



PLANNING APPLICATIONS COMMITTEE

15 JANUARY 2020

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		3 - 4
7. 191144/FUL - 49A-51A GEORGE STREET	Decision	ABBEY	5 - 6
9. 191755/FUL - 60 CHRISTCHURCH ROAD	Decision	CHURCH	7 - 8

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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 10 January 2020

Ward: Abbey

Application reference: 191792

Application type: Full Planning Approval

Site address: 71-73, Caversham Road, Reading, RG1 8JA

Proposal: Demolition of former retail warehouse and erection of a new part 1, part 5, part 7 storey mixed-use building comprising 44 residential units, 239 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

Reason for Committee item: Major Application

Ward: Abbey

Application reference: 191841

Application type: Full Planning Approval

Site address: House Of Fraser, The Oracle, Bridge Street, Reading, RG1 2AS

Proposal: Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x flexible retail/restaurant/bar unit (Class A1/A3/A4), 1x flexible retail/restaurant unit (Class A1/A3) and 1x assembly and leisure unit (Class D2) at Riverside level; 1x retail unit (Class A1) and 1x assembly and leisure unit (Class D2) at lower ground level; 1x retail unit (Class A1) at upper ground level, together with alterations to the Riverside frontage and associated plant, car parking and external alterations at car park levels.

Reason for Committee item: Major Application

Ward: Abbey

Application reference: 191848

Application type: Full Planning Approval

Site address: Greyfriars Church, Friar Street, Reading

Proposal: Demolish Existing Church Centre, Construct New Three Storey Church Centre with Plant Enclosure on Roof and Single Storey Glazed Link at Ground Floor Level. Associated hard and Soft Landscaping and External Works

Reason for Committee item: Major Application

Ward: Abbey

Application reference: 191825

Application type: Variation of Condition

Site address: St Johns Primary School, 121-147 Orts Road, Reading, RG1 3JN

Proposal: Application for variation of condition 2 following grant of planning permission 111030, to raise the height of the sports rebound ball fence from 4 metres (Approved) to 6 metres.

Reason for Committee item: Major Application

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UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 15th January 2020

ITEM NO. 7

Ward: Church

App No: 191144/FUL

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.

RECOMMENDATION:

Grant full planning permission, as per the main agenda report.

Adjustments to conditions:

Condition 4: insert full requirements for a Construction Method Statement, but to also include submission of phasing arrangements (see below).

Other related conditions to ensure that provision of cycle parking, bins, amenity space etc. are provided in relation to the relevant apartment, no later than first occupation of the relevant apartment.

1. CLARIFICATION OF CONSTRUCTION METHODOLOGY

1.2 Further to paragraph 6.18 of the main report, the applicant has advised that the proposal may be undertaken in two stages, with the demolition of the rear buildings, and subsequent construction of the two new apartments in their place, likely to be implemented first. The conditions relating to the permission (as recommended in the main report) require communal facilities such as: bin storage, bicycle storage, and access to be provided.

2.3 The construction therefore may incorporate two stages of works (i.e. one for the rear portion, and one for the extension to the existing dwellings). The Construction method statement condition recommended (condition 4 from the main report) would be required to be submitted prior to the commencement of any works (including demolition) at the site. The full condition is listed below and ensures that the construction method statement be complied with throughout the development, notwithstanding any in part implementation. The final details of the wording of this condition would be discussed and agreed with the applicant.

2. CLARIFICATIONS/CORRECTIONS

- 2.2 The details as shown on the main committee report (below) (page 56 of the agenda), show a retention of existing features above the windows and archway, whereas the elevation drawings show a basic amount of detailing and separate doors. It has been clarified by the applicant that the existing detailing is to be retained (albeit repaired).

3. CLARIFICATION OF MAIN REPORT

- 3.1 Officers would note that section 6.28 of the report has been included in error and as such should not be read in conjunction with the remainder of the report. Please disregard.

Case officer: Anthony Scholes

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 15 th January 2020	ITEM NO. 8
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Ward: Church

App No: 190755/FUL

Address: 60 Christchurch Road, Reading

Proposal: Change of use of ground floor to Class A3 cafe/restaurant. Changes to shop front and kitchen extract equipment on rear flat roof.

RECOMMENDATION:

Grant, as per the main agenda report.

1. ADDITIONAL REPRESENTATIONS MADE

- 1.1 Following the publishing of the committee agenda and associated report, 12 additional letters of objection have been received, including a number sent directly to members.
- 1.2 The additional objections largely relate to matters covered in the main report. New issues not covered in the main agenda report relate to the following and are clarified as to their relevance below:
 - Objection to the creation of a 'takeaway' *Officer Note: the proposal at current is for a café/restaurant (A3 use) and not a 'takeaway' (A5);*
 - Concerns over use of first floor above unit *Officer Note: The application is not considering the residential use above;*
- 1.3 For clarification, one objection refers to the centre as a 'district centre', the site is in fact identified as a 'local centre' in the Reading Borough Local Plan 2019 (Policy RL1 'Network and Hierarchy of Centres).
- 1.4 An additional comment also relates to the concerns over the development of a property at the corner of Northcourt Avenue which is not relevant to the consideration of this current planning application.
- 1.5 Officers are satisfied that all matters have been appropriately addressed within the original committee report.

Case Officer: Anthony Scholes

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