



PLANNING APPLICATIONS COMMITTEE

4 MARCH 2020

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Reading Borough Council

Applications for Committee Determination since previous Committee Report

Printed: 27th February 2020

Ward: Abbey

Application reference: 191227

Application type: Regulation 3 Planning Approval

Site address: 11 Waylen Street, Reading, RG1 7UP

Proposal: Change of use from HMO and supported living accommodation to 2no. 5-bed houses.

Reason for Committee item: RBC application

Ward: Minster

Application reference: 200122

Application type: Regulation 3 Planning Approval

Site address: Wensley Road, Reading

Proposal: Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works.

Reason for Committee item: Major application

Ward: Norcot

Application reference: 191496

Application type: Outline Planning Approval

Site address: Meadway Precinct, Honey End Lane, Reading, RG30 4AB

Proposal: Outline planning application (Access only. Appearance, Landscaping, Layout and Scale Reserved for future consideration) for the redevelopment of the Meadway precinct including partial demolition, refurbishment and extension of existing retail units and creation of new retail premises within Use Classes A1, A2, A3, A4, A5, D1 and D2, 266 new residential dwellings (Use Class C3), new car park and servicing arrangements, bin stores, engineering operations including re-profiling of embankment and associated landscaping, re-location of public toilets within precinct.

Reason for Committee item: Major application

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BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4 MARCH 2020

Ward: Caversham
Appeal No: APP/E0345/W/19/3237994
Planning Ref: 190434
Site: 27-43 Blenheim Road, Caversham, Reading, RG4 7RT
Proposal:
Decision level: Committee decision on 06/08/2019
Method: Written representations
Decision: Appeal Dismissed
Date Determined: 27 February 2020
Inspector: Site visit made on 28 January 2020 by Stuart Willis BA Hons MSc PGCE MRTPI
Decision by Stuart Willis BA Hons MSc PGCE MRTPI

1. BACKGROUND

1.1 The site is located to the rear of the gardens of nos. 27-43 Blenheim Road. The site is largely overgrown and is part of a woodland area TPO. The site contains the remains of a brick built building to the north east corner together with the footings of other buildings but the site has been unattended and in a poor state of repair for a number of years. The site has been subject to fly tipping. The land is separate from and does not form part of the rear gardens of the Blenheim Road properties. Blenheim Road contains a mix of housing styles. There is an existing access to the site between nos. 29 and 31 Blenheim Road.

1.2 The site has been the subject of an earlier planning application in 2018 (ref: 181471) for the erection of x5 two-storey dwellings (x2 pairs semi-detached dwellings and x1 detached dwelling) with parking and landscaping and access from Blenheim Road. This application was withdrawn.

1.3 Application 190434 was refused planning permission for the following reasons:

- The loss of priority habitat of Lowland Mixed Deciduous Woodland, which is protected by a woodland TPO.
- Out of keeping with the prevailing pattern and grain of development within the surrounding area and would fail to maintain or enhance the green and wooded character of the site and adjacent residential gardens.
- Absence of a completed Section 106 legal agreement to secure a Section 278 Highways Agreement for a bell mouth access and raised table junction and a contribution towards the provision of a Traffic Regulation Order, the proposed development would fail to mitigate against the increased flow of traffic associated within the proposed additional dwellings.
- Absence of a completed Section 106 legal agreement to secure an acceptable contribution towards the provision of Affordable Housing.

2. SUMMARY OF DECISION

2.1 The Inspectorate considered that the main issues in the appeal were:

- the effect of the proposed development on the character and appearance of the area;

- the effect of the proposed development on biodiversity;
- the effect of the proposed development on highway safety; and
- whether the proposed development would provide appropriate living conditions for future occupiers, with particular regard to internal living space and outdoor space.

2.2 The Inspector took the view that the introduction of dwellings directly behind Blenheim Road and facing towards others would be incongruous with the pattern of development in the area, which is characterised by narrow linear frontage plots with a relatively consistent building line.

2.3 The Inspector agreed that the scheme would erode the existing spaciousness and open feel that the lengthy rear gardens and back to back plot layout create to the rear of properties in the area. It was further considered that the retained trees (off-site), would add to the feeling of crampedness of the scheme, in contrast with the character of development in the area generally.

2.4 The Inspector noted that whilst this treed site is not accessible to the public or part of an extensive area of continuous woodland, it nonetheless helps to create a pleasant verdant backdrop to Blenheim Road, of which the existing trees make a significant contribution. While the on-site trees themselves may not be individually of the highest quality, the site and some of the adjacent land is of acknowledged value via the woodland Tree Preservation Order.

2.5 The Inspector remarked that whilst, *“a development can be partly screened [this] is not sufficient justification to grant planning permission”*.

2.6 In terms of biodiversity, the Inspector noted that the site was identified on Natural England’s Priority Habitat Inventory, and the quality of the woodland does not exclude the land from the definition of lowland mixed deciduous woodland. This is supported by RBLP Policy EN12, which states that development should not result in a net loss of biodiversity, regardless of whether it is an identified Green Network.

2.7 He found a lack of evidence to demonstrate that the scheme represented exceptional circumstances - such as affordable housing benefits or provision of housing - that did not outweigh the harm on biodiversity.

2.8 With regard to the living conditions of the future occupiers, the Inspector concluded that with the submission of new plans during the appeal, the internal space standards for the properties were met and the properties would have sufficient private amenity space.

2.9 In terms of highway safety and the need for a S106 legal agreement to secure the provision of a bell mouth table junction, a S106 unilateral undertaking was provided during the course of the appeal; and the Inspector considered this refusal reason to have been overcome. It was further assessed as to whether the upgraded junction would lead to vehicles causing any unacceptable obstruction or delay, resulting in hazardous movement; and the Inspector concluded that this would not be the case, and that the development would not be harmful to highway safety.

2.10 Whilst the Inspector appreciated that a suitable unilateral undertaking had been submitted to secure affordable housing, it was felt that this did not outweigh the previously identified harm caused by the scheme.

2.11 The Inspector concluded that whilst the scheme would not result in unacceptable harm to highway safety and would provide appropriate living conditions for future occupiers, the harm to the character and appearance of the area and biodiversity was determinative in this appeal and as such the appeal was dismissed.

Comment:

This is a welcome decision in which the Inspector was largely in agreement with the reasons for refusal, although he found the proposed development suitable in terms of highways/parking and his discussion on the issue is detailed.

As well as the issue of crampedness, the decision supports the notion that areas of woodland, despite fairly limited public views, nonetheless make an important contribution to the character of the area. It is interesting to note that although the Inspector was generally satisfied that internal space standards and the modest gardens proposed were satisfactory, he still found that the development overall was cramped.

It is also particularly welcomed that the Inspector has acknowledged the intrinsic biodiversity value of the site and felt that the net loss of such was not outweighed by other matters, such as the provision of affordable housing or a pressing need for land for family housing in the Borough, in him being able to dismiss this appeal.



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**BY THE DIRECTOR OF ECONOMIC REGENERATION & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4 MARCH 2020**

Ward: BATTLE

Appeal No: APP/E0345/W/19/3239477

Planning Ref: 181404

Site: Land to the Rear of 578 - 584 Oxford Road, Reading RG30 1EG

Proposal: The development proposed is demolition of existing building and erection of two storey building containing 4 x studio flats.

Decision level: Delegated decision 1/5/2019

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 13 February 2020

Inspector: Stuart Willis BA Hons MSc PGCE MRTPI

1. BACKGROUND

1.1 The appeal site comprises an Victorian end-of-terrace building at the corner of Oxford Road and Gordon Place, together with more modern outbuildings which have been used as a vehicle repair garage and parts of the rear gardens of 580-584 Oxford Road.

1.2 The site has been the subject of previous planning permissions in 2012 and 2017 for the demolition of the existing structures on the site, and erection of a two-storey rear extension, and construction of a 2.no one bedroom dwellings. The original 2012 application was approved at appeal, with the second permission being granted at officer level.

1.3 The appeal application was refused planning permission for the following reasons:

- Impact of the proposed development on character and appearance of the area;
- Impact of the proposed development on adjacent trees;
- Harm to future occupants' living conditions due to size of flats, and outlook/amenity space; and
- Absence of a completed legal agreement for affordable housing.

2. SUMMARY OF DECISION

2.1 The Inspector considered that the main issues in the appeal were:

- Whether the proposed development would provide appropriate living conditions for future occupiers, with particular regard to internal living space, privacy and outlook; and
- The effect of the proposed development on the character and appearance of the area.

2.2 The Inspector took the view that windows at ground floor facing directly onto the shared amenity space would severely restrict the attractiveness of the outlook from these units, and would allow direct views from the shared space in to main living areas. As such, the Inspector took the view that there would not be a sufficient level of privacy or outlook to those flats.

2.3 The Inspector noted that the windows to the front of the property and the level of daylight/sunlight into all flats, would however, be acceptable.

2.4 The Inspector also agreed with the LPA that despite there not being a specific studio flat floor space standard within the Local Plan the size of the proposed dwellings, that the ability to place a double bed within the studio flats serves to demonstrate that the occupancy could be greater than the Council's position of assessing the application as 1-bed dwellings. As such, the Inspector concluded that the flats would not provide adequate living conditions for future occupiers.

2.6 In terms of character and appearance, he concluded that there was a significant variation in built form and spaces around buildings in the area. As such, the Inspector concluded that the development would not harm the character and appearance of the area.

2.7 The Inspector also disagreed with the Council's view that the development would harm the adjacent trees, and that were he otherwise minded to approve the scheme, conditions could secure landscaping and planting to mitigate any potential impact.

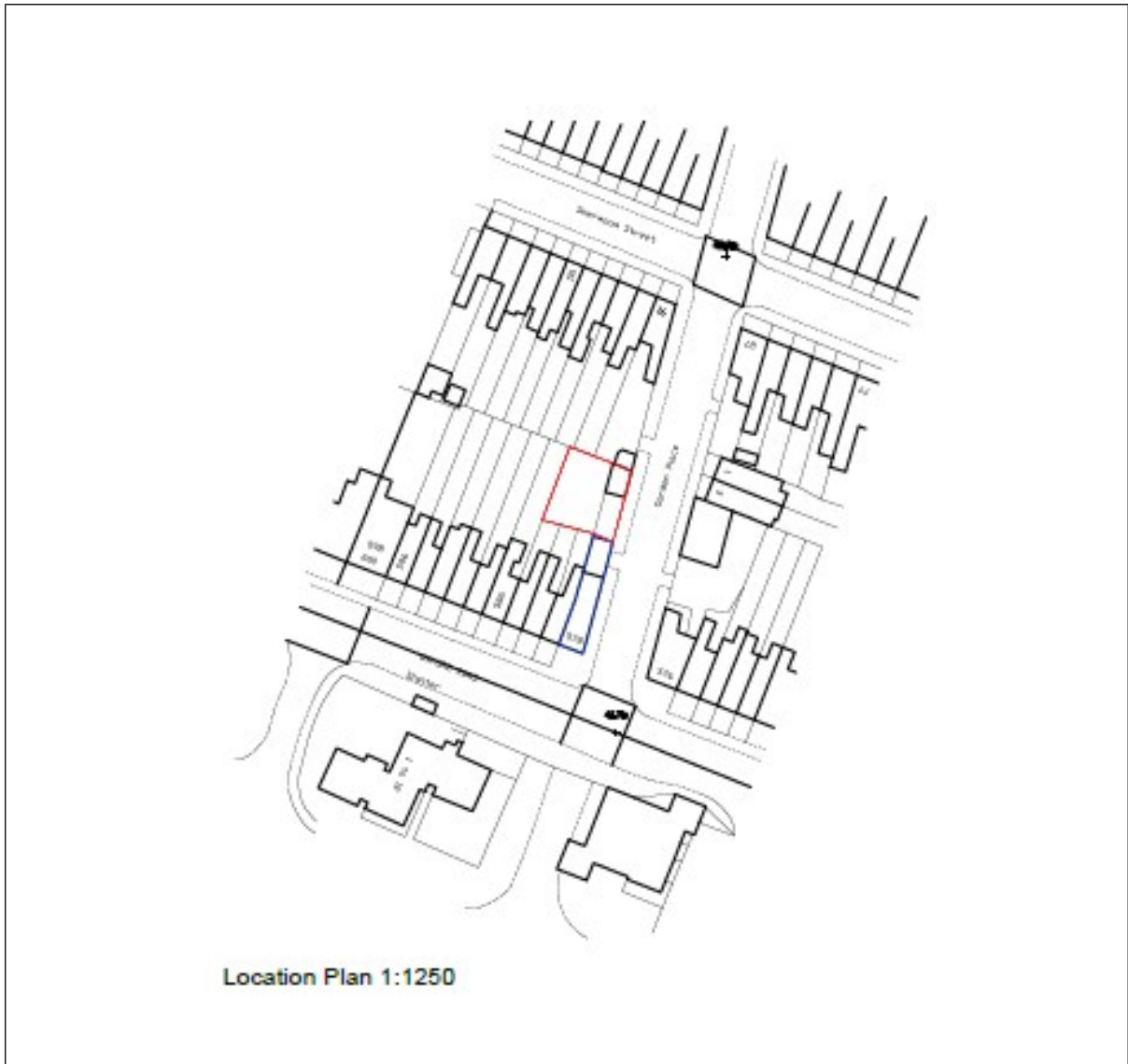
2.8 Whilst the Inspector appreciated that a suitable S106 unilateral undertaking had been presented to secure affordable housing, this did not outweigh the identified harm caused by the scheme.

2.11 The Inspector concluded that although the scheme would not harm the character and appearance of the area, nor would it harm the trees, the completion of the S106 agreement would not outweigh the failure of the scheme to provide appropriate living conditions for future occupiers, and as such the appeal was dismissed.

Comment:

This is a welcome decision in that although the external concerns with the appeal scheme were not supported, the Inspector was in agreement with the Council's refusal reason with how Policy H5 controls standards for new dwellings.

Overall, it is felt that the Inspector has assessed this appeal with a pragmatic approach and has dismissed it in-line with the Council's new Local Plan policies and the harm to the character and living conditions of future occupiers.



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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4th March 2020
ITEM NO. 8

Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

Proposal: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide 134 Units and Site A to provide 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 23rd March 2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services, subject to no new substantive consultation responses by 20th March 2020 and satisfactory wind/microclimate verification, to:

GRANT full planning permission subject to completion of a S106 legal agreement;

or to

REFUSE permission should the legal agreement not be completed by 23rd March 2020 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

The legal agreement to secure the following:

- Open book based deferred affordable housing review linked to a trigger threshold of a developer return of 15% profit on GDV.
- Surplus proceeds beyond 15% GDV to be split 50:50 between the Council and the Developer to provide either additional affordable housing units or a financial contribution towards the provision of additional Affordable Housing units elsewhere in the Borough.
- The deferred affordable housing contribution to be capped at the equivalent of 30% policy equivalent provision.
- Conversion of Communal Social Space to additional lettable Market Housing

- floorspace to trigger the deferred affordable housing review for the relevant building or Phase.
- The affordable housing review to be submitted to the Council within 2 months of first Occupation of Market Housing Units for each building or Phase of development.
- Not to Occupy or permit the Occupation of more than 75% of the Market Housing Units in the Development until the Affordable Housing Units have been Practically Completed and are available for Occupation.
- Details of any changes required to the Drainage and Lighting within the Multi Storey Car Park to be approved by the LPA

Additional Conditions

- Landscape in accordance with submitted details
- Replacement planting required for a period of 5 years
- Details of biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011) including details of their management and maintenance has been submitted to and approved in writing by the council. The roofs shall thereafter be installed and managed as per the approved details.
- Details of the Provision of swift boxes. The boxes shall thereafter be installed and managed as per the approved details.
- The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- Prior to occupation plan showing a satisfactory layout of the Multi Storey Car Park submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.
- Prior to commencement vehicular access to be provided from Queens Walk to Oxford Road.

1. Consultation Responses

The main report sets out that information was under review by officers with further comments to be provided. These consultee comments are set out below.

Natural Environment Trees:

The changes as detailed in the Landscape and Public Realm Summary of Changes document and the amended Landscape Plans, received 18 February 2020 have been assessed. It is confirmed that the revised drawing address my concerns in relation to soft landscaping matters. No objection subject to landscaping; and any replacement planting for a 5 year period being secured by condition.

RBC Ecology Consultant:

There are no objections to this application on ecology grounds subject to conditions to secure:

- Full details of the biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011)
- Details of biodiversity enhancements, to include a minimum of 8 swift bricks on and around the buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

RBC Housing Officer:

The revised offer of 42 units within Block E at the size and mix proposed is acceptable. This is subject to the LHA limit including benefitable service charges being secured within the S106.

Valuations

Officers have agreed a ‘clawback’ mechanism based on a detailed Open book cost/value review.

DC Transport

No objection - subject to conditions and S106 matters.
Further information submitted by the applicant has been reviewed to address technical concerns raised in previous comments.

Further assessment is set out in the Appraisal section below.

Emergency Planning Officer

Locations within the Inner Distribution Road are classified as a crowded place. Crowded places are attractive targets for terrorists (Reading is not at risk of specific terrorist threat, but its town centre is a crowded place). Most injuries in a bomb type terror attack come from flying glass. Therefore, suitable glazing is required to mitigate this. However, blasts tend to go “up and outwards” and the effect dissipates the further away you are. It is reasonable to ask developers to install laminated glass and frames to the appropriate British Standard below 5 stories in height (i.e. include laminated glass in the first 4 stories); in this instance it is suggested 4 stories above the car park level.

One further third party objection on the grounds that:

This proposal is a poor design solution in terms of its layout, height, bulk and massing and I feel it would have a significant detrimental impact on the surrounding conservation areas of St Mary's Butts/Castle Street and Russell Street/Castle Hill and on the many nearby Listed Buildings. It would fail to preserve or enhance views in this part of the town centre and will produce a development which is not sympathetic to the character of the area.

2. Further Appraisal

Affordable Housing

As set out in the main report a detailed financial viability assessment has been submitted and independently reviewed and has been found to justify the provision of 10% affordable housing for this scheme. The mix of units is also considered to be acceptable. However, should market conditions alter in the future or in the event of a change in tenure; or phasing of delivery of

the scheme; officers have sought a mechanism to re-evaluate the viability of the scheme and negotiate additional overage payments. To secure this within the S106 Legal Agreement additional heads of terms are now set out in the Recommendation section above.

Landscape and Ecology

The further information submitted (18th February 2020) has been considered by relevant consultees. The proposed tree species at the northern end of Queens Walk which is over natural ground have been amended from smaller scale *Amelanchier canadensis* to larger scale *Betula pendula* and the associated tree pit detail has been increased to provide a continuous pit to support the long success of the trees. The proposed smaller scale *Amelanchier canadensis* at the southern end of Queens Walk cannot be increased into large scale trees due to the loading restrictions of the existing structure.

In relation to ecology matters artificial turf has been replaced with composite timber decking, in response to comments regarding micro plastics, within the amenity areas and areas of biodiversity green roofs have been added.

These matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

Transport

Amended plans have been submitted in relation to a number of technical matters.

- On the location of pillars to support Block E and the impact on existing car parking spaces, the amended layout is considered to be acceptable.
- For Block C clarity has now been provided for dealing with refuse in the form of the Proposed Refuse Strategy Plan 0340-P-00, management of the services can be dealt with by way of the Waste / Service Management Plan. Revised drawing 16428 0342 P-00 Site C - Retail Servicing Plan shows that servicing will be via the existing service corridor and goods lift. The submitted drawing identifies this as an existing goods lift and this is now identified on the existing and proposed plans so is acceptable.
- An area is provided surrounding the core of Tower B which has been confirmed as being an 'area of limited head room due to chamfered structure of proposed tower above'. However, given that this would only alter the car parking spaces of the existing car park minimally I am happy that this can be dealt with by way of a condition.

It is now stated that 82 parking spaces would be lost with a further 22 spaces allocated to the residential development resulting in a reduction of 104 public parking spaces from the multi-storey car park. It is possible that additional car parking spaces may be lost as a result of the updated layouts specified above. However, in principle, this level of loss of car parking from the multi storey car park is deemed acceptable from a planning point of view.

Highway matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

Wind/ Microclimate

The applicant's wind consultant submitted a further technical note (20/2/2020) to state that it is expected that the wind mitigation strategy that was developed for the initial application submission in 2018, which successfully dealt with potential strong winds at podium and terrace levels, would also reduce the occurrence of strong winds within the current scheme. Further wind tunnel testing is required and this is scheduled for next week.

It is considered by Officers, on advice of our consultant, that it is reasonable to expect that the reported exceedances of "strong winds" for the current scheme could be mitigated following a similar strategy. However, whilst the technical note does indeed provide an increased level of confidence that an appropriate mitigation solution can be developed, further wind tunnel testing is still required to demonstrate that amenable conditions can be secured and to inform the content of a condition and this is reflected in the recommendation above.

Conclusion

For clarity, this conclusion supersedes the one in the main agenda report. Sufficient information has now been submitted to overcome concerns in relation to the technical highway matters, landscaping and affordable housing. Blocks A, B and C are sited in locations specifically identified for tall buildings by adopted Local Plan Policy CR10 - Tall Buildings but are also close to Heritage Assets. The officer assessment has fully considered the design of the scheme in relation to the impact on Heritage Assets. This impact has been weighed against the public benefits of the scheme and it has been found that the critical planning balance of the benefits outweigh the potential conflicts. As such, you are recommended to grant full planning permission, subject to no substantial new objections following re-consultation and responses on wind mitigation, the recommended conditions and completion of the S106 Legal Agreement.

Drawing List (3/3/2020)

DATE OF ISSUE	DAY	30	12	13	31	01	02	07	15	10	19	26	03
	MONTH	11	12	12	01	02	04	11	01	02	02	02	03
	YEAR	18	18	18	19	19	19	19	20	20	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION										
Site Location Plan	A3	0200	P-00			P-01			P-02				
Existing Basement Level	A1	0210	P-00						P-01		P-02		P-03 P-04
Existing Ground Level	A1	0211	P-00						P-01				
Existing First Floor Level	A1	0212	P-00						P-01				
Existing Podium Floor Level	A1	0213	P-00						P-01				
Existing Second Floor Level	A1	0214	P-00						P-01				
Existing Dusseldorf Way & Queens Walk Elevations	A1	0215	P-00						P-01				
Existing Oxford Road & St Mary's Butts Elevations	A1	0216	P-00						P-01				
Proposed Masterplan - Site Plan	A1	0300	P-00		P-01		P-02		P-03				
Proposed Masterplan - Basement	A1	0301	P-00				P-01		P-02			P-03	P-04
Proposed Masterplan - Ground Floor	A1	0302	P-00				P-01		P-02		P-03		
Proposed Masterplan - First Floor	A1	0303	P-00				P-01	P-02	P-03				
Proposed Masterplan - Podium	A1	0304	P-00				P-01	P-02	P-03				
Proposed Masterplan - Second	A1	0305	P-00				P-01	P-02	P-03				
Proposed Masterplan - Amenity Level	A1	0306	P-00		P-01		P-02		P-03				
Proposed Masterplan - Typical Level	A1	0307	P-00		P-01		P-02		P-03				
Proposed Street Scene - Dusseldorf Way & Queens Walk Elevations	A1	0308	P-00						P-01	P-02			P-03
Proposed Street Scene - Oxford Road & St Mary's Butts	A1	0309	P-00						P-01				P-02
Proposed Elevation - Dusseldorf Way	A1	0310	P-00						P-01	P-02			P-03
Proposed Elevation - Queen's Walk	A1	0311	P-00						P-01	P-02			P-03
Proposed Elevation - St Mary's Butts	A1	0312	P-00						P-01				P-02
Proposed Elevation - Oxford Road	A1	0313	P-00						P-01				P-02
Proposed Site Sections	A1	0314	P-00						P-01			P-02	P-02
Proposed Residential Entrances - Tower A	A1	0315	P-00						P-01	P-02			
Proposed Residential Entrances - Tower B	A1	0315	P-00						P-00	P-02			
Existing Car Park Layouts	A1	0330									P-00		P-00 P-01
Proposed Car Park Layouts	A1	0331									P-00		P-01 P-02 P-03
Site A - Basement Plan	A1	0400	P-00						P-01		P-02		P-03 P-04
Site A - Ground Floor Plan	A1	0401	P-00						P-01	P-02	P-03		
Site A - First Floor Plan	A1	0402	P-00						P-01				P-02
Site A - Podium Floor Plan	A1	0403	P-00						P-01				P-02
Site A - Second Floor Plan	A1	0404	P-00						P-01		P-02		P-03
Site A - 3rd Floor Plan (Amenity Level)	A1	0405	P-00		P-01		P-02		P-03				
PURPOSE OF ISSUE				3	3	3	3	3	3	3	3	3	3

DATE OF ISSUE	DAY	30	13	23	01	07	15	10	19	28	
	MONTH	11	12	01	02	11	01	02	02	02	
	YEAR	18	18	19	19	19	20	20	20	20	
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site A - 4th - 21st Floor Plan	A1	0406	P-00	P-01	P-02	P-03	P-04			P-05	
Site A - 24th Floor Plan	A1	0407	P-00	P-01		P-02	P-03			P-04	
Site A - Roof Plan	A1	0408	P-00	P-01		P-02	P-03			P-04	
Site A - Proposed Elevations Sheet 1 of 2	A1	0409	P-00				P-01	P-02		P-03	
Site A - Proposed Elevations Sheet 2 of 2	A1	0410	P-00				P-01			P-02	
Site A - Typical Bay Elevation	A1	0411	P-00				P-01			P-02	
Site A - 22nd Floor Plan	A1	0412					P-00			P-01	
Site A - 23rd Floor Plan	A1	0413					P-00			P-01	
Site B - Basement Plan	A1	0500	P-00				P-01		P-02		
Site B - Ground Floor Plan	A1	0501	P-00			P-01	P-02	P-03		P-03	
Site B - 1st Floor Plan	A1	0502	P-00		P-01	P-02	P-03				
Site B - Podium Floor Plan	A1	0503	P-00			P-01	P-02				
Site B - 2nd Floor Plan	A1	0504	P-00			P-01	P-02		P-03		
Site B - 3rd Floor Plan (Amenity Level)	A1	0505	P-00	P-01		P-02	P-03				
Site B - 4th - 18th Floor Plan	A1	0506	P-00	P-01	P-02	P-03	P-04				
Site B - 20th Floor Plan	A1	0507	P-00	P-01			P-02				
Site B - Roof Plan	A1	0508	P-00	P-01		P-02	P-03			P-04	
Site B - Proposed Elevations Sheet 1 of 2	A1	0509	P-00				P-01	P-02		P-03	
Site B - Proposed Elevations Sheet 2 of 2	A1	0510	P-00				P-01			P-02	
Site B - Typical Bay Elevation	A1	0511	P-00				P-01			P-02	
Site B - 19th Floor Plan	A1	0512					P-00				
Site C - Basement Plan	A1	0600	P-00				P-01		P-02	P-03	
Site C - Ground Floor Plan	A1	0601	P-00			P-01	P-02	P-03	P-04		
Site C - First Floor Plan	A1	0602	P-00			P-01	P-02				
Site C - 2nd Floor Plan	A1	0603	P-00			P-01	P-02		P-03		
Site C - 3rd Floor Plan (Amenity Level)	A1	0604	P-00	P-01		P-02	P-03				
Site C - 4th - 7th Floor Plan	A1	0605	P-00	P-01	P-02	P-03	P-04				
Site C - 8th - 15th Floor Plan	A1	0606	P-00	P-01	P-02	P-03	P-04				
Site C - 17th Floor Plan	A1	0607	P-00	P-01		P-02	P-03				
Site C - Roof Plan	A1	0608	P-00	P-01		P-02	P-03				
Site C - Proposed Elevations Sheet 1 of 2	A1	0609	P-00				P-01	P-02			
Site C - Proposed Elevations Sheet 2 of 2	A1	0610	P-00				P-01				
Site C - Typical Bay Elevation	A1	0611	P-00				P-01				
Site C - 16th Floor Plan	A1	0612					P-00				

DATE OF ISSUE	DAY	30	23	01	07	10	12	14	19	28	03
	MONTH	11	01	02	11	02	02	02	02	02	03
	YEAR	18	19	19	19	20	20	20	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site D - Quadrant House - Basement Level Plan	A3	0700	P-00								
Site D - Quadrant House - Ground Floor Plan	A3	0701	P-00								
Site D - Quadrant House - First Floor Plan	A3	0702	P-00								
Site D - Quadrant House - Second Floor Plan	A3	0703	P-00								
Site D - Quadrant House - Third Floor Plan	A3	0704	P-00								
Site D - Quadrant House - Fourth Floor Plan	A3	0705	P-00								
Site D - Quadrant House - Roof Plan	A3	0706	P-00								
Site D - Quadrant House - Proposed Elevations	A3	0707	P-00								
Site D - Typical Bay Elevation	A3	0708	P-00								
Site E - Oxford Road - Basement Plan	A1	0800	P-00			P-01					
Site E - Oxford Road - Ground Floor Plan	A1	0801	P-00		P-01	P-02					
Site E - Oxford Road - 1st Floor Plan	A1	0802	P-00		P-01	P-02					
Site E - Oxford Road - 2nd Floor Plan	A1	0803	P-00		P-01	P-02	P-03		P-04	P-05	
Site E - Oxford Road - 3rd - 6th Floor Plan	A1	0804	P-00	P-01	P-02	P-03			P-04		
Site E - Oxford Road - Roof Plan	A1	0805	P-00		P-01	P-02					
Site E - Oxford Road - Proposed Elevations	A1	0806	P-00			P-01	P-02		P-03		
Site E - Oxford Road - Bay Elevation Details	A1	0807	P-00			P-01			P-02		
Proposed Refuse Strategy Plan	A1	0340					P-00		P-01	P-02	
Phasing Plan	A1	0341						P-00			
Site C Retail Servicing Plan	A1	0342							P-00		
Site B Undercroft Section Level 2	A3	0343								P-00	
PURPOSE OF ISSUE		3		3	3	3		3	3	3	

List of submitted documents including :

Original Submission (December 2018)

Design and Access Statement, prepared by Corstorphine + Wright; Planning Statement prepared by DP9 Ltd;

Affordable Housing Statement, prepared by DS2 Ltd;

Transport Statement, Travel Plan and Servicing & Waste Management Plan, prepared by Connect;

Landscape Strategy (inc. Lighting Assessment) & Proposed Drawings, prepared by McGregor Smith;

Sustainability Statement, prepared by Hoare Lea;

Energy Strategy incl. BREEAM Pre-Assessment prepared by Hoare Lea;

Utilities Statement, prepared by Hoare Lea;

Ventilation and Extraction Statement. prepared by BJB;

Foul Water Statement, prepared by BJB;

Flood Risk Assessment and Drainage Strategy, prepared by BJB.

Internal Daylight Assessment, prepared by GVA;

Draft Demolition/Construction Environmental Management Plan, prepared by Stace;

Fire Strategy, prepared by Hoare Lea; and

Statement of Community Involvement, prepared by Four Communications.

Financial Viability Appraisal (FVA) prepared by DS2 Ltd Executive Summary (and detailed Confidential Report)

The planning application is accompanied by an Environment Statement (ES). This document has been prepared and coordinated by Trium, comprises the following:

- Non-Technical Summary
- Volume I: Main Text;
- Volume II: Townscape, Heritage and Visual Amenity; and
- Volume III: Appendices.

Amended Submission November 2019 :

Design and Access Statement Addendum (November 2019), prepared by Corstorphine + Wright;

Amended Landscape Strategy & Proposed Drawings (November 2019), prepared by McGregor Smith;

Planning Statement Addendum (November 2019), prepared by DP9 Ltd;

Amended Transport Assessment (November 2019), prepared by Connect;

Amended Travel Plan (November 2019), prepared by Connect;

Amended Sustainability Statement (inc. BREEAM Pre-Assessment) (November 2019), prepared by Hoare Lea;

Amended Energy Strategy (November 2019), prepared by Hoare Lea;

Amended Ventilation and Extraction Statement (November 2019), prepared by Hoare Lea;

Amended Utilities Statement (November 2019), prepared by Hoare Lea;

Amended Foul Water Statement (November 2019), prepared by BJB;

Amended Fire Strategy (November 2019), prepared by Hoare Lea;

Amended Flood Risk Assessment and Drainage Strategy (November 2019), prepared by BJB.

The application is accompanied by a Financial Viability Appraisal (FVA) prepared by DS2 Ltd

The planning application addendum is accompanied by an amended Environment Statement (ES). This document has been prepared and coordinated by Trium, with input from a number of specialist consultants to assess the environmental effects of the proposed development. The ES comprises the following:

- Non-Technical Summary
 - Volume I: Main Text;
 - Volume II: Townscape, Built Heritage and Visual Impact Assessment;
- and
- Volume III: Appendices.

Additional Information January 2020:

Broad Street Mall - Heritage & Townscape Response - January 2020
produced by KM Heritage

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 4th March 2020

ITEM NO. 9

Page: 105

Ward: Abbey

Application No.: 191841

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.

Recommendation:

As per main report.

1. Public Consultation response

- 1.1 Further to paragraphs 4.44 and 4.45 of the main report, a public consultation response has been received on 27/02/2020. Although specified as an 'observation', it is considered to be in support of the proposal. The full response, received from an address with a post code in Grovelands Road, RG30, is as follows:

Solution for vastly under-supplied leisure offering in the town. Should allow Reading to finally compete with leisure offerings in surrounding areas. Fully supported.

Case Officer: Jonathan Markwell

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4th March 2020

Ward: Abbey

App No: 191848/FUL

Address: Greyfriars Church, Friar Street, Reading, RG1 1EH

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

Applicant: Greyfriars Church

Agent: Bluestone Planning

Date validated: 26/11/2020

Application: 13 week target decision date: 20/3/2020

RECOMMENDATION:

As per the main Agenda report, with the addition of the following/amended conditions:

- Pre-commencement construction method statement (to be provided);
- Pre-commencement details of cycle parking facilities (as altered from condition 16 of the main agenda report)
- Travel plan linked to the travel plan for the previous permission
- Pre-commencement EV charging point details (to be provided)
- Restriction of use as ancillary to main use of the site (D1 - Place of worship)
- Pre-commencement Employment skills and training plan (construction phase only)
- Maximum noise level at all times
- Submission of plan showing doors not opening out over highway land

1. READING CIVIC SOCIETY RESPONSE

1.1 Paragraph 4.4 of the main report advises that no response had been received from the Reading Civic Society, a response has now been received.

1.2 The Civic Society are pleased with the input from Historic England (HE) and the substantial work that has been undertaken thus far. As such, the Civic Society has no objection to the proposed works, and is pleased with ensuring a high quality material finish by condition as recommended in the main report.

1.3 The Civic Society has requested clarification on the point relating to Archaeology, and suggested that “on-site and proper excavation” be carried out at the site due to the potential for archaeological findings. This is in line with the consultation response received from Berkshire Archaeology, and is reflected in condition 5 ‘Pre-commencement program for archaeological works’ which Berkshire Archaeology will

be consulted on. Reading Civic Society would not normally be consulted on such details.

2. TRANSPORT MATTERS

- 2.1 Paragraph 4.2 states that a full response had not been received by transport officers at the time of writing the main report. Transport officers have subsequently provided comments and have no objections subject to conditions to secure the following:
- A travel plan (linked to the previous condition for a transport plan);
 - A Construction method statement (to be provided);
 - Vehicle parking (as specified);
 - Pre-commencement details of cycle parking facilities;
 - Car parking management plan;
 - EV charging point details (to be provided)
 - an amended ground floor plan removing doors opening into the highways land is required

3. NOISE MITIGATION

- 3.1 As outlined in section 7.13-7.16 new development is required to demonstrate that there would be no detrimental impact on the amenity of nearby residents. Specifically in relation to noise, the proposed development includes the provision of roof-top plant equipment, and seeks to allow music up to 11pm. The supporting acoustic report has been assessed by Environmental Protection officers and has sufficiently demonstrated that the times for music would be sufficiently mitigated by the proposed glazing and ventilation scheme. Additionally, the roof top plant equipment would be operated at specific levels and would be secured by condition to meet the Local Plan requirements. An additional condition is recommended which would set out the maximum noise levels for the music that would be required to be met at all times.

4. CLARIFICATION OF MAIN REPORT

- 4.1 Officers would note that section 7.9 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.

5. CONCLUSION

- 5.1 This update report provides a response from the Reading Civic Society, and clarification that the Reading Borough Council transport officers, noise mitigation measures and hours for amplified music. It should be noted that section 8.1 of the main report stated the development had been considered in the context of the "Reading Borough LDF". For clarity, the application has been fully assessed in accordance with the Reading Borough Local Plan 2019 and current supplementary planning documents and is considered acceptable. The recommendation is to grant subject to the conditions and informative as outlined in the main report, with the addition of those noted above.

Case Officer: Anthony Scholes

UPDATE COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 4 March 2020	ITEM NO.
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Ward: Abbey

App No.: 191924/FUL

Address: 26-30 Swansea Road and 28-32 Northfield Road, Reading, RG1 8AH

Proposal: Full planning application for the demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated landscaping.

Applicant: Elstree Land and Sovereign Housing Association

Deadline: 20/03/2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT full planning permission subject to completion of a Section 106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 20th March 2020 (unless the planning officer, on behalf of the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement). The legal agreement to secure the following:

Where Grant Funding is not obtained and used to deliver the Development as Affordable Housing the developer shall observe and perform either one of the following obligations:

- £306,577 towards the provision of affordable housing elsewhere within the Borough
- Or
- a minimum of 20% of the units (2 units) as affordable housing with nomination rights secured to allow those on local register or in need locally to be prioritised.

£18,800 contribution towards additional leisure facilities within the locality

Conditions and Informatives as on the previous report and repeated below:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement details of all external materials (including brickwork, roofing materials, glazing and reveals, chimneys, doors, guttering and downpipes)
4. Pre-commencement construction method statement (including noise & dust)
5. Pre-occupation provision of bin storage facility details
6. Pre-occupation implementation of cycle parking details provided
7. Pre-occupation notification of postal addresses (restricting parking permits)
8. No automatic entitlement to parking permits
9. Parking permit condition 2
10. Submission of security strategy and implementation before first occupation
11. Implementation of flood resilience, as set out in submitted Flood Risk Assessment
12. No development before implementation of approved remediation scheme
13. Reporting of Unidentified contamination
14. Construction hours (0800-1800 Mon-Fri; 0800-1300 Saturday; No work on Sunday/Bank holidays).
15. Implementation and retention of noise mitigation scheme
16. Pre-commencement hard and soft landscaping details (including biodiversity enhancements) and implementation
17. Demolition supervision by Ecologist

18. Remove PD rights for roof alterations (GPDO Parts B and C)
19. Pre-commencement SAP assessment - To be approved (new-build)
20. Pre-occupation SAP assessment (new-build)

Informatives:

1. Positive and Proactive Statement
2. Highways informatives
3. Terms and conditions
4. Building Control
5. Party Wall Act
6. Contaminated land - reporting of unexpected contamination
7. Noise Transmission between residential properties (Building Regulations part E)
8. CIL
9. No burning of waste on site
10. Unilateral Undertaking Legal Agreement
11. No parking permits informative

1. Background

- 1.1 Since completing the report on your agenda further changes to the S106 have been agreed to ensure that those on Reading's waiting list for affordable accommodation are given priority to be allocated the two affordable rent houses.
- 1.2 Securing nomination rights for all 9 dwellings in the event that the Registered Social Landlord develops the whole site for affordable housing would not meet the terms for the grant from Homes England.
- 1.3 Nevertheless, reassurance can be given that it is very likely, in practice, for all the dwellings to be occupied by local people in need.

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 4th March 2020	ITEM NO. 13
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Ward: Abbey

App No: 191659/REG3

Address: Former Reading Family Centre North Street

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

Date validated: 28/10/2019

Application target decision date: 27/01/2020 **Extension of time:** 25/03/2020

RECOMMENDATION:

As per the main agenda report but with the addition of the following conditions:

- Pre-commencement submission and approval of an Arboricultural Method Statement
- No removal of any additional trees
- Pre-commencement submission and approval of a hard and soft landscaping scheme (including boundary treatments) and subsequent implementation, management and maintenance.

Additional detail regarding the legal agreement heads of terms for carbon off-setting is also provided as follows:

- Submission of an as-built assessment to demonstrate that the residential development achieves a minimum of 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, no later than six months after first occupation, unless a different timescale is agreed with the Council to reflect the characteristics of the development. This assessment will inform the final contribution of £1,800 per remaining tonne towards carbon off-setting within the Borough (calculated as £60/ tonne over a 30-year period).

1 Trees and Landscaping

1.1 As per paragraphs 4.3 and 6.52 of the main agenda report the Natural Environment Officer has now had the opportunity to review final details of the tree protection measures proposed for existing trees to be retained and final details of additional tree planting proposed as part of the development.

1.2 In terms of tree protection there is one on site tree to be retained which is the large Norway Maple on the corner of North Street and Weldale Street which has been

incorporated into the proposed site layout forming a design feature between the corner gables of the two buildings on the corner of the site. Due to large scale of this tree and its corner position, the proposed siting of the proposed buildings would intrude into the root protection area (RPA) of this tree. The arboricultural method statement submitted with the application sets out that the proposed buildings would encroach into an area equivalent to 10.5% of the RPA while proposed hardstanding areas would encroach into an area equivalent to 15.5% of the existing unsurfaced areas of the RPA.

- 1.3 To mitigate this impact, the application proposes a number of special construction measures intended to ensure the Norway Maple tree can be suitably retained. These include use of 'no dig' surfacing which will reduce the need for excavation and compaction and preserve underlying roots, whilst areas of existing hard surfacing within the RPA - such as the public footway to the front of the site - would be kept as existing to minimise root disturbance. It is also proposed to provide compensatory rooting volume areas for the tree in areas where no incursion occurs. Any root severance required would also be carried out under the supervision of an on-site arboricultural specialist.
- 1.4 Notwithstanding the proposed mitigation measures described above, the Natural Environment Officer continues to object to the level of incursion of the proposed development into the root protection area of the one tree which is proposed to be retained and the associated root severance that would occur. In terms of the impact of the encroachment into the RPA the submitted arboricultural method statement identifies that, *'the encroachment for the foundations (root severance) would occur some distance from the tree stem and as such are unlikely to impact structural supporting roots'*. The Natural Environment Officer notes that whilst this may be true, smaller, feeder roots will be severed of which are also important for water and nutrient uptake, loss of which would be to the detriment of the tree. This objection must therefore form part of the planning balance judgement in the overall assessment of the proposed development.
- 1.5 Should planning permission be granted conditions are recommended to secure that a final arboricultural method statement is submitted to and agreed with the Local Planning Authority prior to commencement of development and to ensure that no trees other than those detailed within the submitted tree plan are removed from the site.
- 1.6 In terms of replacement tree planting, the Natural Environment Officer notes that the site is located within an area of the Borough with 10% or less tree canopy cover and that the Council's Tree Strategy identifies that in such locations, opportunities for tree planting as part of development should be maximised. Amended plans have been submitted which show an indicative layout of nine new trees being planted as part of the development: four to the Weldale Street frontage and five within the communal landscaped areas of the site. Given the proposals involve loss of nine existing trees the proposals do not represent a net loss or gain of trees on site. Whilst a net gain in tree coverage would align more closely with the intentions of the Tree

Strategy, officers are satisfied that the application proposes an adequate level of tree planting for a site of this size, given the level of development proposed and the spacing and amount of trees is considered to be appropriate on site and will serve to soften the impact of the development. The Natural Environment Officer recommends a condition to secure a detailed hard and soft landscaping scheme and this would provide a further opportunity for the level of tree planting to be provided as part of the development to be revisited. A condition is also recommended to secure details of the proposed boundary treatments.

2 Other

- 2.1 Additional detail is also provided in the recommendation box above regarding the detailed wording of the legal agreement heads of terms in respect of carbon off - setting to confirm that this contribution would be secured at the policy compliant level of £1, 800 per tonne of carbon as per Policy H5.
- 2.2 Consultation comments on the application from Berkshire Archaeology have also been received which confirm that the development history of the site has diminished its archaeological potential such that no additional information or further action is required as regards to buried archaeological heritage.
- 2.3 The list of drawings and documents considered in assessing the application is also updated as follows and to reflect revised tree and landscaping details submitted and the updated drawings are included at the end of this report:

70012984-TP-001 P01 - Proposed Highway Adoption
Received by the Local Planning Authority on 28th January 2020

7916_PL_109 rev B - Rendered Elevations
7916_PL_107 rev B - Proposed roof plan
7916_PL_106 rev B - Proposed fourth floor plan
7916_PL_105 rev B - Proposed third floor plan
7916_PL_119 rev B - Proposed second floor plan
7916_PL_104 rev B - Proposed first floor plan
7916_PL_103 rev B - Proposed ground floor plan
7916_PL_102 rev B - Proposed site plan
7916_PL_118 rev B - CIL area calculation
7916_PL_116 rev B - View from junction of North Street/Weldale Street
7916_PL_115 rev B - Section B-B
7916_PL_114 rev B - Section D-D & E-E
7916_PL_113 rev B - West elevation
7916_PL_112 rev B - South elevation and section A-A
7916_PL_111 rev B - East elevation & section F-F
7916_PL_100 rev B - North elevation & section C-C
WSP Drainage Strategy Statement ref. 70012984
WSP Detailed Arboricultural Report ref. 70012984-ARB-04.3
Received by the Local Planning Authority on 26th February 2020

7916_PL_117 - Proposed material elevation
Received by the Local Planning Authority on 24th January 2020

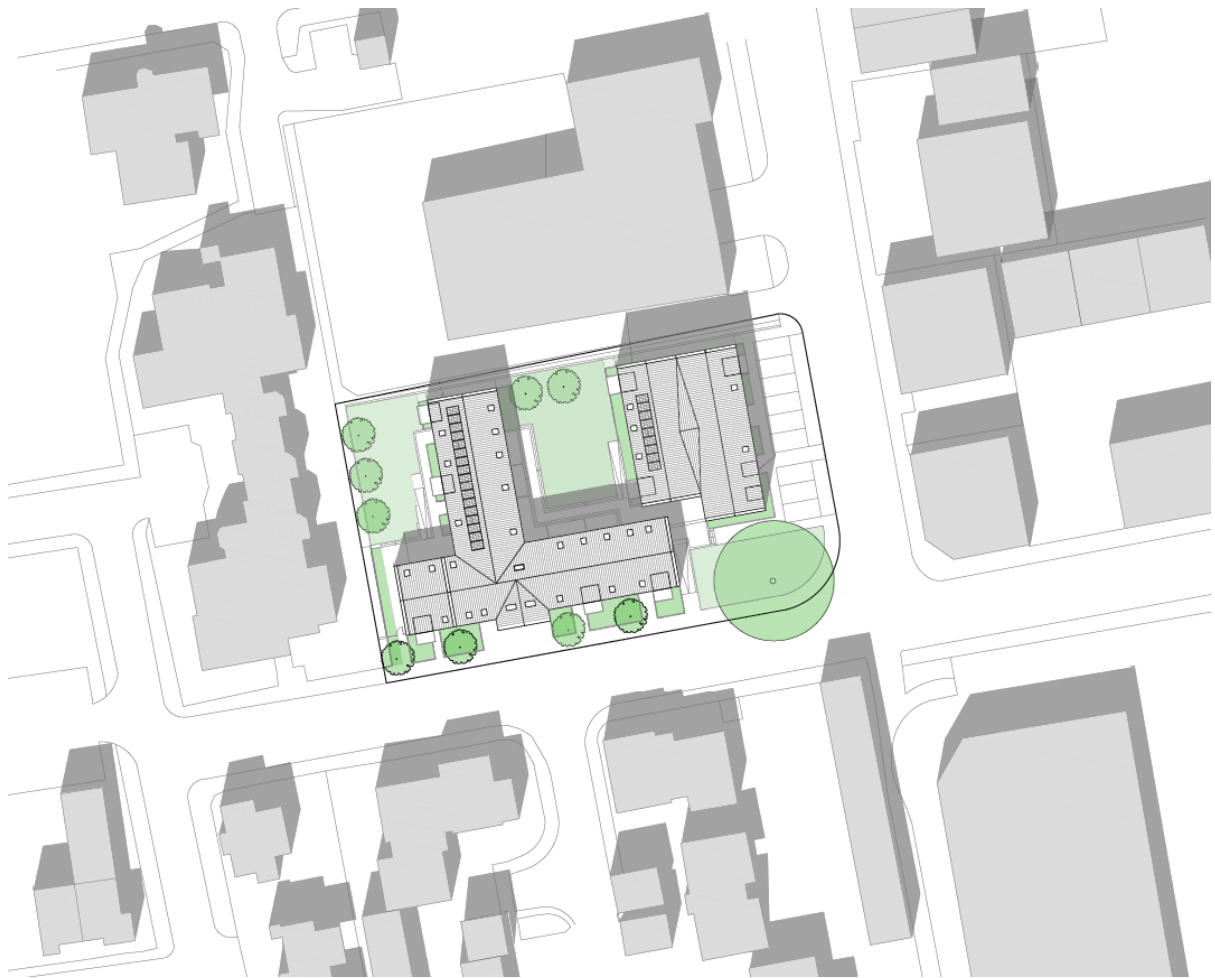
7916_PL_101 - Location plan
WSP Transport Statement ref. 70012984 v1
WSP Phase 1 Contaminated Land Assessment ref. 70012984
WSP Noise Assessment Report ref. 70012984-005
WSP Preliminary Ecological Appraisal ref. 70012984 rev 02
WSP Air Quality Appraisal ref. 70012984-007
LDA Design Planning Statement ref. 5853 (October 2019)
Saunders Design & Access Statement (October 2019)
Received by the Local Planning Authority on 16th October 2019

7916_PL_120 rev B - Tree plan
Received by the Local Planning Authority on 3rd March 2020

3 Conclusion

- 3.1 Overall, the proposed development is considered to demonstrate a good level of adherence to the policy objectives of the Reading Borough Local Plan. Whilst the potential impact of the proposals upon the Norway Maple tree on the corner of North Street and Weldale Street is sub-optimal, the impact on this tree is not considered so substantial as to outweigh the significant number of other tangible planning benefits of the proposed development. Of particular note are the provision of 41 units of affordable housing of a tenure (social rented level); a mix most in need within the Borough on a site allocated for residential development within the Reading Borough Local Plan; a high-quality design approach; and securing adherence to zero carbon homes standards. Therefore, when applying an overall critical planning balance of all material considerations, the benefits of this development are considered to outweigh the concern regarding the risk to the longevity of the Maple tree. As such, the officer recommendation remains as per the main agenda report - to grant full planning permission, subject to the recommended conditions and completion of the Legal Agreement.

Officer: Matt Burns



Proposed site plan



Proposed first floor plan



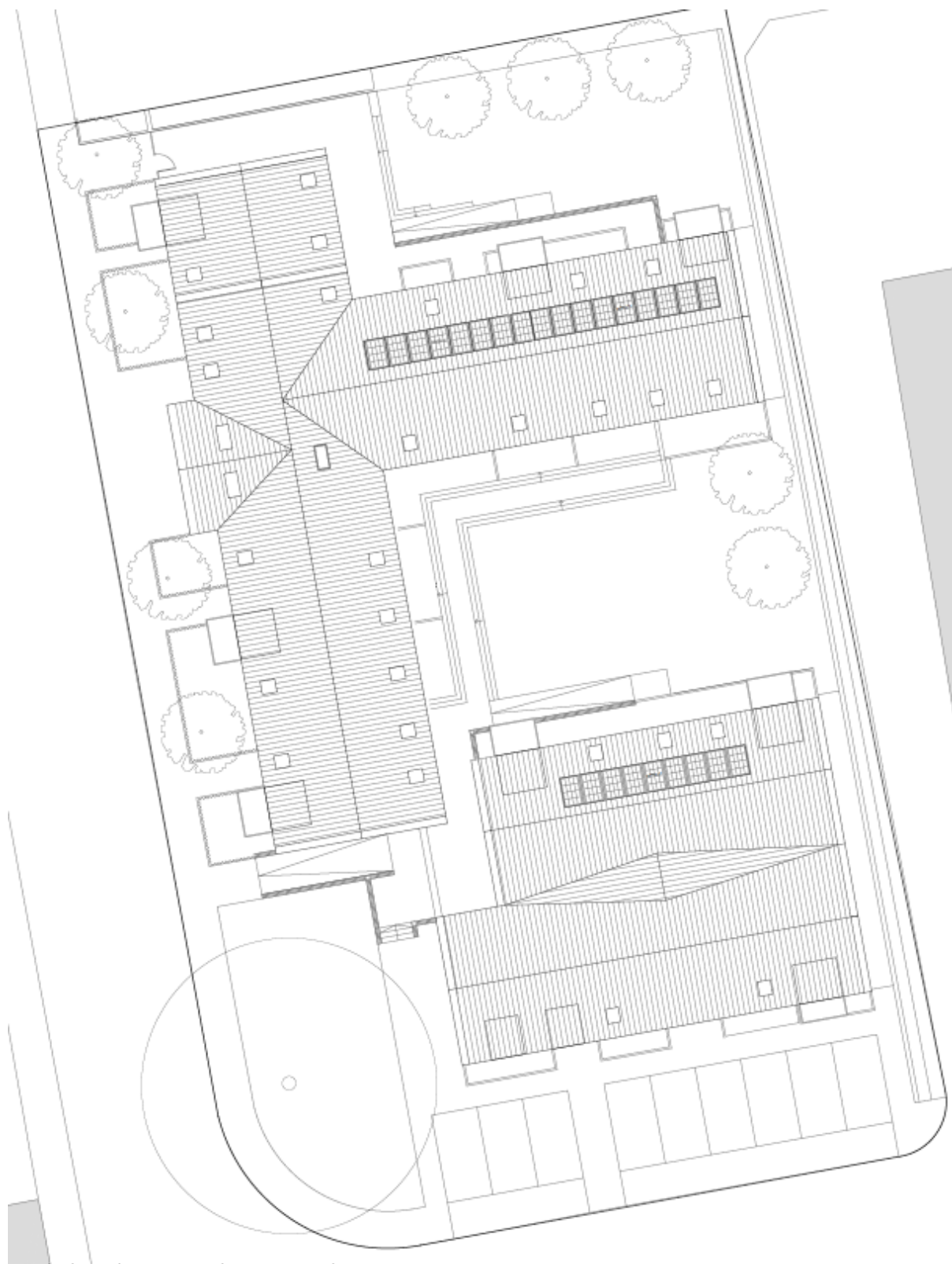
Proposed second floor plan



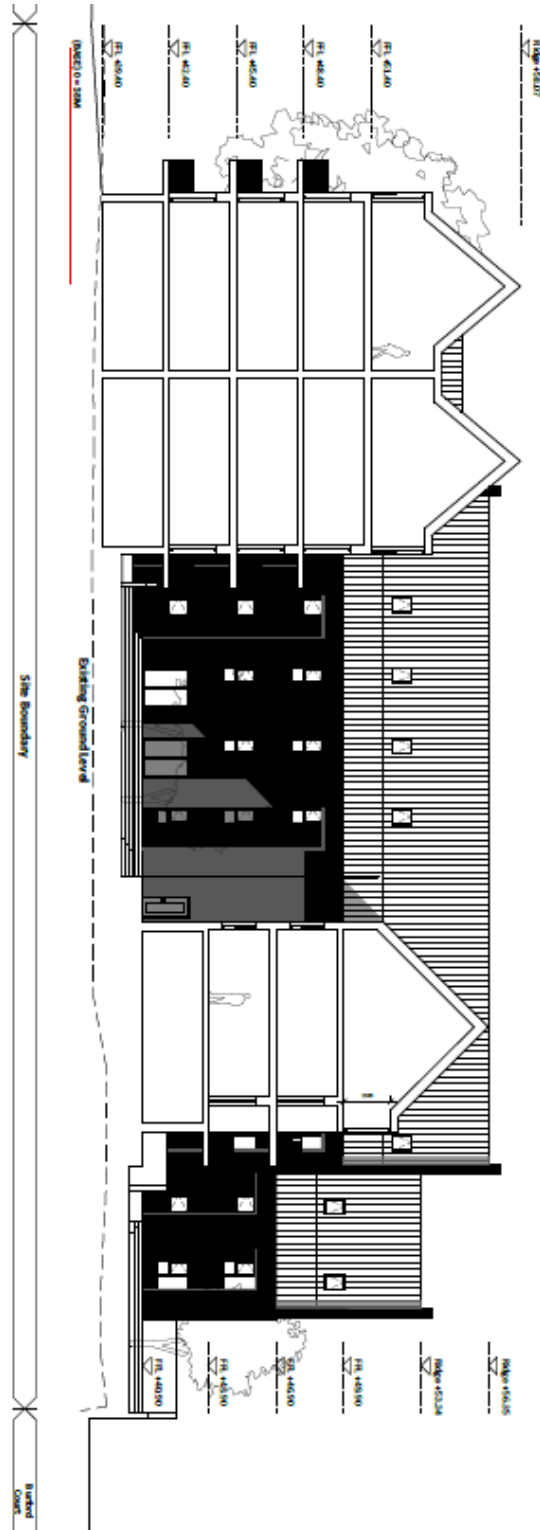
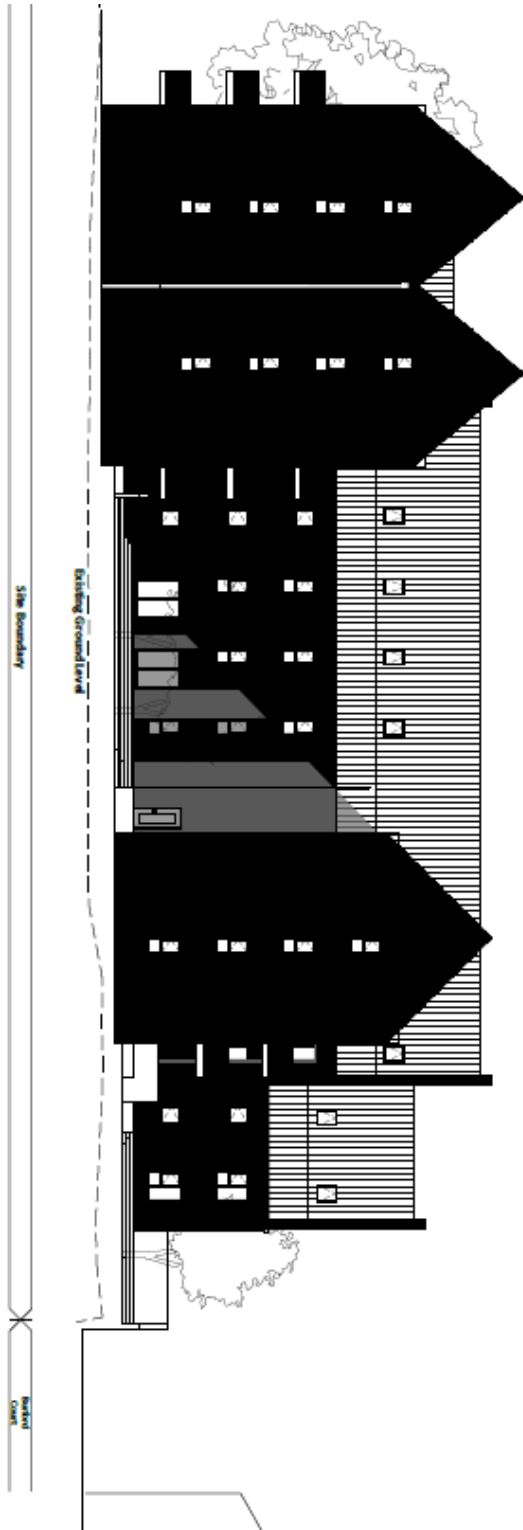
Proposed third floor plan



Proposed fourth floor plan



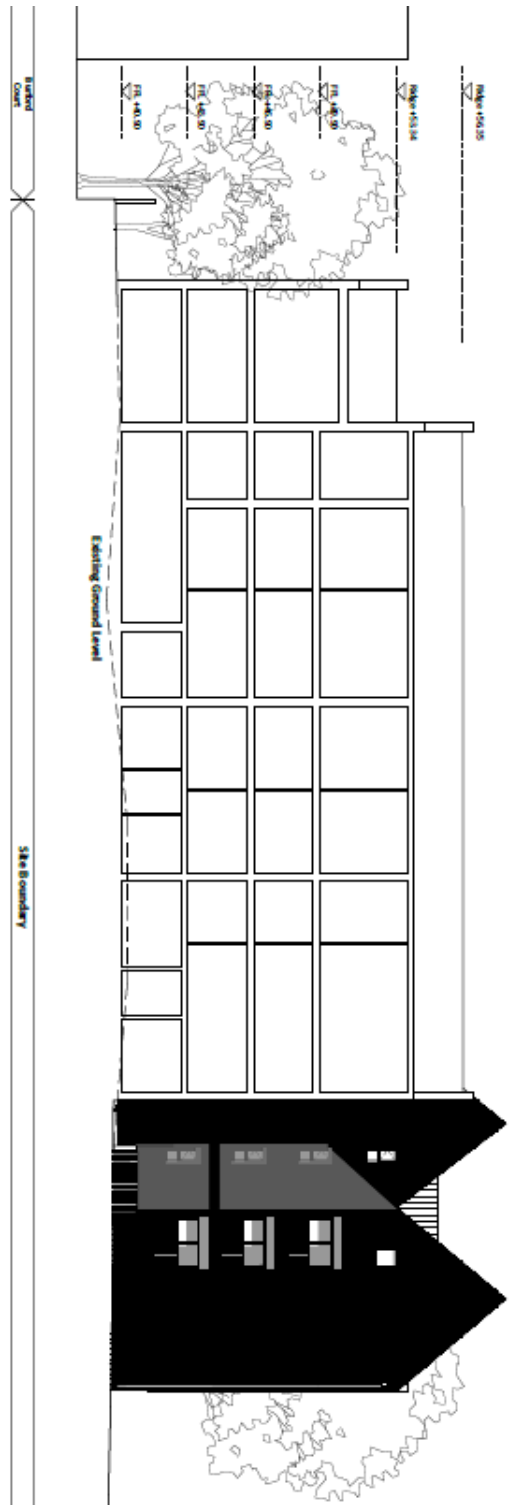
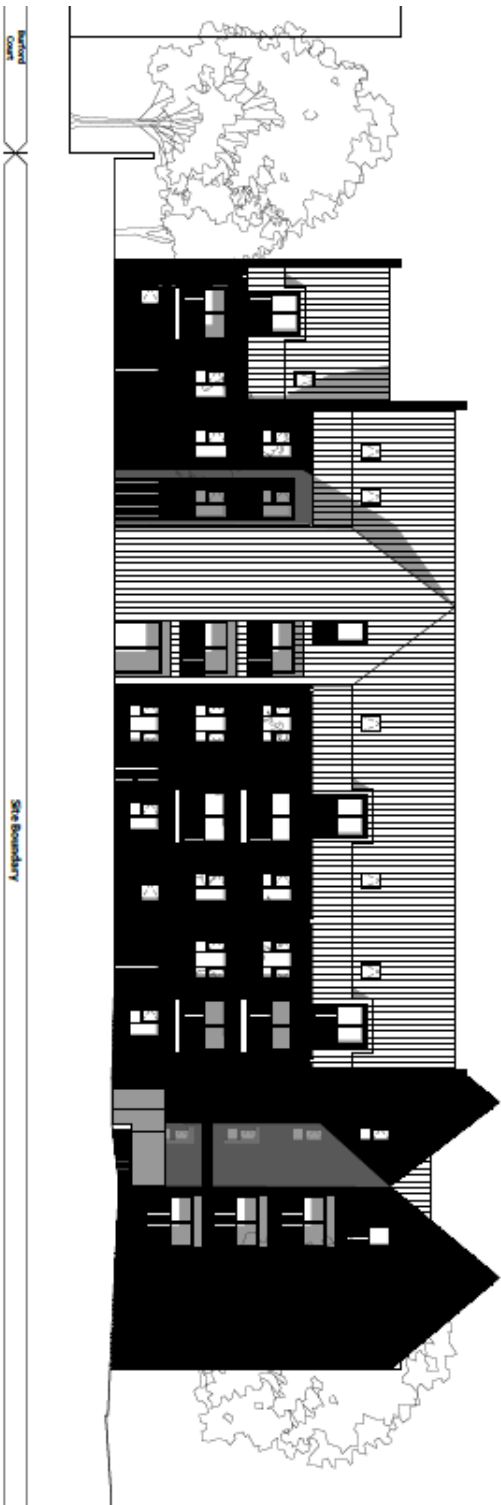
Proposed roof plan



Proposed north elevation and section



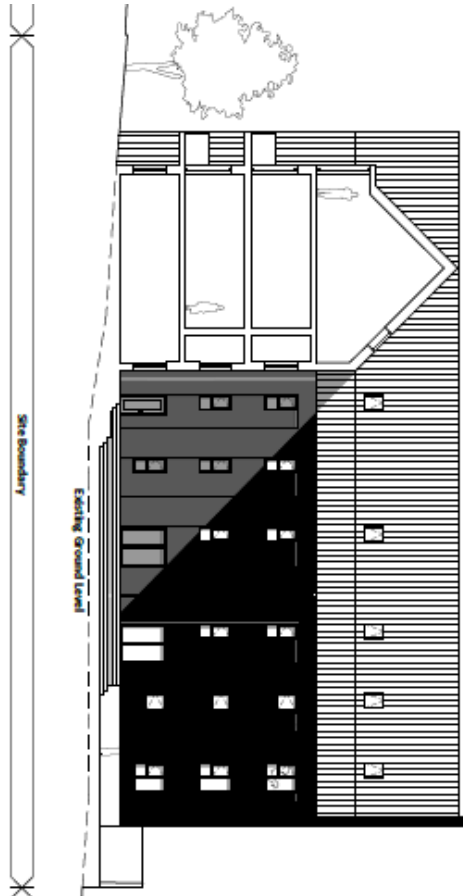
Proposed east elevation and section



Proposed south elevation and section



Proposed west elevation and section





Proposed sections



South Elevation



East Elevation

Proposed rendered Weldale Street (south) and North Street (east) elevations



Proposed visual - corner of North Street and Weldale Street

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 4th March 2020

ITEM NO. 15

Page: 239

Ward: Norcot

Application No.: 182114/OUT

Address: Land adjacent Thorpe House, Colliers Way, Tilehurst

Proposal: Outline application for proposed residential redevelopment to provide 6 no. 3-bedroom dwellinghouses

Recommendation:

As per main report.

1. Additional Representations Made

1.1 Following the publishing of the committee agenda and associated report, a residents' petition (26 signatures) and 8 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 report are addressed below:

- Proposal does not align with the Government's Environment Bill 2020 Policy Statement (30th Jan 2020). *Officer Note: this is a Bill and is not law. It should be noted that no objection has been raised to the scheme by the Council's Ecologist or Tree Officer. In the event that the application was recommended for approval (or the Committee resolves to grant permission), conditions would have been/would be attached/recommended in respect of tree protection, soft landscaping and biodiversity enhancements.*
- No details regarding Skills Training commitment. *Officer Note: As noted in para 6.60 of the original committee report, the previous requirement is no longer applicable to this scheme, as it is below the policy threshold for this requirement.*
- Details required regarding Carbon Off-Setting. *Officer Note: application 180849 was required to achieve zero carbon homes standards due to the application being in the 'Major' Category. This current application is not a 'Major' application and the previous requirement is no longer applicable. Sustainability is discussed at para 6.55 in the original committee report.*

1.3 Officers are satisfied that all matters have been appropriately addressed within the original committee report.

2. Corrections

- 2.1 There is a typographical error in paragraph 6.11 of the main agenda report which is corrected as follows:

“The current indicative proposal omits the second floor accommodation shown previously and indicates ~~two buildings separated by a small gap~~ one building in place of the two previously proposed.”

- 2.3 The above error does not materially change the assessment of the scheme made as discussed within the original committee report and the recommendation remains as currently published.

Case Officer: Ethne Humphreys