- iv) Safeguard land which is needed for mass rapid transit routes and stops;
- v) ~~Preserve the historic features in the area and enhance~~ *Conserve and enhance the listed buildings, scheduled ancient monuments and historic garden in the area* and their setting where possible;
- vi) *Give careful consideration to the archaeological potential of the area and be supported by appropriate archaeological assessment which should inform the development;*
- vii) *Demonstrate that it is part of a comprehensive approach to its sub-area, which does not prevent neighbouring sites from fulfilling the aspirations of this policy, and which contributes towards the provision of policy requirements that benefit the whole area, such as open space;*
- viii) Provide additional areas of open space where possible, particularly in the centre of the new community;
- ix) Maintain, improve and create new access along the north side of the River Kennet *to the Kennet Mouth; and;*
- x) Give early consideration to the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.

3.2 The above corrections do not alter the conclusions of the main agenda report.

3.3 Paragraph 6.5 of the main agenda report which refers to Policy CR13d (Gas Holder Site) is amended (deletions shown with a ~~strike through~~ and additions in *italics*) to accurately reflect the final adopted wording of the this Policy within the 2019 Local Plan:

‘This area will be used for residential development. Development should enhance the character of ~~the mouth of~~ the Kennet and should maximise the potential of the site to be a river gateway to Reading. Public access along the river will be sought. Development should be set back at least ten metres from the top of the bank of the river ~~and allow for a wildlife corridor along the river to reflect its wildlife significance.~~ Development should take account of potential contamination on the site.’

3.4 The above are typographical corrections and do not affect the conclusions of the officer report.

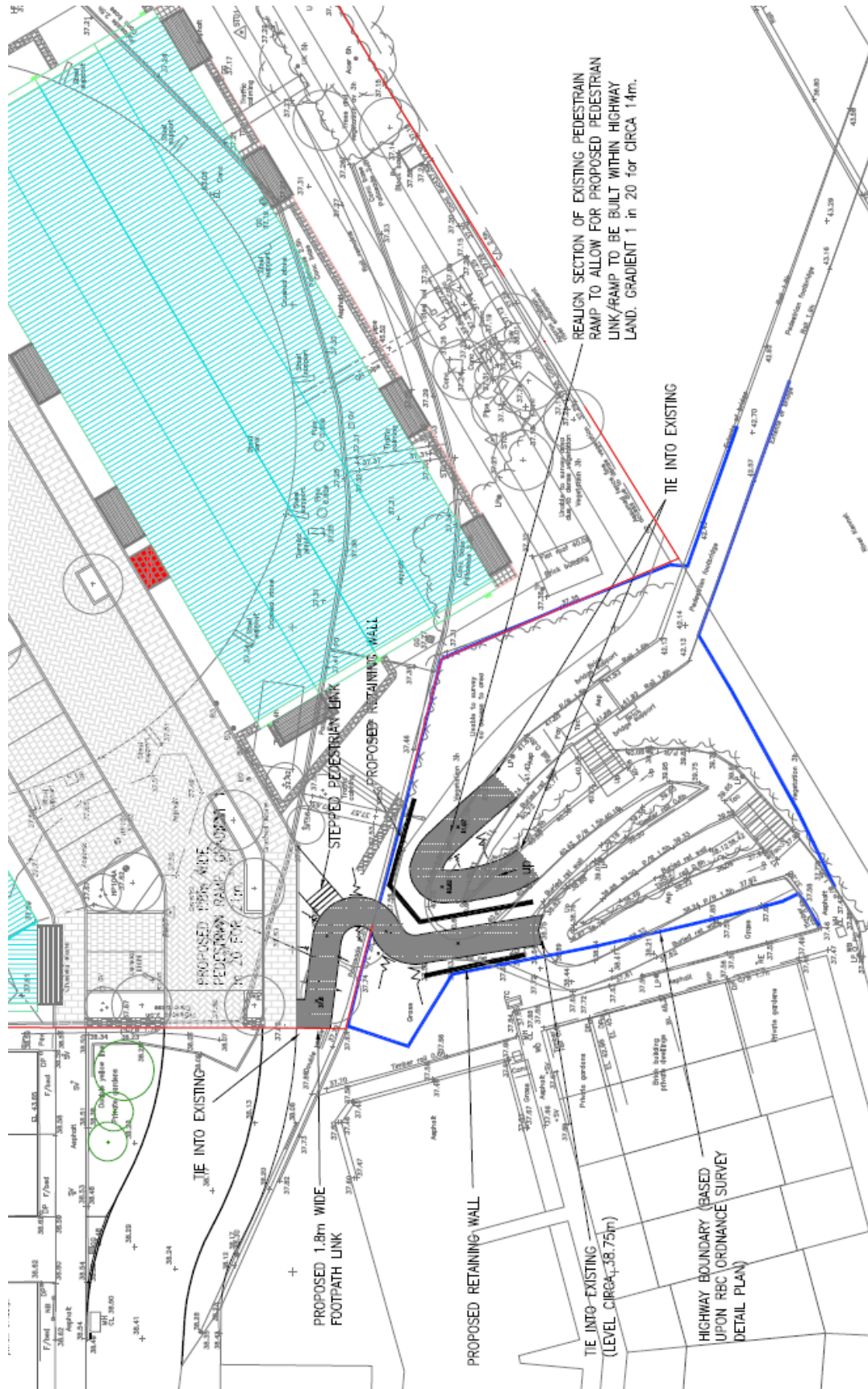
3.5 Paragraph 3.2 of the main agenda report incorrectly refers to Building C as being two storeys in height. Building C as proposed is three storeys in height as referred to elsewhere within the report.

3.6 Paragraph 3.3 of the main agenda report refers to Buildings A and B having balconies. It should also be noted that Building C also has balconies to the upper floors in addition to the private rear gardens to the ground floor units.

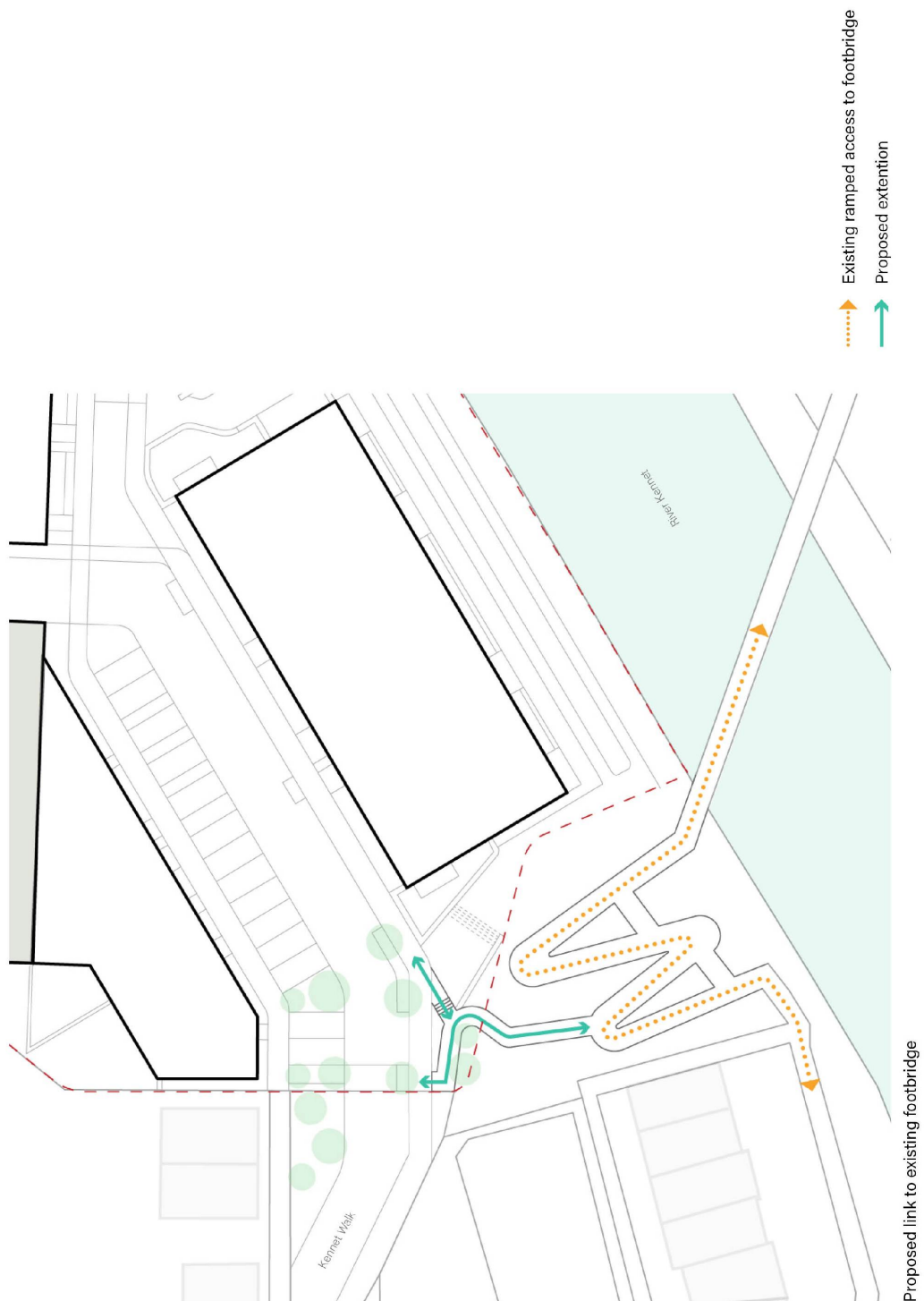
- 3.7 Paragraph 3.5 of the main agenda report refers to the unit mix within Building B. This incorrectly refers to 2 x 2 bedroom units and should instead state 2 x 3 bedroom units.
- 3.8 Paragraph 6.21 of the main agenda report refers to engineering advice received by the applicant advising that any new building on the site of the existing gas holder should be limited to 4 storeys. It should be noted that further investigation established that a new building should be limited to 5 storeys.
- 3.9 The drawing below paragraph 6.35 of the main agenda report shows only an indicative location of the new pedestrian connection to the footbridge over the Kennet. The agreed layout of the new link is shown in the drawings at the end of this update report as well as a visual indicating the appearance of the link.
- 3.10 For clarity additional detail is also set out with regard to the detailed requirements of proposed condition no. 4 which requires a construction method statement to be submitted and agreed prior to the commencement of development:
4. *No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:*
 - (A) *Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided*
 - (B) *Loading and unloading of plant and materials used in constructing the development.*
 - (C) *Location on site for storage of plant and materials used in constructing the development;*
 - (D) *The erection and maintenance of security hoarding / scaffolding if required.*
 - (E) *Identification of any footpath closures or road closures needed during construction;*
 - (E) *Wheel washing facilities on site*
 - (F) *A scheme for recycling waste resulting from the construction works.*
 - (G) *Measures for controlling the use of site lighting whether required for safe working or for security purposes.*
 - (H) *Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;*
 - (I) *Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.*
 - (J) *Traffic Management needed during construction.*
 - (K) *Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).*
 - (L) *Emergency contact and Site manager contact details.*

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Officer: Matt Burns



Plan showing layout of the proposed new pedestrian connection to the footbridge over the River Kennet



Plan showing route of the proposed new pedestrian connection to the footbridge over the River Kennet



Visual of proposed new pedestrian connection to footbridge over the River Kennet

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UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

ITEM NO. 10

Ward: Abbey

Application No.: 191096/FUL

Address: "Unit 16" North Street, Reading, RG1 7DA

Proposal: Redevelopment of site to provide 295sqm of office space (Class B1(a) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.

Applicant: Atlas Controls

Date Valid: 04/07/2019

Application target decision date: Originally 03/10/19, but extensions of time have been agreed until 30th November 2019

RECOMMENDATION:

Approve as per the main agenda report but with an additional section 106 heads of terms proposed as follows:

- Management Plan (detailing long term maintenance operations and responsibilities associated with the green wall planting) to be secured as part of the legal agreement (with the legal agreement being delegated to officers to determine, as per the main recommendation).

1. Green Wall

1.1 The applicant is aware of concerns regarding the long-term management of the green wall planting in terms of responsibility and its continuity.

1.2 As per the main agenda report, the acceptance of the green wall is based upon:

- It's various benefits (para 6.24);
- The commercial imperative of its maintenance (para 6.20) and
- That its implementation will be secured via a landscaping condition (para 6.23)

1.3 Given the concerns raised, the applicant has proposed that the long-term maintenance of the green wall planting be safeguarded through a Management Plan, which will be secured as part of the S106 Legal Agreement. The Management Plan would confirm the maintenance operations associated with the green wall planting and detail the various responsibilities for the implementation and long-term operation of the plan (e.g. a building management company).

1.4 In this capacity, the Management Plan would secure the operation, responsibility and continuity of the green wall maintenance through the

rigorous strictures of the Legal Agreement. The applicant also considers that this further demonstrates their commitment to the green wall, which is fundamental to the success of the scheme.

2. Other Matters

- 2.1 There is a typographical error in paragraph 6.33 of the main agenda report which is corrected as follows:

“In terms of privacy and overlooking, it is initially noted that the proposed accommodation is located sufficient distance away from existing nearby residential occupiers outside the application site. This is discussed in more specific detail in the ‘amenity for nearby occupiers’ section below (from the opposite perspective) but equally applies to future occupiers too. Given the nature of the proposal there would be no loss of privacy or overlooking between different units at the site.”

- 2.2 The recommendation remains as currently published, with the additional heads of terms.

Case Officer: Ethne Humphreys

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

Ward: Abbey
App No.: 191482/FUL
Address: Back of Beyond Public House, Kings Road, Reading
Proposal: Alterations to existing and new boundary treatment along Bembridge Place, to facilitate dual use of the service yard as a service yard/beer garden, and associated works.
Applicant: JD Wetherspoon PLC
Date received: 12th September 2019
Target decision date: 8th November 2019
Extension of time agreed: 22nd November 2019

RECOMMENDATION:

Grant, as per the main agenda report with an amended condition for the public hours of the outdoor area

1. TYPOLOGICAL ERROR

- 1.1 Following the publishing of the committee agenda and associated report, a typological error is in need of correction.
- 1.2 The condition (5) in the report incorrectly states that the area should be open to the public from 7:00 a.m. to mid-day. This should state “will not be open to the public from 7:00am to mid-day” in order to allow of deliveries and servicing.

Case Officer: Sarah Burr

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 13 th November 2019	ITEM NO. 8 Page:
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Ward: Abbey

Application No.: 191632/ADV

Address: Various Locations within Reading Town Centre

Proposal: Retention of existing non-illuminated direction, place identification, other feature signs and interpretation panels within public pedestrian areas in Reading town centre and the Abbey Quarter on a permanent basis. Additional directional signage on a permanent basis.

Application target decision date: 3rd December 2019

Recommendation:

As per the main report

1. Conservation Area Advisory Committee (CAAC) response

1.1 Further to section 4.3 of the main report, on 12th November 2019, the Conservation Area Advisory Committee (CAAC) has provided comments on the application. CAAC were generally supportive of the proposal, however raised several points for consideration:

- 1) CAAC considers that the existing Abbey Quarter sign (AC1) at Reading station is marred by the large digital advertising screen and so therefore should be repositioned.
- 2) Concern that within the Town Hall Square, old information boards with out of date maps are still in place cluttering up the square, potentially conflicting with the new signs and detracting from their appearance.
- 3) Concern that rubbish bags along Broad Street congregate around lampposts and therefore detract from the appearance of the signs and devalue the experience of the customers using them.
- 4) Considers that this application should take into account the need for and timing of removal of surplus signage in the town centre in order to avoid an over-cluttering of advertising.

1.2 In response to the above, officers consider that there is adequate spacing between the existing Abbey Quarter sign (AC1) and the large digital advertising screen. A distance of around 30m separates the two. It is considered that the Abbey Quarter sign is still visible for pedestrians around the station despite the large advertising screen if standing in close proximity (which is required due to its smaller size). The applicant also stated that a revised location would begin to disrupt the path of signage around the town centre to the Abbey Quarter. Furthermore, applications for advertisement consent can only consider as to whether the sign is acceptable in terms of amenity and public safety. Sign AC1 is considered to be acceptable in both of these regards.

- 1.3 Concern has been raised that out of date advertisements are located within the Town Hall Square and will conflict with the Abbey Quarter signage in this area. The removal of any outdated advertisements cannot be controlled under this application. Officers recommend that this matter could be separately raised with the appropriate department within the Council.
- 1.3 With regards to rubbish bags being left along Broad Street from commercial units and in turn blocking visibility of signage, rubbish bags should only be left in these locations for a short period of time before collection and thus any conflict with signage should be minimal. Again, this matter cannot be controlled under this advertisement consent application.
- 1.4 The views of the Conservation Area Advisory Committee have been acknowledged, but it is considered by officers that the proposed locations of the signs are appropriate for the reasons given above and outlined in the main report. They are not considered to conflict with amenity and public safety policies which advertisement consent can only be assessed under.
- 2.0 **Comments from ‘Terry’s Reading Walkabout’**
- 2.1 Comments were also received from Terry’s Reading Walkabout on 13th November 2019 listing some potential suggestions for improvements to the existing Abbey Quarter signage located around the town centre. The main issues raised were that signs are not always clear and numbered which makes following the route difficult and some signs should be re-located to avoid them being subject to bird deposits.
- 2.2 This application can only assess the positions of the signs proposed in relation to amenity and public safety, as opposed to how well the signs actually inform/ direct members of the public to the Abbey Quarter. This is a separate matter to be considered by the applicant, and the comments raised have been passed on accordingly. Should some signs want to be repositioned following on from these comments then a separate advertisement consent application will need to be made.

Case Officer: Connie Davis

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

Ward: Church

App No: 190760/FUL & 190929/FUL

Address: 76 Christchurch Road, Reading

190760/FUL Proposal: Change of use ground, first and second floor of A2 (Bank) to A5 on the ground floor, and on first and second floor from A2 to C4 HMO. Part-retrospective application for flat roof rear dormer.

190929/FUL Proposal: Change of use of 1st and 2nd floors from bank (Class A2) to C4 HMO. Part-retrospective application for flat roof rear dormer.

RECOMMENDATION:

Grant, as per the main agenda report with an additional condition for a litter management strategy (for application 190760 - ground floor change of use from A2 to A5).

1. ADDITIONAL REPRESENTATIONS MADE

1.1 Following the publishing of the committee agenda and associated report, a number of additional letters of representation have been received.

1.2 Several letters have outlined their support for the application - these can be summarised as:

- Bringing vacant unit back into use
- Less people working at the unit would reduce its impact.

While two letters were received objecting to the proposal:

- Objection despite compliance with policies

1.3 Councillor Pearce is unable to attend the meeting, and has provided the following comment in relation to the proposal:

“As one of the local Councillors for the Ward in which this application sits I would like to express my concern at this application and urge committee members to refuse.

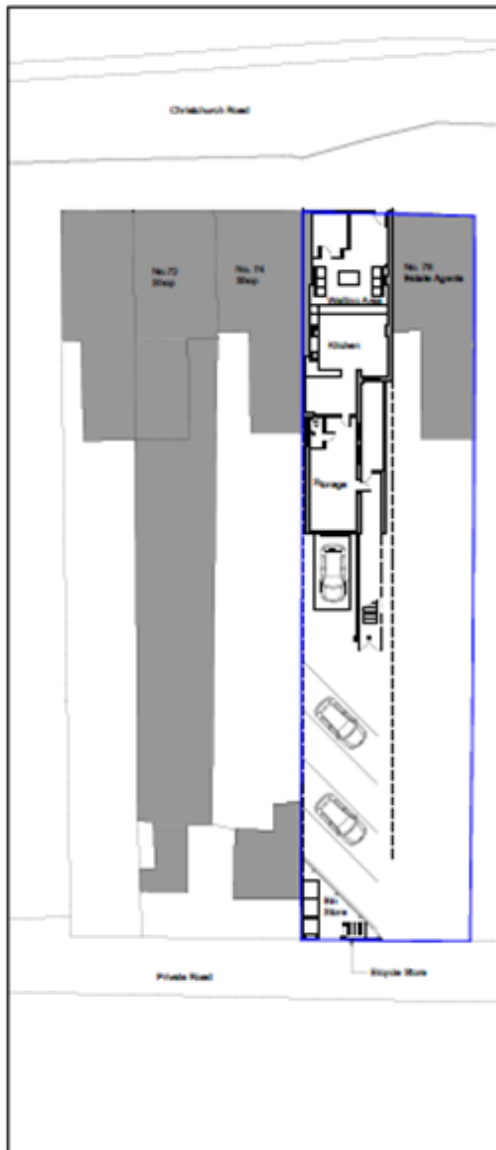
There is strong resident feeling in the local area around this application and the wider area in general. Concerns about other, similar local takeaway establishments were expressed earlier this year when there was another planning application, and the same issues apply here.

These row of shops are historic in nature and architecture, and have in the past provided local amenities for varying parts of the community. The scope and target of these shops appear to be narrowing, to the detriment of many in the local community.

Local residents are concerned with the noise and disturbance that increased deliveries will cause, the parking issues in front and near the shops will be exacerbated, and there is the obvious potential of an increase in anti-social behaviour which is already an issue residents have raised with me.”

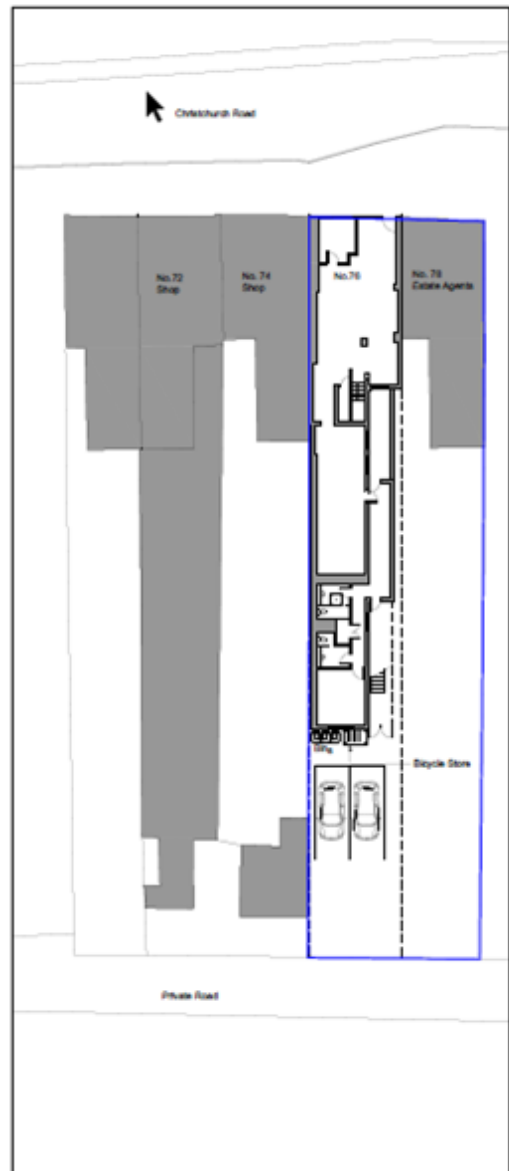
- 1.4 For clarity, applications 190760 and 190929 differ in that 190929 retains the single storey building to the rear as shown on plans below.
- 1.5 In addition, the original report did not include a condition relating to a litter management strategy which is commonly attached to takeaway uses. As such, an additional condition is recommended as above.

Case Officer: Anthony Scholes



Landscape Plan of Development
SCALE 1:200

190760/FUL – Proposed Site Plan



Landscape Plan of Development
SCALE 1:200

190929/FUL – Proposed Site Plan

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019
ITEM NO. 16

Ward: MINSTER

Application No: 190702/REG3

Address: Land to rear of 51-65 Wensley Road, Reading, RG2 8NA

Proposal: Erection of two 2 bed dwellings (Class C3)

Applicant: Reading Borough Council

Date Valid: 03/06/2019

Application target decision date: Originally 29/07/19 but an extension of time has been agreed until 30/11/2019

RECOMMENDATION:

Approve - as per the main agenda

1. Amenity for nearby occupiers

1.1 For clarification, the properties of No's 51-65 Wensley Road are Reading Borough Council owned flats and not houses. Whilst the proposed buildings would be visible to the occupiers of these flats, as per the main agenda report, it is not considered that there would be any significant material harm to the occupiers of these flats due to some existing tree/vegetation screening along the boundary, slight levels difference and distances to the flats themselves. Whilst landscaping (to be dealt with by way of condition), may help to soften the impact on the occupiers of these properties, given the typology of the site, proposed layout and distances involved, it is not considered that there would be any material harm to the occupiers of these properties.





View towards the rear of No's 51-65 Wensley Road

2. Other Matters

- 2.1 There is a typographical error in the Recommendation box at the start of the main agenda report which is corrected as follows:

“Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a unilateral undertaking legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the ~~3th~~ 30th November 2019 (unless the assessing officer on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement).”

- 2.2 There is also a typographical error in paragraph 6.5 of the main agenda report which is corrected as follows:

“The proposal site has no frontage on to Foxhays Wensley Road meaning that any proposal for the site would not be readily visible in the street scene.”

- 2.3 The recommendation remains as currently published.

Case Officer: Ethne Humphreys

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

ITEM NO. 18

Ward: Southcote

App No.: 191396/LBC

Address: Southcote Lodge, Burghfield Road, Reading, RG30 3NE

Proposal: Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

Applicant: S Holmes, Housing 21

Date validated: 23 August 2019

8 week target decision date: 18 October 2019

RECOMMENDATION:

Amend reason for refusal as follows:

1. The proposed changes would result in substantial harm to the special architectural and historic interest of the Listed Building and features of special interest, notably the windows, contrary to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy contained within the NPPF and associated practice guidance and Policies EN1 and CC7, of the Reading Borough Local Plan 2019.

1. ADDITIONAL REPRESENTATIONS RECEIVED

1.1 A letter of objection has been received from the Reading Civic Society, the full text of which is as follows:

“Reading Civic Society notes that the sashes in place probably date from the 1980s. It agrees that they appear to be appropriate replicas and have not had an adverse impact on the look of the building.

The sashes in place should also be in reasonably good condition and probably have 100 years life in them if maintained, if not longer. There is no such assurance with PVC which has a relatively short life of 10-20 years and themselves bring issues.

We therefore object most strongly to this most inappropriate proposal to replace wooden sash windows with PVC replacements. The look of the building would inevitably be harmed in a major way. As your report suggests no assurance could be taken that carrying out such work would not adversely impact other elements of the building.

You have rightly guided the committee that the priority should be to repair / refurbish should any sashes be in a bad way. It is, I suggest, worth emphasising as part of the decision that should any of the individual sashes required to be replaced (should they be beyond practical repair which will ensure them being in good condition for the long term) then LBC is required for this (i.e. a replacement is not a repair!). I raise this as builders appear to have a very limited understanding of when LBC is required and frequently guide building owners incorrectly.

We also agree that significant improvements in the efficiency of the working of the windows, and their thermal efficiency, can be achieved by weather strips which have a reasonably long life. In addition Secondary glazing is also possible but major work might be required.

So maintain properly, paint regularly and install weather strips and that will not only maintain the look of the building but will probably be significantly cheaper than the proposed PVC horrors.

It is difficult to understand this PVC madness. How can we ban PVC window salesmen from going anywhere near listed buildings I wonder?"

- 1.2 This objection supports the findings in the main report and the recommendation remains as currently published.

2. AMENDED RECOMMENDATION

- 2.1 The Reading Borough Local Plan has been adopted since the main agenda was published and is now the development plan for Reading. The Core Strategy 2008 no longer forms part of the development plan. The recommended reason for refusal has been updated to reflect this.

Case Officer: Steve Vigar