

Public Document Pack



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CHIEF EXECUTIVE

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To: Councillor Maskell (Chair)
Councillors Rowland, Brock, Emberson,
Gavin, Hopper, McEwan, Page, Robinson,
DP Singh, Vickers, J Williams and
R Williams

Our Ref:
Your Ref:

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28 August 2018

Your contact is: **Nicky Simpson - Committee Services**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 5 SEPTEMBER 2018

A meeting of the Planning Applications Committee will be held on Wednesday, 5 September 2018 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
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KEY TO CODING OF PLANNING APPLICATIONS

1.	MINUTES OF THE MEETING HELD ON 18 JULY 2018	For decision	5 - 12
2.	DECLARATIONS OF INTEREST	For decision	
3.	QUESTIONS	For decision	
4.	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	For decision	BOROUGHWIDE 13 - 16
5.	PLANNING APPEALS	For information	BOROUGHWIDE 17 - 28
6.	APPLICATIONS FOR PRIOR APPROVAL	For information	BOROUGHWIDE 29 - 38
7.	OBJECTION TO A TREE PRESERVATION ORDER AT 41 & 43 CONISBORO AVENUE, CAVERSHAM	For decision	MAPLEDURHAM 39 - 44

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8.	REVISED NATIONAL POLICY FRAMEWORK	PLANNING For information	BOROUGHWIDE	45 - 50
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PLANNING APPLICATIONS FOR DETERMINATION

9.	180319/FUL - BATTLE HOSPITAL SITE, PORTMAN ROAD, READING	For decision	BATTLE	51 - 56
	Application Number	180319		
	Application Type	Full Planning Approval		
	Applicant	Bellway Homes Ltd (Thames Valley)		
	Address	Battle Hospital Site, Portman Road, Reading, Berkshire		
	Proposal	Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).		
	Recommendation	Agree to amend the Legal Agreement		
10.	180820/FUL - LAND BETWEEN 10-20 GLOUCESTER COURT, READING, RG30 2TW	For decision	BATTLE	57 - 70
	Application Number	180820		
	Application Type	Full Planning Approval		
	Applicant	Mr Steve Pearce		
	Address	Land Between, 10-20 Gloucester Court, Reading, RG30 2TW		
	Proposal	The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.		
	Recommendation	Permitted subject to Legal Agreement		
11.	180895/FUL - 10 PORTMAN ROAD, READING RG30 1EA	For decision	BATTLE	71 - 78
	Application Number	180895		
	Application Type	Full Planning Approval		
	Applicant	Co-op Funeralcare		
	Address	10 Portman Road, Reading, RG30 1EA		
	Proposal	Change of use of ground floor from general industrial (Class B2) to funeral care centre (Class Sui Generis) with associated internal and elevational alterations		
	Recommendation	Application Permitted		
12.	180798/REG3 - LAND ADJACENT 94 GEORGE STREET, READING RG1 7NT	For decision	BATTLE	79 - 98
	Application Number	180798		
	Application Type	Regulation 3 Planning Approval		
	Applicant	Reading Borough Council		
	Address	Land Adjacent, 94 George Street, Reading, RG1 7NT		
	Proposal	Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works.		
	Recommendation	Permitted subject to Legal Agreement		
13.	181412/LBC & 181413/LBC - BATTLE LIBRARY, 420 OXFORD ROAD, READING RG30 1EE & CAVERSHAM LIBRARY, CHURCH STREET, CAVERSHAM, READING RG4 8AU	For decision	BATTLE	99 - 104

	Application Number	181412		
	Application Type	Listed Building Consent		
	Applicant	Reading Central Library		
	Address	Battle Library, 420 Oxford Road, Reading, RG30 1EE		
	Proposal	To site a bookdrop outside the building to allow return of books outside library opening hours		
	Recommendation	Application Permitted		
	Application Number	181413		
	Application Type	Listed Building		
	Applicant	Reading Central Library		
	Address	Caversham Lib		
	Proposal	Siting of external opening hours		
	Recommendation	Application Permitted		
14.	180869/VAR - LAND ADJACENT TO HILLS MEADOW CAR PARK, GEORGE STREET, CAVERSHAM	For decision	CAVERSHAM	105 - 132
	Application Number	180869		
	Application Type	Variation of Condition		
	Applicant	Hills Meadow Car Wash Limited		
	Address	Land Adjacent Hills Meadow Car Park , George Street, Caversham		
	Proposal	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). This application seeks a further five year temporary permission [amended description].		
	Recommendation	Application Permitted		
15.	181071/HOU - 91 WAVERLEY ROAD, READING RG30 2QB	For decision	NORCOT	133 - 142
	Application Number	181071		
	Application Type	Householder		
	Applicant	Mr & Mrs C Gavin		
	Address	91 Waverley Road, Reading, RG30 2QB		
	Proposal	First floor rear extension over existing single storey		
	Recommendation	Application Permitted		
16.	180418/OUT - 199 HENLEY ROAD, CAVERSHAM, READING RG4 6LJ	For decision	PEPPARD	143 - 168
	Application Number	180418		
	Application Type	Outline Planning Approval		
	Applicant	Henley Road Ltd		
	Address	199 Henley Road, Caversham, Reading, RG4 6LJ		
	Proposal	Outline application for the demolition of nos 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road (considering access, appearance, layout and scale).		
	Recommendation	Permitted subject to Legal Agreement		
17.	180698/FUL - 448A BASINGSTOKE ROAD, READING RG2 0RX	For decision	WHITLEY	169 - 190
	Application Number	180698		
	Application Type	Full Planning Approval		
	Applicant	Reading Family Church		
	Address	448a Basingstoke Road, Reading, RG2 0RX		
	Proposal	Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (1724sqm) use, with glazing to replace roller door (amended)		
	Recommendation	Permitted subject to Legal Agreement		
18.	180855/ADJ - LAND ADJACENT TO HIGHDOWN AVENUE, EMMER GREEN, READING	For decision		191 - 206

Application Number	180855
Application Type	Adjacent Authority Consultation
Applicant	Mr Sunny Nahal
Address	Land adjacent to Highdown Avenue, Emmer Green, Reading
Proposal	This application is submitted in Outline form to establish the principle for use of the site for Class C3 Residential occupation. Under this application, means of access from Highdown Avenue and density of Class C3 residential on the site are submitted for determination, all other matters Reserved.
Recommendation	Observations sent

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1. Planning application reference numbers are made up of 2 parts.
 - 1.1 The number begins with the year e.g. 15
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. 150128).

2. The following is a key to existing officers with their direct dial telephone numbers.

GF1	-	Giorgio Framalico	9372604
KAR	-	Kiaran Roughan	9374530
LEB	-	Lynette Baker	9372413
JW6	-	Julie Williams	9372461
RJE	-	Richard Eatough	9373338
JPM	-	Johnathan Markwell	9372458
SDV	-	Steve Vigar	9372980
CR2	-	Claire Ringwood	9374545
CJB	-	Christopher Beard	9372430
SGH	-	Stephen Hammond	9374424
MDW	-	Mark Worringham	9373337
AJA	-	Alison Amoah	9372286
SEH	-	Sarah Hanson	9372440
BXP	-	Boja Petkovic	9372352
MJB	-	Mathew Burns	9373625
HB3	-	Heather Banks	9374175
EH1	-	Ethne Humphreys	9374085
SKB	-	Sarah Burr	9374227
TRH	-	Tom Hughes	9374150
SFB	-	Susanna Bedford	9372023
NW2	-	Nathalie Weekes	9374237
TF1	-	Tom French	9374068

**GUIDE TO USE CLASSES ORDER
and Permitted Changes of Use (England)**

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	Class I	<ul style="list-style-type: none"> Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars Showrooms, domestic hire shops, funeral directors 	No permitted changes
A2 Financial and Professional Services	Class II	<ul style="list-style-type: none"> Banks, building societies, estate and employment agencies Professional and financial services, betting offices 	Permitted change to A1 <i>where a ground floor display window exists</i>
A3 Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 Drinking Establishments		Pubs and bars	Permitted change to A1, A2 or A3
A5 Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	Class II Class III	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 <i>where no more than 235m</i>
B2 General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
C1 Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII Class XIV	<ul style="list-style-type: none"> Residential schools and colleges Hospitals and convalescent/nursing homes 	No permitted change
C2A Secure residential institutions		Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation or use as military barracks.	No permitted change
C3 Dwelling houses		<ul style="list-style-type: none"> Single occupancy or single households (in the family sense); No more than six residents living as a single household where care is provided; No more than six residents living as a single household where the building is managed by a local housing authority, a registered social landlord, a police authority, a fire authority, or a health service body. 	Permitted to change to C4
C4 Houses in multiple occupation		Use of a dwellinghouse by between three and six residents, who do not form a single household (in the family sense) and share basic facilities (toilet, bathroom or kitchen).	Permitted to change to C3
Sui Generis		<ul style="list-style-type: none"> House in multiple occupation with more than six residents Hostel 	No permitted change

D1 Non-Residential Institutions	Class XIII	<ul style="list-style-type: none"> • Places of worship, church halls • Clinics, health centres, creches, day nurseries, consulting rooms • Museums, public halls, libraries, art galleries, exhibition halls • Non-residential education and training centres 	No permitted change
	Class XV		
	Class XVI		
D2 Assembly and Leisure	Class XVII	<ul style="list-style-type: none"> • Cinemas, music and concert halls • Dance, sports halls, swimming baths, skating rinks, gymnasiums • Other indoor and outdoor sports and leisure uses, bingo halls, casinos 	No permitted change
	Class XVIII		
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

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Present: Councillor Maskell (Chair);

Councillors Brock, Emberson, Gavin, Hopper, McEwan, Page, Robinson, Rowland, Vickers, J Williams and R Williams.

Apologies: Councillor DP Singh.

RESOLVED ITEMS

12. MINUTES

The Minutes of the meeting held on 27 June 2018 were agreed as a correct record and signed by the Chair.

13. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

That the under-mentioned application, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit with briefing note:

181056/FUL - CROWNE PLAZA READING, RICHFIELD AVENUE

Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping.

14. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding four planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of four decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

15. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 11 pending prior approval applications, and in Table 2 of seven applications for prior approval decided between 12 June and 6 July 2018.

Resolved - That the report be noted.

16. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be granted under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

180359/LBC - BRISTOL & WEST ARCADE, MARKET PLACE

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed-use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

An update report was tabled at the meeting which gave further information on the related application 180368/FUL.

Granted as recommended in the original report.

Conditional consent and informatives as recommended in the original report.

Comments and objections received and considered.

180824/ADV - FORMER ARGOS UNIT, BROAD STREET MALL, 47 OXFORD ROAD

Display of 4 canopy awnings with tenant names on Queens Walk.

An update report was tabled at the meeting which gave further information on the

related application 180823/FUL.

Granted as recommended.

Conditional consent and informatives as recommended.

Comments received and considered.

180802/FUL - MEADOW PARK ACADEMY, NORCOT ROAD, TILEHURST

Erection of a single storey detached timber outbuilding to be used as an additional classroom.

An update report was tabled at the meeting which gave further details of trees and landscaping, and had appended a planting plan provided by the applicant. The update report recommended three additional conditions and one additional informative.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original and update reports.

Comments received and considered.

180546/REM - GREEN PARK VILLAGE, LONGWATER AVENUE

Application for approval of reserved matters following outline approval for Phase 4 for 118 dwellings (10/01461/OUT).

It was reported at the meeting that the application was for Phase 4 not Phase 5 as referred to in error in some parts of the report, and that further information had been submitted by the applicant in relation to ecology and natural environment which had addressed the issues raised in the report.

Granted as recommended.

Conditional approval and informatives as recommended.

Comments received and considered.

(2) That the following applications be refused for the reasons indicated:

180800/FUL - BROAD STREET MALL, BROAD STREET

Erection of a temporary three-storey building (constructed using shipping containers and timber frames/cladding) to create a mixed-use Urban Market comprising Shop, Restaurant/Cafe, Bar and Hot Food Takeaway Uses (Class A1/A3/A4 Use), including shared circulation and external seating spaces; refuse store, cycle parking and associated works. (amended description)

An update report was tabled at the meeting which gave details of: further information received from the Crime Prevention Design Adviser; officer comments on a letter from the applicant to members of the Committee (a copy of which was

appended to the report) and further clarification regarding information on the architect's website. A plan taken from the architect's website was appended to the report.

Refused for the reasons set out in the original report.

Informatives as recommended.

Comments and objections received and considered.

180849/OUT - LAND ADJACENT TO THORPE HOUSE, COLLIERS WAY

Outline application for residential redevelopment to provide a maximum of 14 dwelling units. Demolition of dwelling at 16 Kirton Close to provide access. (Appearance, Landscaping, Layout and Scale reserved for future consideration).

An update report was tabled at the meeting which gave details of two letters of support received, the text of which was appended to the update report.

Refused for the reasons set out in the original report.

Informatives as recommended.

Comments and objections received and considered.

Objector Mrs Fortnum, Richard Wollenberg and Phil Brady on behalf of the applicant and Ward Councillors Debs Absolom and Graeme Hoskin attended the meeting and addressed the Committee on this application.

- (3) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be authorised to determine the following applications under planning legislation:

180358/FUL - BRISTOL & WEST ARCADE, MARKET PLACE

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed-use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

An update report was tabled at the meeting which gave further information on bat surveys and on CIL liability and included a list of plans received. The recommendations had been amended accordingly, with proposed amendments to Heads of Terms and Condition 24, two additional proposed conditions and one additional proposed informative.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 15 August 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report, as amended by the update report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with the amendment and additional conditions and informative as recommended in the update report.

Comments and objections received and considered.

180823/FUL - FORMER ARGOS UNIT, BROAD STREET MALL, 47 OXFORD ROAD

Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages.

An update report was tabled at the meeting which stated that an acceptable construction method statement had been received and recommended an amendment to Condition 4 to reflect this.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 August 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with the amendment to Condition 4 as recommended in the update report.

Comments received and considered.

180319/FUL - BATTLE HOSPITAL SITE, PORTMAN ROAD

Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 September 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments and objections received and considered.

161507/OUT - 2-6 WATER ROAD AND 158 DEE ROAD

Demolition of 4 existing dwelling houses 2, 4, 6 Water Road and 158 Dee Road and erection of 6 no. 4 bedroom and 5 no. 3 bedroom dwellings and car parking.

An update report was tabled at the meeting which gave details of amended layout and plans received and recommended two additional conditions as a result.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 August 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the 30 May 2018 committee report (Appendix 1 to the original report), with additional conditions as recommended in the update report.

Comments and objections received and considered.

(Councillor Emberson declared a non-pecuniary interest in this item, on the grounds that she lived in Water Road.)

180144/FUL - 25 REDLANDS ROAD

Demolition of a single-storey rear projection, followed by the construction of a single-storey rear extension, internal modifications and refurbishment to facilitate change of use from a single dwelling house with detached garage (C3a) to 5 no. self-contained flats (C3a) with associated car parking, bin and cycle storage.

An update report was tabled at the meeting which gave details of the results of further consultation on proposed changes to the front boundary and recommended amendments to Condition 13 as a result.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 31 August 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with amendments to Condition 13 to include other external decorative

features as recommended in the update report.

Comments and objections received and considered.

(Councillor Rowland declared an interest in this item. Nature of interest: Councillor Rowland had contributed to the comments submitted by the Conservation Area Advisory Committee.)

- (4) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the **carrying out of the following developments be authorised**, subject to the conditions now specified:

181035/REG3 - THE HEIGHTS PRIMARY SCHOOL, 82 GOSBROOK ROAD, CAVERSHAM

Fencing off an area of the Westfield Park Recreation Ground for educational use during school hours for use by the Heights Primary School.

An update report was tabled at the meeting which gave an update on objections received and officer comments on points not considered to have been responded to in the main report. It was reported verbally at the meeting that two letters of support, 12 observations/comments and 133 objections had been received in total to date, and that, in relation to a cropmark which had appeared in the area, Berkshire Archaeology had considered this and given advice. Officers therefore proposed two additional conditions: one standard one requiring archaeological monitoring of the groundwork in the park and investigation if anything was found, and one requiring a plan to be made of the feature, to be submitted for the Historic Environment Record, in order to comply with Policy CS33.

Granted as recommended.

Conditional temporary planning permission and informatives as recommended in the original report, with additional archaeological conditions as recommended at the meeting. Condition 1 to be amended from standard three year condition to require implementation within one year of decision, and cessation of use to align with the temporary permission being until 31 August 2020.

Comments and objections received and considered.

Objectors Dr Alex Vugler and Dr Sophie Vickery, Myles Milner on behalf of the applicant and Ward Councillors Adele Barnett-Ward and Richard Davies attended the meeting and addressed the Committee on this application.

190867/REG3 - 773 OXFORD ROAD, TILEHURST

Part retrospective: Single storey rear extension.

Granted as recommended, subject to no substantive new objections being received by 24 July 2018.

Conditional planning permission and informatives as recommended.

Comments received and considered.

17. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 18 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A (as amended) of the Act.

18. PLANNING ENFORCEMENT QUARTERLY UPDATE

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 8.40 pm).

READING BOROUGH COUNCIL
REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
Date:	5 September 2018	AGENDA ITEM:	4
TITLE:	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS		
SERVICE:	PLANNING	WARDS:	BOROUGH WIDE
AUTHOR:	Kiaran Roughan	TEL:	0118 9374530
JOB TITLE:	Planning Manager	E-MAIL:	kiaran.roughan@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit might be appropriate before the meeting of the next Committee (or at a future date) and to confirm how the visit will be arranged.

2. RECOMMENDED ACTION

- 2.1 That you resolve to visit the sites which will be identified by officers in a paper in the update Agenda on the day of the forthcoming Planning Applications Committee and confirm if there are any other sites Councillors consider necessary to visit before reaching a decision on an application.
- 2.2 That you confirm how the site will be visited, unaccompanied or accompanied, and if accompanied agree the site visit date and time.

3. THE PROPOSAL

- 3.1 The potential list of agenda items submitted since the last meeting of the Planning Applications Committee will be provided with the update Agenda on the day of forthcoming Planning Applications Committee. Where appropriate, I will identify those applications that I feel warrant a site visit by the Committee prior to formal consideration of the proposals.
- 3.2 Councillors may also request a site visit to other sites on that list if they consider it relevant to their ability to reach a decision on the application.
- 3.3 Officers may also recommend a site visit if they intend to report a normally delegated application to the Committee for a decision.
- 3.4 A site visit may also be proposed in connection with a planning enforcement issue which is before the Committee for consideration.
- 3.5 Site visits in the above circumstances should all take place in advance of a Committee decision and should only be used where the expected benefit is substantial.

- 3.6 A site visit is only likely to be necessary if the impact of the proposed development is difficult to visualise from the plans and any supporting material including photographs taken by officers (although, if this is the case, additional illustrative material should have been requested); or, there is a good reason why the comments of the applicant and objectors cannot be expressed adequately in writing; or, the proposal is particularly contentious.
- 3.7 Accompanied site visits consist of an arranged inspection by a viewing Committee, with officers in attendance and by arrangement with the applicant or their agent. Applicants and objectors however will have no right to speak but may observe the process and answer questions when asked. The visit is an information gathering opportunity and not a decision making forum.
- 3.8 Recently Councillors have expressed a preference to carry out unaccompanied site visits, where the site is easily viewable from public areas, to enable them to visit the site when convenient to them. In these instances the case officer will provide a briefing note on the application and the main issues to be considered by Councillors when visiting the site.
- 3.9 There may also be occasions where officers or Councillors request a post completion site visit in order to review the quality or impact of a particular development.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Planning services contribute to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for "Keeping the town clean, safe, green and active." Under the heading, Neighbourhoods, the Corporate Plan aims to improve the physical environment - the cleanliness of our streets, places for children to play, green spaces, how we feel about our neighbourhood and whether we feel safe, have a sense of community and get on with our neighbours.

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 Statutory neighbour consultation takes place on planning applications.

6. EQUALITY IMPACT ASSESSMENT

- 6.1 Officers when assessing an application and when making a recommendation to the Committee, will have regard to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7. LEGAL IMPLICATIONS

- 7.1 None arising from this report.

8. FINANCIAL IMPLICATIONS

8.1 The cost of site visits is met through the normal planning service budget.

9. BACKGROUND PAPERS

Reading Borough Council Planning Code of Conduct.

Local Safety Practice 2013 Planning Applications Committee site visits.

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REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 September 2018	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
AUTHOR:	Kiaran Roughan	TEL:	0118 9374530
JOB TITLE:	Planning Manager	E-MAIL:	Kiaran.roughan@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for "Keeping the town clean, safe, green and active."

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision

reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

6. EQUALITY IMPACT ASSESSMENT

6.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7. LEGAL IMPLICATIONS

7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. FINANCIAL IMPLICATIONS

8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

9. BACKGROUND PAPERS

9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/D/18/3204361
CASE NO: 172098
ADDRESS: 72 Chazey Road
PROPOSAL: Two storey side extension
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 10.07.2018

WARD: PARK
APPEAL NO: APP/E0345/D/18/3204709
CASE NO: 180328
ADDRESS: 48 Regis Park Road
PROPOSAL: Conversion of garage to habitable room and associated landscaping alterations
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 10.07.2018

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/D/18/3205295
CASE NO: 180301
ADDRESS: 8 Hilltop Road
PROPOSAL: Single storey front and side extension
CASE OFFICER: Tom French
METHOD: Written Representation
APPEAL TYPE: HOUSEHOLDER REFUSAL
APPEAL LODGED: 17.07.2018

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/18/3199747
CASE NO: 172118
ADDRESS: 40 Silver Street
PROPOSAL: Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 62 studio rooms (sui generis use class) with associated ancillary space and landscaping works.

CASE OFFICER: Alison Amoah
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 17.02.08.2018

WARD: ABBEY
APPEAL NO: APP/E0345/W/18/3204180
CASE NO: 172127
ADDRESS: "Dogma Ph", 11 Castle Street, Reading
PROPOSAL: Placement of furniture upon public highway
CASE OFFICER: Natalie Weekes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 02.08.2018

APPENDIX 2

Appeals Decided:

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/W/17/3192214
CASE NO: 170176
ADDRESS: Caversham Lawn Tennis Club Queensborough Drive
PROPOSAL: Erection of 9 no. floodlighting columns (6.7 metres high) supporting 10 no. luminaires (HiLux Match LED Gen 3) with LED lamps (overall height 7.0 metres) to provide lighting to Courts 3 and 4 for Recreational Tennis (BS12193-2007 Class III).
CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 17.07.2018

WARD: KENTWOOD
APPEAL NO: APP/E0345/D/18/3202378
CASE NO: 180057
ADDRESS: 12 Lower Armour Road
PROPOSAL: First floor rear extension
CASE OFFICER: Tom Hughes
METHOD: Written Representation Householder
DECISION: DISMISSED
DATE DETERMINED: 26.07.2018

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/17/3190317
CASE NO: 170019
ADDRESS: "Existing private carpark", East Street, Reading
PROPOSAL: Erection of a 4 storey building to provide 103 student accommodation units (Sui Generis) , landscaping and ancillary works , following the removal of a 49 space car park
CASE OFFICER Matthew Burns
METHOD: Informal Hearing
DECISION: ALLOWED
DATE DETERMINED: 10.08.2018

WARD: PARK
APPEAL NO: APP/E0345/D/18/3204709
CASE NO: 180328
ADDRESS: 48 Regis Park Road, Reading
PROPOSAL: Conversion of garage to habitable room and associated landscaping alterations
CASE OFFICER Tom Hughes
METHOD: Householder written representation
DECISION: ALLOWED
DATE DETERMINED: 16.08.2018

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/D/18/3204361
CASE NO: 172098
ADDRESS: 72 Chazey Road, Caversham, Reading
PROPOSAL: Two storey side extension
CASE OFFICER Ethne Humphreys
METHOD: Householder written representation
DECISION: ALLOWED
DATE DETERMINED: 16.08.2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

City Wall House, 26 West Street, Reading

Caversham Lawn Tennis Club, Queensborough Drive, Caversham, Reading

Planning Officers reports on appeal decisions attached.

APPEAL DECISION REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Ward: Abbey

Appeal No: APP/E0345/W/17/3188270

Planning Ref: 170251/FUL

Site: City Wall House, 26 West Street, Reading

Proposal: Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations.

Decision level: Committee

Method: Written Representations

Decision: Appeal Allowed, subject to a s106 unilateral undertaking and conditions.

Date Determined: 25 June 2018

Inspector: N A Holdsworth MCD MRTPI

SUMMARY OF DECISION

Planning application 170251 was refused for reasons of cramped nature of units and communal areas, unsuitable access for those with mobility issues and concern for loss of opportunity of securing an affordable housing contribution.

The Inspector considered the main issues in the appeal to be:

- (i) Whether suitable accommodation would be provided, regarding (a) size and layout of the units (b) the layout of communal areas; and (c) provision made for people with limited mobility; and
- (ii) Whether or not a sufficient range of housing types would be provided.

Unit size:

The proposal would not involve any internal changes to facilitate 9 studio flats or one-bed units and there would be one 2-bed flat. He found that the proposed flats had good facilities and reasonable outlooks and light levels. Whilst he noted that 7 out of 10 of the units failed to meet the National Minimum Technical Housing Standards, these are not adopted by the Council, all areas he found as acceptable and the bedroom areas all exceed the sizes as set out in the Council's Residential Conversions SPD. He considered that on-site amenity areas were not necessary in this town centre location. Taking all of these matters into account, he concluded that he did not agree with the Council that the proposed units would be undersized or cramped.

Communal facilities:

The Inspector did not consider the use of the small, communal lobby area for both apart-hotel and residential occupiers to be an unacceptable arrangement. He considered that modern electronic key-fob type access could adequately ensure that the different residents could be given controlled access, subject to condition. Waste collections would need to increase to maintain amenity, but he agreed that this too, could be the subject of a condition. With regard to cycle parking, the Inspector does not appear to tackle the issue of lack of space, facilities and the likely inevitable obstruction; suggesting that bicycles could be stored outside (Officer comment: *there is no opportunity*) or within rooms (*the corridors/lifts are small and the rooms themselves are small*). Surprisingly, the Inspector considered that that there is no real difference between the characteristics of long-term housing and serviced apartments. In particular, he seems to discount officer concerns about the need for communal areas and storage, without comment on how else this could be accommodated.

Accessibility:

The Inspector makes some very general assumptions in his assessing of access for those with mobility difficulties. It is not clear, for instance, to what extent the building was inspected by the Inspector and officers **Page 23** urgent clarification on this point from

the Inspectorate and hope to be able to update your meeting verbally on this matter. He has also failed to address the point that disabled visitors would have issues getting to any occupants of the top floor, although he finds that, 'the development would serve those with limited mobility reasonably well' and that, 'the majority of the flats are accessible by lift'.

Unit mix:

The Inspector finds that the (awkward) 2-bedroom unit would provide sufficient living accommodation for two people, but of course, the purpose of a 2-bed unit is also that it could potentially accommodate a family and this unit is not considered acceptable for this purpose. Further, he considered that Policy RC9 of the RCAAP sets out an aspiration for 3-bed units to be provided, rather than a specific policy requirement. He concludes by saying that he finds no evidence before him that demonstrates a serious unmet demand for family sized housing within the town centre.

Affordable housing:

At the appeal, the Appellant provided a unilateral obligation which would enable a contribution towards affordable housing in the Borough to be captured, should subsequent floors of this building latterly be converted from apart-hotel to C3 residential. This approach is the same as that already in place by the same operator in their development in Kings Road. Officers agreed that this met its concerns and the Inspector agreed for the need for the obligation.

Conditions:

The Inspector agreed with the majority of the LPA's suggested conditions, but did not find that the need to prohibit parking permits was justified, however, this is subject to separate control by The Council's Traffic Management Sub-Committee.

Head of Planning, Development & Regulatory Services' Comment

Officers are disappointed in this decision, which in our view would produce a fairly poor-quality of accommodation and the Inspector seems to have failed to fully appreciate the particular physical issues with this building.

The flats themselves would be small and the issue of the minimum housing standards will be addressed in the emerging Local Plan. Communal facilities are the bare minimum and conflict of users is likely to be common. The Inspector considers that apart-hotels and flats are similar, but they are in different use classes and rightly so. This remains a layout with no opportunity for living and the Inspector is assuming that these units will be occupied by single people or couples with no children who would have no more expectation of facilities than one would expect in an apart-hotel. But town centre dwellers have a right to suitable quality of accommodation. There are no supporting amenity facilities, unlike the operator's other site at Kings Road, which includes a gym, terraces and a communal lounge.

Officers remain unconvinced that the tensions which may arise between the transient population and residents can be solved simply with key fobs and this may prove to be a problematic development, but hopefully this would be well-managed by this operator.

Site Plan:



Case Officer: Richard Eatough

Ward: Mapledurham

Appeal No: APP/E0345/W/17/3192214

Planning Ref: 170176

Site: Caversham Lawn Tennis Club, Queensborough Drive, Caversham, Reading, RG4 7JA

Proposal: Erection of 9 no. floodlighting columns (6.7 metres high) supporting 10 no. luminaires (HiLux Match LED Gen 3) with LED lamps (overall height 7.0 metres) to provide lighting to Courts 3 and 4 for Recreational Tennis (BS12193-2007 Class III).

Decision level: Committee decision on 19/07/17

Method: Written representations

Decision: Appeal Dismissed

Date Determined: 17 July 2018

Inspector: Richard S Jones BA (Hons) BTP MRTPI

1. BACKGROUND

- 1.1 The appeal site comprises two existing artificial grass tennis courts at Caversham Lawn Tennis Club (CLTC). More specifically, these are courts number 3 and 4, which are located within the mid-section of a row of seven courts on the southern side of the wider CLTC site.
- 1.2 CLTC has a long history of planning applications / appeals in relation to floodlighting and various other works at the site (e.g. an air hall between the months of October and March allowed on appeal in October 1992). Most notably, an appeal was dismissed for floodlighting at the same courts in January 2010 (Ref APP/E0345/A/09/2109529).
- 1.3 The 2017 application for floodlighting received a significant number of public consultation responses, with a total of 80 responses in support, 1 observation and 18 separate objections received as part of the original consultation. In July 2017 Planning Applications Committee concurred with the officer level recommendation to refuse planning permission for the following reason:

The proposed works, owing to their location, would result in unacceptable noise and disturbance and artificial lighting, thereby causing damaging noise and light pollution which would be harmful to the character and appearance of local area and have a significant detrimental impact to the living environment of existing nearby residential properties, contrary to Policies CS7 (Design and the Public Realm) and CS34 (Pollution and Water Resources) of the Reading Borough Council Local Development Framework Core Strategy 2008 (Altered 2015) and DM4 (Safeguarding Amenity) of the Reading Borough Council Local Development Framework Sites and Detailed Policies Document 2012 (Altered 2015).

- 1.4 The applicant appealed against this decision to the Planning Inspectorate.

2 SUMMARY OF DECISION

- 2.1 The Inspector considered that the two main issues of the appeal were: the effect of the proposed development on the character and appearance of the area; and the effect of the development on the living conditions of the occupiers of nearby residential properties with particular reference to noise and light.
- 2.2 In terms of character and appearance, the Inspector agreed with the conclusions of the Inspector in dealing with the previous appeal in 2010. In particular, the Inspector considered that there would be an unacceptable cumulative adverse visual effect when viewed from the surrounding residential properties, within the context of the existing air hall at the site. The Inspector also quoted elements of the previous appeal decision, referred to floodlights appearing "incongruous and entirely out of keeping with the residential character of the surrounding area." The Inspector therefore concluded that "the proposal would result in unacceptable harm to the character and appearance of the area, contrary to Reading Borough Local Development Framework Core Strategy Policy CS7."
- 2.3 In relation to living conditions, the Inspector concluded that "the proposal would result in unacceptable harm to the living conditions of neighbouring occupants in terms of outlook and

noise, contrary to CS Policy 34 and to Reading Borough Local Development Framework Sites and Detailed Policies Document Policy DM4." In reaching this conclusion the Inspector raised a number of concerns from a variety of perspectives.

- 2.4 First, the Inspector was concerned about light spill into part of the rear gardens of No's 21 and 23 Fernbrook Road, commenting "the spill would be readily obvious within the context of these rear gardens where those presently dark spaces would clearly be lighter, resulting in a material and harmful change."
- 2.5 In terms of outlook the Inspector stated "the floodlighting would present a dominant and unneighbourly outlook from the rear windows and gardens of Nos 21 and 23, in particular, thereby diminishing the living conditions of the occupants of those properties. Moreover, it would not be reasonable to assume that the harm could be mitigated by the occupants being forced to close their curtains. I also consider that there is potential for a material cumulative effect with the air hall."
- 2.6 In terms of respite from noise and disturbance for neighbours, the Inspector stated this would be significantly reduced and again quoted the criticisms made by the previous Inspector in 2010.
- 2.7 In terms of noise, the Inspector noted that during his site visit standing in the rear gardens of both No's 21 and 23 "even though courts 3 and 4 were not in use at that time, the play on other courts further away was still clearly audible... amongst the stated benefits of the scheme is that it would facilitate in particular the coaching of juniors for the whole of the year. Whilst this is clearly a laudable objective, it is nevertheless likely to be noisier than recreational games between older players because of youthful high spirits and the raised voices of coaches." The Inspector concurred with the previous Inspector and, moreover, was "also concerned regarding the likely cumulative noise effects with the use of the adjacent air hall."
- 2.8 The Inspector recognised the benefits of the scheme (enhancing the facilities and wider social / health & wellbeing benefits, as referenced in the significant amount of representation made in support of the appeal proposal. The Inspector also appreciated the needs of the tennis club, but was not provided with any compelling evidence to demonstrate that the lack of floodlighting was the cause of a recent drop in membership or that its absence would result in a further decline of the membership. In overall terms the Inspector found that the harmful impacts of the scheme outweighed the benefits.

Head of Planning, Development & Regulatory Services Comment:

This is a particularly pleasing and clear-cut appeal decision, with the Inspector agreeing with all of the various concerns raised by the Council in refusing the application. The 2010 appeal decision was considered to be abundantly clear in its reasoning, with this latest decision reiterating and, moreover, strengthening the previous position with further references to cumulative harmful impacts as a result of the existing air hall at the site.



Aerial view looking north from Fernbrook Road

Case officer: Jonathan Markwell

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REPORT BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 September 2018	AGENDA ITEM:	6
TITLE:	APPLICATIONS FOR PRIOR APPROVAL		
AUTHOR:	Lynette Baker & Julie Williams		
JOB TITLE:	Area Team Leaders	E-MAIL:	Julie.williams@reading.gov.uk Lynette.baker@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise Committee of new applications and decisions relating to applications for prior-approval under the amended Town and Country Planning (General Permitted Development) Order (GPDO 2015).

2. RECOMMENDED ACTION

- 2.1 That you note the report.

3. BACKGROUND

- 3.1 At your meeting on 29 May 2013 a report was presented which introduced new permitted development rights and additional requirements for prior approval from the local planning authority for certain categories of permitted development. It was agreed then that a report be brought to future meetings for information and to include details of applications received for prior approval, those pending a decision and those applications which have been decided since the last Committee date.

4 TYPES OF PRIOR APPROVAL APPLICATIONS

- 4.1 The categories of development requiring prior approval under the Town and Country Planning (General Permitted Development)(England) Order 2015, or amended by the Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016 that are of most relevance to Reading Borough are summarised as follows:

- **Householder development - single storey rear extensions.** GPDO Part 1, Class A1(g-k).
- **Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes.** GPDO Part 3 Class C.
- **Change of use from A1 shops or A2 financial & professional, betting office or pay day loan shop to Class D2 assembly & leisure.** GPDO Part 3 Class J.
- **Change of use from A1 shops or A2 financial and professional or a mixed use of A1 or A2 with dwellinghouse to Class C3 dwellinghouse.** GPDO Part 3 Class M*
- **Change of use from an amusement arcade or a casino to C3 dwellinghouse & necessary works.** GPDO Part 3 Class N
- **Change of use from B1 office to C3 dwellinghouse** GPDO Part 3, Class O*.
- **Change of use from B8 storage or distribution to C3 dwellinghouse** GPDO Part 3, Class P

- Change of use from B1(c) light industrial use to C3 dwellinghouse GPDO Part 3, Class PA*
- Change of use from agricultural buildings and land to Class C3 dwellinghouses and building operations reasonably necessary to convert the building to the C3 use. GPDO Part 3 Class Q.
- Change of use of 150 sq m or more of an agricultural building (and any land within its curtilage) to flexible use within classes A1, A2, A3, B1, B8, C1 and D2. GPDO Part 3 Class R.
- Change of use from Agricultural buildings and land to state funded school or registered nursery D1. GPDO Part 3 Class S.
- Change of use from B1 (business), C1 (hotels), C2 (residential institutions), C2A (secure residential institutions and D2 (assembly and leisure) to state funded school D1. GPDO Part 3 Class T.
- Temporary use of buildings for film making for up to 9 months in any 27 month period. GPDO Part 4 Class E
- Development under local or private Acts and Orders (e.g. Railways Clauses Consolidation Act 1845). GPDO Part 18.
- Development by telecommunications code system operators. GPDO Part 16.
- Demolition of buildings. GPDO Part 11.

4.2 Those applications for Prior Approval received and yet to be decided are set out in the appended Table 1 and those applications which have been decided are set out in the appended Table 2. The applications are grouped by type of prior approval application. Information on what the estimated equivalent planning application fees would be is provided.

4.3 It should be borne in mind that the planning considerations to be taken into account in deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA will first need to confirm whether or not prior approval is required before going on to decide the application on its planning merits where prior approval is required.

4.4 Details of any appeals on prior-approval decision will be included elsewhere in the agenda.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Changes of use brought about through the prior approval process are beyond the control or influence of the Council's adopted policies and Supplementary Planning Documents. Therefore it is not possible to confirm how or if these schemes will contribute to the strategic aims of the Council.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 Statutory consultation takes place in connection with applications for prior-approval as specified in the Order discussed above.

7 EQUALITY IMPACT ASSESSMENT

7.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2 There are no direct implications arising from the proposals.

8. LEGAL IMPLICATIONS

8.1 None arising from this Report.

9. FINANCIAL IMPLICATIONS

9.1 Since the additional prior notifications were introduced in May 2013 in place of applications for full planning permission, the loss in fee income is estimated to be £1,001,540

(Office Prior Approvals - £922,097: Householder Prior Approvals - £63,112: Retail Prior Approvals - £6556: Demolition Prior Approval - £2135: Storage Prior Approvals - £5350: Shop to Restaurant Prior Approval - £1886: Shop to Leisure Prior Approval - £305)

Figures since last report

Office Prior Approvals - £10896: Householder Prior Approvals - £824

9.2 However it should be borne in mind that the prior notification application assessment process is simpler than would have been the case for full planning permission and the cost to the Council of determining applications for prior approval is therefore proportionately lower. It should also be noted that the fee for full planning applications varies by type and scale of development and does not necessarily equate to the cost of determining them.

10. BACKGROUND PAPERS

The Town and Country Planning (General Permitted Development) (England) Order 2015

Town and Country Planning (General Permitted Development)(England)(Amendment) Order 2016.

Table 1 - Prior-approval applications pending @ 5 September 2018

Application type CLASS A - Householder

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Householder Prior Approval - Class A, Part 1 GPDO 2015	181246	17 Upper Crown Street, Reading, RG1 2SS	Katesgrove	Rear extension measuring 5.295m in depth, with a maximum height of 3.05m, and 2.95m in height to eaves level.	17/07/2018	27/08/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181304	11 Kinson Road, Tilehurst, Reading, RG30 6UL	Kentwood	Rear extension measuring 5.2m in depth, with a maximum height of 3.5m, and 2.4m in height to eaves level.	26/07/2018	05/09/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181360	84 Basingstoke Road, Reading, RG2 0EL	Katesgrove	Rear extensions measuring 5.98m & 5.73m (extra 3m) in depth, with a maximum height of 3.05m & 3.15m, and 2.95m & 2.47m in height to eaves level.	02/08/2018	12/09/2018		£206
Householder Prior Approval - Class A, Part 1 GPDO 2015	181389	9 Micklands Road, Caversham, Reading, RG4 6LU	Peppard	Rear extension measuring 8m in depth, with a maximum height of 3m, and 2.5m in height to eaves level.	07/08/2018	19/09/2018		£206

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Office use to dwelling house - Class O, Part 1 GPDO 2015	181321	Units 1 and 2 Wesley Gate, Queens Road, Reading	Abbey	Change of use of office building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 15 dwelling units.	27/07/2018	27/09/2018		£6372
Office use to dwelling house - Class O, Part 1 GPDO 2015	181338	200-202 Broad Street, Reading, RG1 7QJ	Abbey	Change of use of 1st, 2nd and 3rd floors from Class B1(a) (offices) to C3 (dwelling houses) to comprise 11 flats.	31/07/2018	26/09/2018		£4524

Demolition Prior Approval applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments
Demolition Prior Approval	180217	20 Hosier Street, Reading, RG1 7JL	Abbey	Application for prior notification of proposed demolition.	02/02/2018	02/03/2018	
Demolition Prior Approval	180725	40 Silver Street, Reading, RG1 2ST	Katesgrove	Application for prior notification of proposed demolition.	01/05/2018	29/05/2018	
Demolition Prior Approval	181384	Former Battle Hospital site, Portman Road, Reading	Battle	Demolition of existing NHS buildings to the old Battle Hospital site off Portman Road	06/08/2018	03/09/2018	

Retail Prior Approvals applications pending

Application type	Application reference number	Address	Ward	Proposal	Date Received	Target Determination Date	Comments	Equivalent planning application fee
Retail Prior Approval	181376	16 Hemdean Road, Caversham, Reading, RG4 7SX	Caversham	Notification for Prior Approval for a Proposed Change of Use of ground floor and basement of Building from Class A1 (shops) to C3 (dwellinghouses) to comprise one dwelling.	06/08/2018	01/10/2018		£462

Prior Notification applications pending - None

Shop to Restaurant Prior Approval applications pending - None

Shop to Assembly & Leisure Prior Approval applications pending - None

Telecommunications Prior Approval applications pending - None

Storage to Residential Prior Approval applications pending - None

Table 2 - Prior-approval applications decided 6 July 2018 to 22 August 2018

Application type CLASS A - Householder

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Householder Prior Approval - Class A, Part 1 GPDO 2015	180999	18 Foxhays Road, Reading, RG2 8NP	Church	Rear extension measuring 4.2m in depth, with a maximum height of 3m, and 2.4m in height to eaves level.	07/06/2018	17/07/2018	Prior Approval Notification - Refusal
Householder Prior Approval - Class A, Part 1 GPDO 2015	181054	9 Eccles Close, Caversham, Reading, RG4 5BJ	Caversham	Rear extension measuring 6m in depth, with a maximum height of 4m, and 3m in height to eaves level.	14/06/2018	03/08/2018	Prior Approval Notification - Approval
Householder Prior Approval - Class A, Part 1 GPDO 2015	181073	93 Ashburton Road, Reading, RG2 7PA	Church	Rear extension measuring 4m in depth, with a maximum height of 2.4m, and 2.25m in height to eaves level.	19/06/2018	19/07/2018	Prior Approval NOT REQUIRED

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Office use to dwelling house - Class O, Part 1 GPDO 2015	180982	54 Queens Road, Reading, RG1 4AZ	Katesgrove	Change of use of building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 20 residential flats including 4 x 2 bedroom and 16 x 1 bedroom flats.	06/06/2018	31/07/2018	Prior Approval Notification - Approval
Office use to dwelling house - Class O, Part 1 GPDO 2015	181074	33 Blagrove Street, Reading	Abbey	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 28 dwellings (17 x 1-bed and 11 x 2-bed).	18/06/2018	15/08/2018	Application Permitted
Office use to dwelling house - Class O, Part 1 GPDO 2015	181075	25 South Street, Reading, RG1 4QU	Katesgrove	Change of use from Class B1(a) (offices) to C3 (dwelling houses) to comprise of 4x1 bed dwellings.	19/06/2018	10/08/2018	Prior Approval Notification - Refusal
Office use to dwelling house - Class O, Part 1 GPDO 2015	181090	286 Kings Road, Reading, RG1 4HP	Redlands	Change of use of existing building from Class B1(a) (offices) to C3 (dwelling houses) to comprise 3 residential 1- bed flats.	20/06/2018	15/08/2018	Application Permitted

Application type	Application reference number	Address	Ward	Proposal	Date Received	Decision Date	Decision
Retail Prior Approval	180981	180 Wantage Road, Reading, RG30 2SJ	Norcot	Notification for Prior Approval for a Proposed Change of Use of a Building from Class A1 (shops) to C3 (dwellinghouses) to comprise 1 dwelling.	05/06/2018	31/07/2018	Prior Approval Notification - Approval

Prior Notification applications decided - None

Telecommunications Prior Approval applications decided - None

Demolition Prior Approval applications decided - None

Storage to Residential Prior Approval applications decided - None

Shop to Assembly & Leisure Prior Approval applications decided - None

Shop to Restaurant Prior Approval applications decided - None

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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 5 SEPTEMBER 2018 TITLE: OBJECTION TO A TREE PRESERVATION ORDER AT 41 & 43 CONISBORO AVENUE, CAVERSHAM, READING	ITEM NO. 7
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Ward: Mapledurham

RECOMMENDATION

That the Tree Preservation Order be confirmed with the omission of T3 (Yew) and amendment to the trunk location of T1 (Sycamore) at 41 Conisboro Avenue and the omission of the southern-most Pine from G1 at 43 Conisboro Avenue

3. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report to Committee an objection to Tree Preservation Order No. 1/18 relating to 41 & 43 Conisboro Avenue, Reading (copy of TPO plan attached - Appendix 1).

2. BACKGROUND

- 2.1 Following receipt of a planning application at 43 Conisboro Avenue (ref 180533), Officers assessed the proposals in relation to trees. Due to the potential harm to trees of high amenity value, a TPO was served on 1 May 2018 to ensure retention of those trees. Further trees of amenity value were also included in the neighbouring property at 41 Conisboro Avenue due to the potential harm from the planning proposals, with an additional tree in the rear garden also being included.

3. RESULT OF CONSULTATION

- 3.1 An objection to the TPO has been made by 41 Conisboro Avenue to trees at No. 41 only, based on the following points:

T1 Sycamore

- The tree will eventually block the driveway, public footpath and road
- The tree poses a danger to services in close proximity (gas, broadband and water)
- The roots are showing signs of damaging the driveway, public footpath and road and natural debris will block roadside drains
- The tree offers no amenity value and is not a rare species
- There is a preference to remove and replace with a fruit tree

T2 Sycamore

- The tree is vast and overbearing to the house
- It has no amenity value or public benefit and is not rare so removal would not have a negative impact
- Natural debris (leaves, bird droppings) cause problems
- The tree should be removed and replaced with a fruit tree in keeping with the original orchard status of the garden

T3 Yew

- The tree blocks garage access which will worsen over time

- The tree has no amenity value and has poor shape, form and appearance
- The tree poses a threat to the water supply due to its close proximity to the water standpipe
- The tree should be removed and replaced with a fruit tree in keeping with the garden's past.

T5 Pine

- The tree is too big for the garden and will get bigger
- It has no amenity value or public benefit
- Its blocks light to the garden hindering growth of new Pear trees and other plants, affecting the ability to restore the garden to fruit trees
- The tree should be felled and replaced with a fruit tree in keeping with the garden's past

3.2 In response to the objections from 41 Conisboro Avenue, Officers have the following comments:

In relation to T1 (Sycamore), having viewed this tree from the property, Officers have identified it as being an early mature tree in good health and with amenity value being located adjacent to the public highway, with reasonable clearance from the public highway.

The tree is located to the side of the access drive but is unlikely to obstruct the driveway in the near future. The position of T1 on the plan should be amended to show it within the access drive if the decision is made to confirm the Tree Preservation Order (TPO).

The issues of leaf drop, proximity to services and potential for branches to obstruct the highway are applicable to most trees adjacent to the public highway and would not usually provide adequate justification for the removal of an otherwise healthy tree, as these issues can be readily addressed with maintenance to the tree or the service run without necessitating the removal of the tree. Permitting trees to be removed for this reason would result in the loss of many trees in urban areas to the detriment of our urban environment.

In relation to T2 (Sycamore), this is a prominent mature tree with a full canopy. Officers do not agree that the tree has no public benefit. The tree is visible from the highway and part of the collective mature tree cover on that side of Conisboro Avenue. Again the issues concerning leaf drop, lack of rarity and proximity to services relate to most trees in urban areas. All trees (deciduous or evergreen) will drop leaves and very few trees planted in urban areas could be considered rare. Where tree roots do grow into drains this can be addressed by cutting the tree roots and re-lining the drains. This work does not usually necessitate tree removal.

In relation to T3 (Yew), the position was carefully assessed by Officers on site and it was agreed that the position of this tree is potentially obstructive to the garage and the tree base is growing up against the water stand pipe. The amenity value as a smaller specimen tree does not merit retaining the tree in this potentially problematic location. In view of this, its omission from the TPO on confirmation (if confirmed) would be appropriate.

When serving a new Tree Preservation Order, the Borough Council will look to include all trees on a property which meet the criteria for a Tree Preservation Order in the Order to ensure a consistent level of tree protection on site. For this reason, the Pine (T5) within the rear garden was included in the TPO. It is not agreed that the tree provides no amenity value

by virtue of its location. The tree is visible as a backdrop to houses to the rear of the site and as a young, healthy tree this amenity value will increase as the tree reaches maturity.

Many properties on Conisboro Avenue contain a number of large, 'forest style' trees therefore the trees on the property are not out of keeping with the local landscape.

The objector has stated that they would like to remove some of the trees with a view to replacing the trees with fruit trees which are considered more in keeping with the original orchard character of the property demonstrated by the stained glass window images in the house. Fruit trees are smaller specimen trees which require regular pruning works for fruit production and which, although attractive, do not and will not make a significant contribution to the amenity of an area. For this reason, the Borough Council would not permit the removal of otherwise healthy large trees so that they can be replaced with fruit trees as this would be detrimental to the long term amenity provided by trees to the area.

4. CONCLUSION AND RECOMMENDATION

- 4.1 For the reasons given above, it is considered that the TPO should be confirmed with the inclusion of all trees shown at No. 41 with the exception of T3 (Yew). A slight amendment to the trunk location of T1 is appropriate if the TPO is confirmed. In addition, Officers identified issues with one of the Pines in G1 at 43 Conisboro Avenue during a site visit following the service of the TPO. Due to the impact of these issues on the health and condition of the tree, it is recommended to omit that Pine from G1, with all other trees shown being retained in the TPO.

5. LEGAL IMPLICATIONS

- 5.1 Preparing, serving confirmation and contravention of TPO's are services dealt with by the Council's Legal Section.

6. FINANCIAL IMPLICATIONS

- 6.1.1 Administrative.

7. EQUAL OPPORTUNITIES IMPLICATIONS

- 7.1 In assessing objections to TPOs, officers will have regard to Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.2 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the making of this TPO.

8. SUSTAINABILITY IMPLICATIONS

8.1 The aim of the TPO's is to secure trees of high amenity value for present and future generations to enjoy. Trees also have high environmental benefits through their absorption of polluted air and creation of wildlife habitats.

9. **BACKGROUND DOCUMENTS**

9.1 Planning Section's Tree Preservation Order Directory

9.2 Register of Tree Preservation Orders

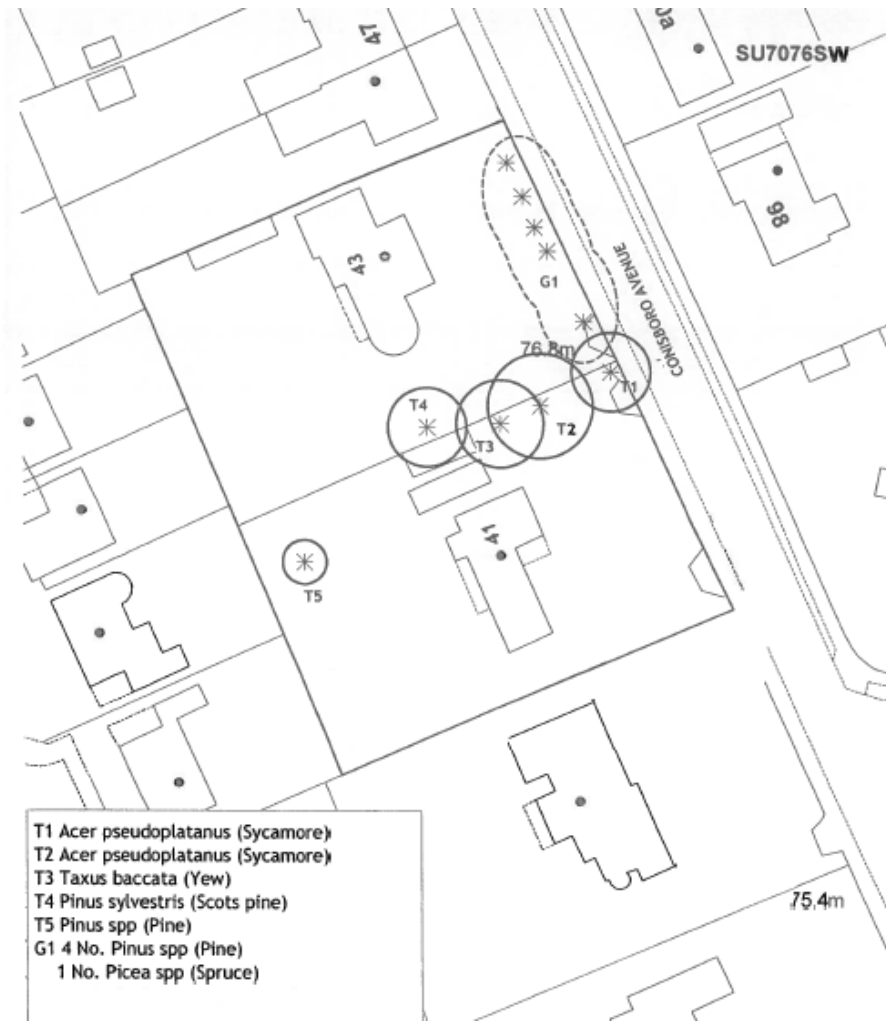
9.3 Plan of TPO 1/18 relating to 41 & 43 Conisboro Avenue, Reading (Appendix 1)

Officer: Sarah Hanson



T1 Sycamore

Appendix 1



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Agenda Item 8

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 th SEPTEMBER 2018	AGENDA ITEM:	8
TITLE:	REVISED NATIONAL PLANNING POLICY FRAMEWORK		
LEAD COUNCILLOR:	COUNCILLOR PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
	COUNCILLOR MASKELL		CHAIR, PLANNING APPLICATIONS COMMITTEE
SERVICE:	PLANNING	WARD:	ALL
LEAD OFFICER:	KIARAN ROUGHAN	TEL:	0118 9374530
JOB TITLE:	PLANNING MANAGER	E-MAIL:	kiaran.roughan@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 A draft Revised National Planning Policy Framework (NPPF) was published on 9th March 2018. A report on the published draft revisions to the original NPPF (2012) was presented to Planning Applications Committee in April 2018 (a copy of the report can be viewed at <http://www.reading.gov.uk/media/8743/item09-RevisedNPPF/pdf/item09-RevisedNPPF.pdf>). Committee resolved to submit a number of representations on the Draft Revised NPPF as outlined in the report. The new Revised National Planning Policy Framework (NPPF) was published in July 2018.
- 1.2 A number of other related documents were published at the same time as the draft Revised NPPF. A number of them have also now been published in their final form. A Housing delivery test measurement rule book has been published along with various updated planning practice guidance including new guidance on viability and housing and economic development needs assessments.
- 1.3 This report briefly outlines the main changes made to the draft Revised NPPF and the other related documents as a result of the consultation undertaken by the Ministry of Housing, Communities and Local Government (MHCLG). It details changes against the areas on which the council made representations as part of the consultation on the draft Revised NPPF. The report asks Committee to note the NPPF and the other related documents.

2. RECOMMENDED ACTION

- 2.1 That the Committee notes the publication of the Revised NPPF and related documents published by MHCLG in July 2018.

3. BACKGROUND AND ISSUES

- 3.1 The Revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) on 24th July 2018, along with a number of related documents set out in paragraph 1.2 above. The revised framework tightens definitions on the presumption in favour of sustainable development, increases

the emphasis on high-quality design and place-making, recognises the role of planning in creating healthy and safe communities and introduces a new Housing Delivery Test.

- 3.2 Notwithstanding the huge amount of responses received (almost 30,000), changes made to the final version of the revised NPPF focus on clarifications and re-wording, with very few more significant amendments. The rewording of the presumption in favour of sustainable development (paragraph 11) remains. Housing need will be based on the standard methodology that the government has previously consulted on with the final detailed methodology and resulting target need for each authority to be published in the autumn.
- 3.3 The new NPPG on **viability** largely stays with the new approach as set out in the original consultation based on the front-loading of viability assessment at plan-making stage, reducing the need for separate site specific assessments as part of individual planning applications. It confirms that viability assessments should be publicly available. The standard methodology for calculating costs and values remains as does the guidance that EUV+ should be used the main basis for calculating the benchmark land value. It specifically states that,

“It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan.”

Later it states:

“Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.”

And

“Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.”

Hopefully, this should now mean that benchmark land values in viability assessments take account of the policy compliant position, particularly in relation to the provision of affordable housing, and are no longer based on similar previous transactions in an area, regardless of policy compliance. This should mean that higher levels of affordable housing are achieved under Section 106 agreements than has been the case in the recent past.

- 3.4 At the time of the draft Revised NPPF, the Secretary of State stated the one of the biggest shifts" in the new approach is, "a change in culture, towards outcomes achieved - the number of homes delivered- rather than on processes like planning permissions". Despite considerable representations that local authorities are being given responsibility for delivery of housing by developers, the Revised NPPF introduces the new **Housing Delivery Test**. This test is focused on driving up the numbers of homes delivered in local authority areas, as an addition to the existing 5 year housing land test. It will measure net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish Housing Delivery Test results every November. Sanctions will apply to those local authorities where delivery is seen to fall short over a 3 year period. As noted, the government has published a separate document which sets out a detailed rulebook for measurements against the delivery test. Measuring against the new test and monitoring delivery by developers will have significant additional resource implications for local authorities.

From 2020, if an authority's delivery rate falls below 75 per cent of its housing requirement, a presumption in favour of sustainable development kicks in and planning applications will then be judged against the NPPF rather than the local plan. This could

have significant impacts for some authorities who struggle with delivery for various reasons and for all authorities if economic growth stalls, detrimentally affecting the housing market and thus housing delivery. Based on current levels of delivery, Lichfields UK has estimated that over one third of local planning authorities could fall to be sanctioned in 2020 and following under the test with the South East of England being one of the more affected regions. At the moment delivery of housing in Reading Borough exceeds the housing requirement for the Borough.

4.0 COMMENTARY

4.1 In its response to the consultation on the draft Revised NPPF, this council submitted responses to many of the 40 consultation questions on which the government was seeking responses. The main matters on which this council commented were as follows:

- The vague and narrow definition of sustainable development;
- the widening of the definition of affordable housing to include intermediate and sale housing products;
- the incorporation of the Ministerial Statement of 14th November 2014 excluding small sites of 10 dwellings or less from requirements to make affordable housing contributions;
- elements of the new guidance on viability assessments in particular how EUV plus is defined and the presumption that developer profit levels should be 20%;
- the proposal that a set proportion (20% was suggested) of housing should be on small sites being unrealistic;
- aspects of the new standard methodology for determining housing need;
- the new Housing Delivery Test, in particular the 3 year measurement periods;
- guidance encouraging a flexible approach to applying policies or guidance relating to daylight and sunlight

As indicated, there are relatively few changes to the final Revised NPPF compared with the draft document.

4.2 The definition of affordable housing remains as for the draft except that it now also refers to social rent which for some reason was omitted in the original draft. It therefore continues to include starter homes, discounted market sales housing and other affordable routes to home ownership as affordable housing, potentially diluting this Council's priority for rental accommodation to meet the priority needs for housing in the area. The Council will need to re-evaluate its housing need in the light of this widened definition of affordable housing.

4.3 The reference that provision of affordable housing should not be sought for residential developments that are not major developments remains, continuing the policy of excluding small sites from requirements to make affordable housing contributions that was imposed by the Written Ministerial Statement made in November 2014. While this provision is now formally included in the Revised NPPF, this council will continue to implement its adopted policy arguing that the exceptional circumstances around the need for affordable housing in the Borough remains. The Council's position has now been supported in 24 separate planning appeals. Officers are of the view that the fact that the former Ministerial Statement is now incorporated within the Revised NPPF does not change its weight relative to the exceptional circumstances that have been clearly demonstrated in the numerous appeal decisions.

4.4 There has been a response to the Council's concerns about the presumption that developer profit levels should be 20%. The Revised NPPF now indicates that, "an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies." It continues to indicate that "a lower figure may be more appropriate in consideration of delivery of affordable housing." The government has indicated that an executive summary template for viability assessments is

to be published in autumn 2018 and that this should be used to provide appropriate publicly available information on viability.

The government has also indicated that local authorities should publish annual monitoring statements of developer contributions on infrastructure funding. It will be publishing a template for such reporting in the autumn 2018.

- 4.5 There has been no change to the draft guidance on ensuring that at least 20% of housing is provided on small sites of a half hectare or less. The new standard methodology for determining housing need will be introduced during autumn 2018. As indicated at paragraph 3.4 above, the new Housing Delivery Test is also to be introduced during autumn 2018.
- 4.6 In summary, the Revised NPPF consolidates various measures that have in circulation for some time. It continues to emphasize the use of brownfield land and densification within urban areas. It proposes various refinements to the system, with promises to speed things up and clarify processes. A number of the plan making provisions are welcome. There is welcome additional advice on achieving higher design quality and the need for applicants to undertake pre-application discussions. The new guidance on viability will provide more certainty through the emphasis on this being determined as part of the development of planning policy. It should also provide more clarity on judging what is or is not viable. It provides helpful clarity and definitions, particularly in the area of defining an appropriate land value, in calculations that will, hopefully, enable realistic levels of affordable housing to be provided by developers compared with levels that have been achieved in the recent past where viability has been an issue.
- 4.7 As indicated, the widening of the definition of affordable housing is disappointing and could impact on the provision of affordable rental accommodation for which there is a significant need in Reading. The new Housing Delivery Test also has resource implications to provide additional annual information and associated work in seeking to speed up the delivery of housing.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 The Planning Service contributes to the Council's strategic aims in terms of:
- Seeking to meet the 2018 Corporate Plan objectives for "Keeping the town clean, safe, green and active."
 - Seeking to meet the 2018 Corporate Plan objectives for "Providing homes for those in most need."
 - Seeking to meet the 2018 Corporate Plan objectives for "Providing infrastructure to support the economy."

6. COMMUNITY ENGAGEMENT AND INFORMATION

- 6.1 Only minor reference is made to these matters in the changes proposed.

7 EQUALITY IMPACT ASSESSMENT

- 7.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.2 There are no direct implications arising from the proposals.

8. LEGAL IMPLICATIONS

8.1 These are dealt with in the Report.

9. FINANCIAL IMPLICATIONS

9.1 There are no direct financial implications resulting from this report.

10. BACKGROUND PAPERS

The Revised NPPF can be found at:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Housing Delivery Test measurement rule book

<https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

The new NPPG guidance on viability can be found at:

<https://www.gov.uk/guidance/viability>

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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 9

PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Ward: Battle

App No.: 180319/FUL

Site Address: Battle Hospital Site, Portman Road, Reading,

Proposal: Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

Applicant: Bellway Homes Ltd (Thames Valley)

Date valid: 2 February 2018

Target Determination Date: 28 September 2018 (agreed extension)

26 Week Date: 21 August 2018

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a S.106 legal agreement to secure:

1. Affordable Housing

a) To secure 50 (fifty) dwellings, as Affordable Housing within the site as shown on submitted drawing 031610-BEL-TV-06 'Tenure Plan', received 5 July 2018 and as follows:

- 14 (fourteen) houses (plots 26,27,28,29,30,31,32,33,34,36,37,38,39 and 40) as Social Rent tenure.
- 11 (eleven) flats, all units in 'Block 5', as Affordable Rent tenure.
- 17 (seventeen) flats, all units in 'Block 4', as Shared Ownership tenure.
- A further eight houses (Plots 19,20,21,22,23,24,25 and 35) as Shared Ownership tenure.

The 11 Affordable Rent units (Block 5) to be provided prior to first occupation of the 75th market housing unit, with the remaining Affordable units to be provided prior to first occupation of the 150th market housing unit on site.

b) In the event that a Registered Provider is not secured for the provision of the Affordable Housing, the Units to be offered to the Council to be provided by the Council as Affordable Housing.

c) In the event that an Affordable Housing provider is not secured. The developer to pay to the Council the sum equivalent to 12% of the Gross Development Value of the development for provision of Affordable Housing elsewhere in the Borough. To be calculated (the mean average) from two independent RICS valuations to be submitted and agreed by the Council prior to first occupation of any market housing unit. To be paid prior to first occupation of any market housing unit and index-linked from the date of valuation.

2. Highways:

i) The sum of £54,000 (fifty four thousand pounds) towards provision by the Council of a cycleway link from the site to Cow Lane roundabout along the southern verge of Portman Road and highway improvement works at the Cow Lane roundabout junction. Payable prior to commencement and Index-linked from the date of permission

ii) To enter into a s.278 agreement to carry out the off-site highway works to (a) form the junction of the site with Portman Way and (b) provide pedestrian links to Portman Way/Valentia Road within adopted Highway land as shown on approved Hard Landscape Boundary Treatment and 'Access Inset' drawings. Works to be completed in accordance with a timetable to be agreed.

iii) To secure works on-site to integrate with adjacent highway land - removal of existing fences, provision of pedestrian links to Portman Way/Valentia Road as shown on approved Hard Landscape, Boundary Treatment and Access Inset plans. Prior to first occupation of the 100th market housing unit, or timetable agreed in writing prior to first occupation.

iv) A contribution of £7,500 (seven thousand five hundred pounds) (index linked from date of permission) towards Traffic Regulation Order to introduce parking controls within the site (and requirement for private parking enforcement if unadopted). Parking to be in dedicated parking bays only.

3. Open Space:

i) provision prior to first occupation if the 140th market housing unit of the Public Open Space, including Locally Equipped Area of Play (LEAP) on site in accordance with approved drawings, subject to detailed design of play equipment and maintenance strategy being submitted for approval prior to first occupation, POS and LEAP to be maintained as approved, in good repair, and accessible to members of the public, at all times thereafter.

ii) To pay the sum of £160,000 (one hundred and sixty thousand pounds) towards improvements to Portman Road NEAP (including ongoing maintenance) prior to commencement. Index-linked from date of permission.

4. Employment Skills and Training Plan for the construction phase (including monitoring fee), or payment in lieu of a plan (£2,500 x Gross internal floor area of scheme (22,724 m²)/ 1000m²) = £58,938 (fifty eight thousand nine hundred and thirty eight pounds). The Plan, or payment in lieu, to be provided at least one month prior to commencement. Payments to be index-linked from the date of permission.

5. Public Art

a) To secure the provision of Public Art (sculpture or equivalent physical artwork) to the value of £25,000 (twenty five thousand pounds) (index linked from date of permission) prior to occupation of the 190th dwelling.

b) The design of the Public Art shall be submitted to the Council for approval in writing prior to installation.

c) If the Owner and Developer are unable to provide the Public Art, to pay £25,000 (twenty five thousand pounds) (Index linked from date of permission) to the Council prior to Occupation of the 190th dwelling to fund a piece of art within the site, or on public land within Battle Ward.

(The S106 to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)

And

Subject to conditions to include the following:

(pre-commencement conditions labelled '(PC)')

1. Full details of external materials to be submitted for approval in accordance with those submitted (PC - **excepting demolition**).
2. Construction and Demolition Method Statement - Highways, noise, dust and bonfires. (PC)
3. DC2 - Vehicle accesses, roads, footpaths and cycleways within site to be provided in accordance with approved plans and in accordance with full technical details and a timetable that shall have been submitted to and approved in writing by the Local Planning Authority. (PC - **excepting demolition**).
4. SUDS - Full details in accordance with submitted strategy to be submitted prior to commencement (excepting demolition). Provision prior to first occupation. (PC - **excepting demolition**)
5. L2A Landscaping - Notwithstanding details shown on approved drawings, full details of

- soft landscaping to be submitted including timetable for implementation - to include tree pit details and wildlife-friendly planting **(PC - excepting demolition)**
6. L2B Landscaping - Implementation in accordance with timetable.
 7. L3 - Landscaping maintenance (replacement of failed landscaping) - 5 years
 8. L5 - Landscaping Management Plan (10 year) for all communal landscaped areas to be submitted **(PC - excepting demolition)**
 9. L6 Arboricultural Method Statement and Tree Protection Plan for all trees not shown as being removed **(PC)**
 10. Hard Landscaping and Boundary Treatment to be provided in accordance with approved details. In accordance with a timetable that shall have been submitted for approval prior to commencement. **(PC-excepting demolition)**
 11. Biodiversity Enhancements to include bird and bat boxes/bricks and other measures outlined in submitted Ecological Report ref. ECO5108 and a timetable for their provision. **(PC - excepting demolition)**
 12. Acoustic fence to southern boundary - details to be submitted for approval and designed such that the indoor ambient noise levels at nearest receptors do not exceed the values detailed in Table 4 of BS 8233:2014. Approved fence installed prior to first occupation of dwellings at Plot numbers 1 to 25 and maintained as approved at all times thereafter. **(PC - excepting demolition)**
 13. Water Infrastructure - Development shall not commence until a drainage strategy detailing all on and off site drainage works has been submitted to, and approved in writing by, the local planning authority, in consultation with the sewerage undertaker (Thames Water). All drainage works referred to in the approved strategy shall be provided before first occupation of any part of the development. **(PC - excepting demolition)**
 14. Contaminated Land - Site Characterisation report to be submitted for approval **(PC - excepting demolition)**
 15. Contaminated Land - Submission of Remediation Scheme to be submitted, including a timetable for implementation and for validation reporting **(PC - excepting demolition)**
 16. Contaminated Land - Implementation of Remediation Scheme in accordance with timetable. Validation reporting in accordance with timetable.
 17. Contaminated Land - Reporting of unexpected contamination.
 18. Land Gas - Site investigation and characterisation. **(PC - excepting demolition)**
 19. Land Gas - Remediation Scheme to be submitted for approval including a timetable for implementation and for validation reporting **(PC - excepting demolition)**
 20. Land Gas - Implementation in accordance with approved timetable - Validation reporting in accordance with timetable.
 21. Details of all external lighting to be submitted for approval, including a timetable for its provision. (Ecology, residential amenity, safety) **(PC - excepting demolition)**
 22. SU1 Evidence (Design Stage Standard Assessment Procedure) that 50% of the dwellings will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). **(PC - excepting demolition)**
 23. SU2 Evidence (As Built Standard Assessment Procedure) that 50% of the dwellings as identified at Design Stage Assessment have achieved a minimum of a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate to be submitted for approval prior to first occupation of the dwelling to which it relates.
 24. Electric Vehicle Charging points to be provided in accordance with submitted strategy in Technical Note JDW/ITB12282-008A TN dated 30 May 2018 - prior to first occupation of the dwellings to which they relate.
 25. No construction above ground floor slab level shall take place until details of the means by which the dwellings hereby approved are to be provided with superfast broadband connectivity have been submitted to and approved in writing by the LPA. Each dwelling shall be enabled to host Superfast Broadband in accordance with the approved details prior to its occupation.

26. Windows shown as obscure glazed on approved plans to be obscure glazed and non-openable (below 1.7 above floor level) prior to first occupation.
27. Floor levels of all dwellings to be as detailed on approved drawing 16-361/007 Rev. E Preliminary Levels (above modelled flood level of 39.04 metres AOD in accordance with submitted FRA addendum dated 13 June 2018).
28. SUDS implementation and future maintenance.
29. Noise insulating glazing and mechanical ventilation equipment shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Ian Sharland Limited, 19th February 2018, ref M3965-01) prior to first occupation of each dwelling to which they relate.
30. DC1 - Vehicle parking to be provided in accordance with approved plans prior to first occupation of the dwellings to which they relate.
31. DC5 - Bicycle Parking - details, to be submitted for approval prior to commencement and to be provided in accordance with approved details prior to first occupation of dwellings to which they relate.
32. DC6 - Refuse bin storage - to be provided in accordance with approved details prior to first occupation of the dwellings to which it relates.
33. Standard hours of demolition and construction.
34. Vegetation clearance and building demolition outside the bird nesting season. Or if this cannot be avoided, the areas to be surveyed by qualified ecologist immediately prior to works. No works to disturb active nests where present.
The garage buildings and car ports hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the dwelling to which they relate.
35. PD Rights removal - Extensions and outbuildings (Part 1 Classes A, B and E).

Informatives

1. Positive and Proactive Approach
2. Groundwater management during construction (Thames Water)
3. S106
4. CIL

Or

ii) to REFUSE permission should the S106 legal agreement not be completed by 28 September 2018, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

1. INTRODUCTION

1.1 This application was considered and approved by Planning Applications Committee on 18th July subject to a S106 Legal Agreement to secure a number of items. The recommendation is repeated above but with parts *highlighted and italicised* to show a change to the trigger to be used, which was "Prior to first occupation", for integrating this site with the adjacent residential estate and the provision of the public open space.

1.2 The applicant has explained; *With regards to the integration works, which involves removing the existing fences and opening up the site boundaries around the Southern part of the site (nurses accommodation) we have suggested that this be undertaken prior to the 100th residential occupation as opposed to first occupation. The reason behind this is simply to allow the site boundary to remain secure whilst this particular phase is built out, in the interests of both a health and safety and also security.*

We are suggesting the 200th occupation for delivery of the POS and Play Equipment on the basis that the area where the POS will be located is intended to be used for the purposes of a site compound/onsite contractor's car parking during the construction phase. As the site is limited in terms of alternatives this will allow such works to be left in situ for the duration of the build rather than having to be continually re-sited, which will be logistically difficult.

1.3 Officers consider that the request is reasonable but that the triggers should be linked to the occupation of the market housing properties as the developer would not be in control of the completion and disposal of the 50 affordable dwellings.

2.0 CONCLUSION

The changes to the terms of the S106 are recommended for approval as set out at the beginning of the report.

Case Officer: Steve Vigar



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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 10

PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Ward: Battle

App No: 180820/FUL

Address: Land Between 10-20 Gloucester Court, Reading, RG30 2TW

Proposal: The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.

Applicant: Mr Steve Pearce

Date valid: 18 May 2018

Application target decision date: 28 September 2018 (agreed extension).

26 week date: 16 November 2018

RECOMMENDATION

Subject to an appropriate Affordable Housing contribution being agreed:

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a S.106 legal agreement to secure the sum of £ [TBC in Update Report] towards the provision of Affordable Housing in the Borough. To be paid prior to first occupation and index-linked from the date of permission.

(The S106 to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)

And

Subject to conditions, to include the following:

(pre-commencement conditions labelled '(PC)')

- TL1 Time Limit - 3 years
- M2 - Materials to be submitted (PC)
- Extended Phase 1 Habitat Survey to be submitted prior to commencement including presence/absence of Japanese knotweed and any mitigation measures required. (PC)
- L2a - Details of Hard and Soft Landscaping (PC)
- L2b - Landscaping Implementation
- L3 - Landscaping Maintenance
- L6A - Arboricultural Method Statement and Tree Protection Plan (PC)
- CO2 - Construction Method Statement (PC)
- L6B - Development in accordance with AMS/TPP
- DC1 - Vehicle parking space provided in accordance with approved plans
- DC3 - Bicycle parking space provided in accordance with approved plans
- DC6 - Bin storage in accordance with approved plans
- DC7 - Parking permits 1 - addresses
- DC8 - Parking permits 2 - information
- Car Parking Management Plan - details of how the car parking spaces are to be allocated and managed, including signage, to be submitted to and approved in writing by the local planning authority prior to occupation.
- PD1 - PD Rights removal (Class A (enlargement improvement or alteration), Class B

(roof enlargement) or Class E (outbuildings))

- PD3 - First floor windows in north and south elevations to be obscure glazed.
- CO1 - Hours of construction
- CO8 - No burning of construction waste on site.
- Levels to be as per approved drawings.

Informatives

- Parking Permits

ii) to REFUSE permission should the S106 legal agreement not be completed by 28 September 2018, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

1. INTRODUCTION

- 1.1 The site is located within land previously forming part of the garden of 72 Tilehurst Road, but which has been subdivided into a separate vacant plot for some time and is now overgrown. The plot is adjacent to houses and access road at Gloucester Court to the north of Tilehurst Road. The majority of the site is separated from Gloucester Court behind a brick wall with 5 existing parking spaces beyond the wall, accessed directly from Gloucester Court.
- 1.2 The northern end of the site is broadly level with 10 Gloucester Court before rising increasingly steeply to the south towards Tilehurst Road.
- 1.3 The application has been called-in for determination by Planning Applications Committee by Cllr Maskell in view of local interest and the planning history.



Site location plan



Site Photograph

2. RELEVANT PLANNING HISTORY

142012/FUL - Two new build dwellings including two car parking spaces for each dwelling. Withdrawn

151591/PRE - Pre-application advice for 3 new-build flats with 1 parking space per flat and additional parking spaces for occasional use. Observations sent.

160482/FUL - Two new build dwellings and associated parking. Refused. Appeal APP/E0345/W/16/3161485 dismissed.

171093/PRE - One new build 4-bedroom dwelling and associated parking following previous refusal dismissed on appeal (160482) (amended description).

3. PROPOSALS

3.1 Full planning permission is sought for one detached dwellinghouse on the land adjacent 10 Gloucester Court. The proposals have been amended during the course of the application to reduce the extent of the building on its southern flank, with a new single storey element to the east. The access path, bin store and shed have also been amended.

3.2 Information Submitted with the Application:

Drawings

5080-A-100 Rev.C dated 8 July 2018

5080-A-101 Rev.D dated 8 July 2018

5080-A-102 Rev.D dated 8 July 2018

5080-A-104 Rev.E (undated) received 10 July 2018

Documents

Design and Access Statement

CIL

- 3.3 Based on the stated floor area of 78sqm GIA, the proposals would result in a basic Community Infrastructure Levy charge of £11,488.62 [eleven thousand four hundred and eighty eight pounds and sixty two pence], based on the current 2018 rate of £147.29 per square metre. This is subject to the usual exceptions and reliefs that exist in the CIL Regulations. This gives an indication of the likely CIL outcome but is provided without prejudice to further examination of the CIL application by the Council.

4. CONSULTATIONS

RBC Transport

- 4.1 The site is located between 10 and 20 Gloucester Court. 5 parking spaces exist to the front of the site which were provided as casual spaces under planning application reference 79/TP/1319.
- 4.2 Full Planning Permission was refused by Reading Borough Council under reference 160482 by notice dated 3 June 2016 for two new build dwellings on land to r/o 72 and 74 Tilehurst Road between 10 and 20 Gloucester Court Gloucester Court. One of the refusal reasons related to the loss of two casual spaces for the occupiers of Gloucester Court and the lack of adequate manoeuvring space.
- 4.3 At appeal, the Inspector disagreed with the Council's decision that the proposal would result in a lack of parking for future and existing residents stating;
- "I conclude on this issue that the parking provision for the proposed houses would be appropriate to the needs of the development and would not harmfully intensify the pressure for on-street parking in the wider area leading to highway safety and traffic conflicts".*
- 4.4 Therefore, this application has been assessed on the basis of the Inspector's findings, given that there has been no material change in circumstances since the last appeal decision.
- 4.5 The site is located in Zone 2, Primary Core Area of the Council's Adopted Parking Standards and Design SPD. The required parking provision for development is 1.5 spaces per 3 bed dwelling equating to a 2 spaces. This is the required standard given the SPD is written in accordance with national policy as contained within the National Planning Policy Framework (NPPF), therefore the final requirement has taken in to account local circumstances including car ownership figures, public transport provision and proximity to local facilities.
- 4.6 Four car parking spaces are proposed in total: 2 for the proposed new dwelling and 2 for local residents of Gloucester Court. This level of parking was accepted as appropriate by the Inspector, therefore, RBC Transport have no further grounds to object to this application. However, the Gloucester Court is within a Residents Permit Parking Zone 07R where there is significant pressure for on-street parking. Therefore, the conditions and informatives should be applied to ensure the new dwelling is not entitled to a Resident's Parking Permit.
- 4.7 The cycle and bin store is conveniently located at the front of the site which will provide easy access for residents and refuse collection.
- 4.8 In view of the above, there are no transport objections to the proposal.

Ecology

- 4.9 The application site may contain habitats that are suitable for use by protected species and surveys to confirm their presence or absence will need to be undertaken. The ecological appraisal should also identify the presence/absence of Japanese knotweed or other invasive species.

Thames Water

- 4.10 There may be public sewers crossing or close to the development. The applicant is advised to read our guide working near or diverting TW pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- 4.11 With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water TW would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to TW website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
- 4.12 Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, TW would not have any objection to the above planning application, based on the information provided
- 4.13 On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, TW would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

RBC Environmental Protection

- 4.14 EP commonly receive complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments.
- 4.15 EP recommend that hours of construction are controlled and that there should be no burning of waste on the site.

RBC Natural Environment

- 4.16 With reference to NE comments for 160482/FUL and the reduced footprint of the current proposal, NE would have no objections to the development, subject to suitable protection being secured for the conifer within the garden of 74 Tilehurst Road adjoining the site.
- 4.17 **Public Consultation Responses**
- Loss of parking - impact on parking for neighbours.
 - Gloucester Court has very limited parking and also has a very narrow entrance. To remove three of the five current parking spaces available to residents would be disastrous, and to have builders and their large machinery and associated vehicles in the cul de sac would cause unimaginable inconvenience. It must not be allowed to proceed.
 - Noise and disturbance during construction.

- The position of the 2 parking spaces for local residents are not clearly identified. I request that when the building is complete the parking for the residents is clearly identified.
- The upper north elevation landing window looks directly down into the side of my property. I would request that this window be obscure glazed for my privacy and security.
- Although the plans refer ambiguously to two parking spaces for 'residents', the plans do not show which spaces these are, and there does not seem to be any clarification of such in the design and access statement. Therefore I would request that the Council ensure that these two spaces for 'residents' are actually provided and maintained. Furthermore, the same spaces could potentially also be used by the new vendor once the new build is complete. This would clearly be unfair and cause antagonism towards current property owners in Gloucester Court who will be badly affected by the loss of their current parking spaces once the build is completed. I would request also that signage be very clear in this respect so that no future issues arise with regards to the two 'residents' spaces.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.2 Accordingly this application has been assessed against the following policies:

National Policy

National Planning Policy Framework (2018)
National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008)

CS1 (Sustainable Design and Construction)
CS2 (Waste Minimisation)
CS4 (Accessibility and the Intensity of Development)
CS5 (Inclusive Access)
CS6 (Settlement Boundary)
CS7 (Design and the Public Realm)
CS9 (Infrastructure, Services, Resources and Amenities)
CS15 (Location, Accessibility, Density and Housing Mix)
CS20 (Implementation of The Reading Transport Strategy)
CS24 (Car/Cycle Parking)
CS34 (Pollution and Water Resources)
CS36 (Biodiversity and Geology)
CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document (2012)

SD1 (Presumption in Favour of Sustainable Development)
DM1 (Adaptation to Climate Change)
DM3 (Infrastructure Planning)
DM4 (Safeguarding Amenity)
DM6 (Affordable Housing)
DM10 (Private and Communal Outdoor Space)
DM11 (Development of Private Residential Gardens)

DM12 (Access, Traffic and Highway Related Matters)
DM18 (Tree Planting)

SPG/SPD

- Planning Obligations Under S106 SPD 2015
- Affordable Housing SPD 2013
- Revised Parking Standards and Design SPD 2011

6. APPRAISAL

Character and Appearance

- 6.1 Previous concerns expressed in relation to withdrawn application 142012/FUL and pre-app 151591/PRE) related to the size of the dwellings and their plot coverage. The proposals refused under application 160482 also extended across much of the plot leaving minimal outdoor space, or setting, for the building. The Inspector, in dismissing the subsequent appeal, found that the site "*has more affinity with the area to the north, south and east which has a looser grain and more spacious pattern of development.*". The design has been amended, reducing the amount of development to a less intensive single dwelling contained within a smaller building. It is considered that whilst the development would reduce the spacious character, it is now, on balance, sufficiently small to avoid harm to the character of the area and no longer conflicts with policies CS7 and DM11. The style and appearance of the proposed house is considered to be appropriate within the context of the modern housing surrounding the site.

Amenity of Neighbours

- 6.2 The relationship with neighbouring dwellings is similar to the previous appeal scheme 160482/FUL. Windows are shown at first floor looking north toward the neighbour and south toward the rear garden of 72 Tilehurst Road. It is considered reasonable to require these to be obscure glazed. The Appeal Inspector decided that overlooking to the communal garden of Bayeux Court was not a concern. The east facing windows of the proposed house are considered to be acceptable on this basis.
- 6.3 The proposed building would sit parallel to no.10 Gloucester Court and would not result in overbearing effects or loss of light. Other neighbouring properties are further from the new building and would not be harmed.
- 6.4 As with all building work some noise and disturbance during construction is inevitable. Standard conditions limiting the hours of work and requiring a Construction Method Statement to be agreed are recommended.

Amenity of Future Occupiers

- 6.5 The use of the site for a single dwelling removes the previous pressures in terms of daylight, outlook and garden space which were concerns under 160482/FUL. The proposed house would have reasonable daylight and outlook to all rooms. The garden area is a good size for a family dwelling and the general layout and access arrangements would be convenient for future occupiers.
- 6.6 The proposals are considered to be in accordance with Policies DM4 and DM10 on this basis.

Transport

- 6.7 The Transport comments are set out in full in the consultation section above. It is considered that these are an appropriate assessment, given the findings of the Appeal Inspector. The proposal would therefore provide sufficient parking for future occupiers of the development and would retain some communal off-street parking for occupiers of Gloucester Court. The proposal complies with Policies CS2, CS20, CS24 and DM12 on this basis.

Trees

- 6.8 The adjacent conifer tree at 74 Tilehurst Road is large and, although not subject to a TPO, is considered to enhance the visual amenity and character the area and should be protected from any harmful effect of construction works. The Root Protection Area (RPA) may well extend to within the development site and should be plotted to determine whether any construction works were required within its RPA. Although the potential harm to the tree has not been fully determined as part of this application, it is considered that full tree protection details could be secured by condition, including any special construction methods required within the RPA. Policies DM11 and CS38 apply.

Ecology

- 6.9 The site is overgrown and former garden land. Based on Ecologist advice, an Extended Phase 1 Habitat Survey is required prior to commencement to confirm the absence of protected species, or secure mitigation where found, before construction. There is the potential for Japanese Knotweed to be present and the survey would need to identify this and detail mitigation where necessary. Policy CS36 applies.

Affordable Housing

- 6.10 Policy DM6 would require a contribution to allow 10% of the dwellings to be provided as Affordable Housing elsewhere in the Borough, equating to 0.2 dwellings.
- 6.11 In considering the weight to be given to Policy DM6, relative to any other material considerations, it is relevant that a significant need for Affordable Housing exists within the Borough, as demonstrated by the up-to-date assessment contained within the 'Berkshire (including South Bucks) Strategic Housing Market Assessment' (February 2016). Furthermore a significant proportion of housing is provided on smaller sites within Reading due to its largely previously developed, urban, nature. There is therefore a need for these smaller sites to deliver a proportion of Affordable Housing. For these reasons it is considered that Policy DM6 remains relevant to this application and is not outweighed by other material considerations, including the changes in national policy guidance. The Appeal Inspector for 160482/FUL when considering DM6 in light of national policy, determined that *"I appreciate the intention of the WMS was to ensure that financial contributions should not become a disproportionate burden to small developers and thereby frustrate housing supply; it is a material consideration to which I attach great weight. However, it does not, given the circumstances of this proposal and the acute and substantial need for affordable housing in the Borough, and the significance of small sites in achieving the aim of SDPD Policy DM6, outweigh the development plan. Accordingly, the need for the contribution sought by the Council arises from the proposal and satisfies the tests in Regulation 122(2) of the Community Infrastructure Regulations 2010 and paragraph 204 of the Framework."* It is considered that this remains the case following publication of the revised NPPF in 2018.

- 6.12 A S106 legal agreement securing an appropriate contribution towards Affordable Housing will need to be completed. The current application does not include details relating to the Gross Development Value of the proposals and this prevents the contribution being calculated in accordance with the Affordable Housing SPD. The applicant has indicated that these details will be forthcoming prior to Committee and will therefore be reported in an Update Report. The recommendation reflects this.

Equality

- 6.13 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular planning application.

7. CONCLUSION

- 7.1 Subject to an appropriate Affordable Housing contribution being agreed, the proposed development is considered to be acceptable and is recommended for approval on the basis of the above report.

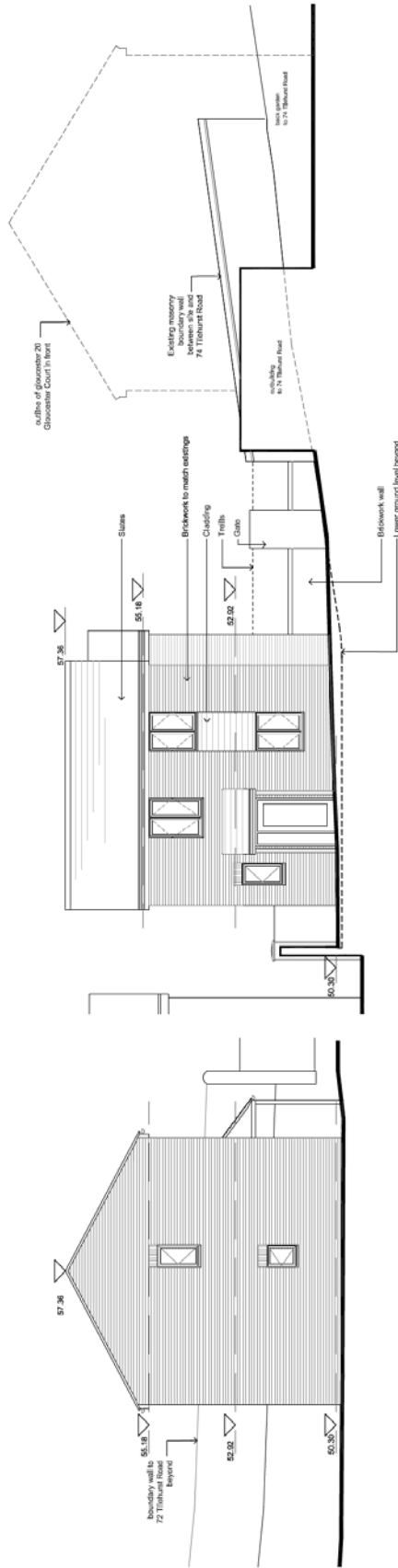
Case Officer: Steve Vigar

APPENDIX 1 - Application Drawings (selection only)
 Full details at http://planning.reading.gov.uk/fastweb_PL/welcome.asp



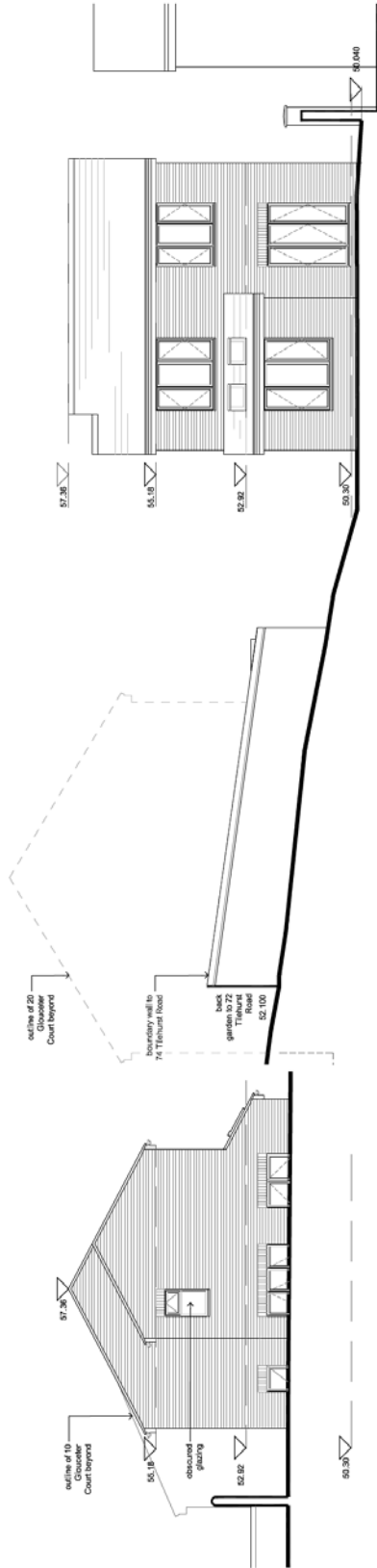
Proposed Block Plan

Proposed Elevations



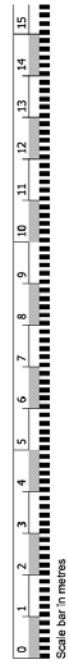
Proposed North Elevation

Proposed West Elevation



Proposed South Elevation

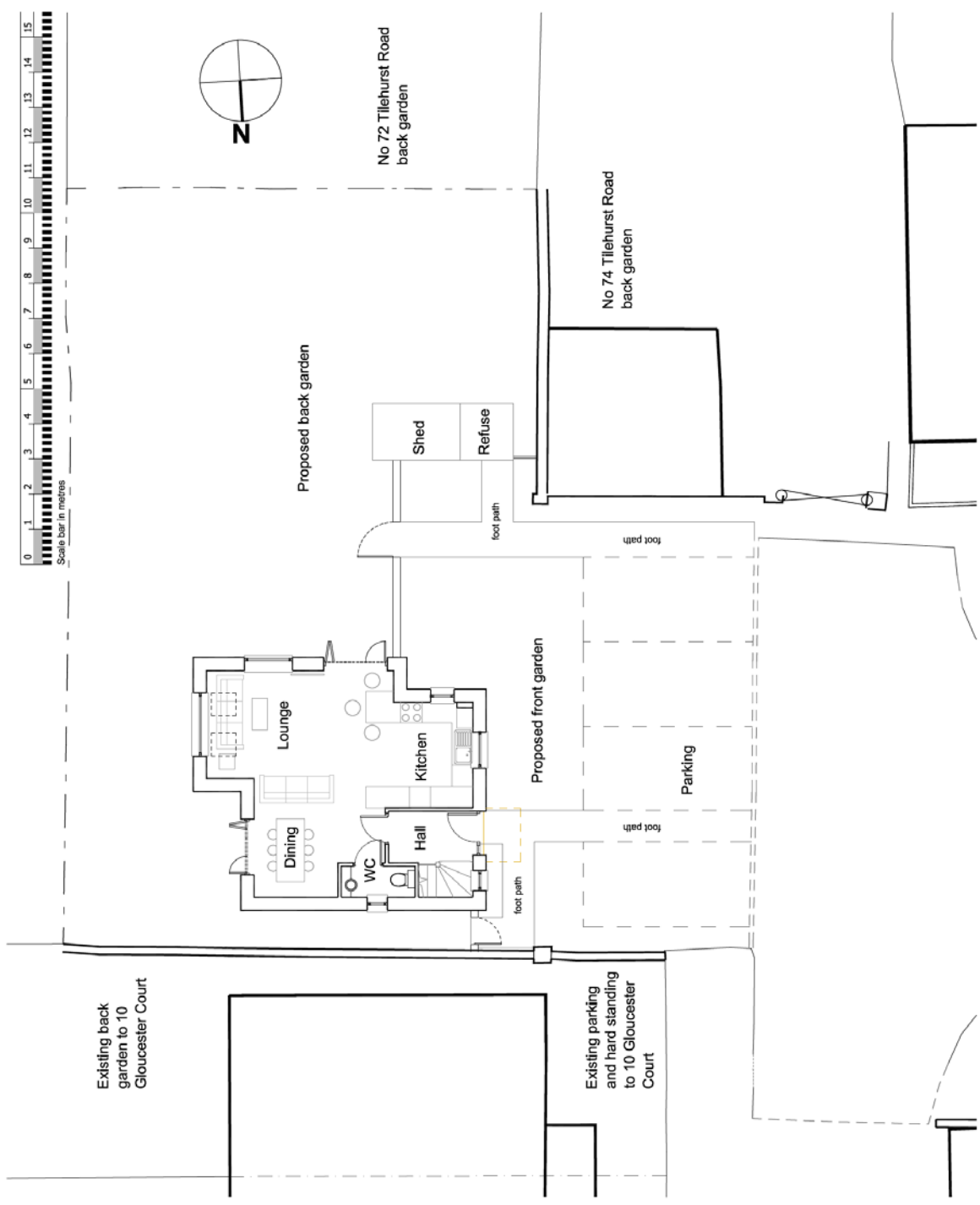
Proposed East Elevation



James Matley A R C H I T E C T  <small>37 Gloucester Street Bristol BS5 9SW Tel: 0114 854188 Architects Registration Board jamesmatley.co.uk James Matley Architects is a trading name of James Matley & Co. Ltd.</small>	STATUS PLANNING	TITLE Proposed Elevations
	JOB Gloucester Court, Reading, RG30 2TW	SCALE 1:100 @ A3
	DATE 01/18	REV E

Do not scale from drawings, use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be shown on drawings are to be rounded to the nearest millimetre unless otherwise stated. Architect before work commences. This drawing is to be read in conjunction with other relevant materials.

REV	AMENDMENT	DATE
A	For Comment	18/12/17
B	For Comment	10/01/18
C	For Comment	30/06/18
D	For Comment	08/07/18



James Matley
Architect

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PLANNING

JOB
Gloucester Court,
Reading,
RG30 2TW

TITLE
Proposed Ground Floor

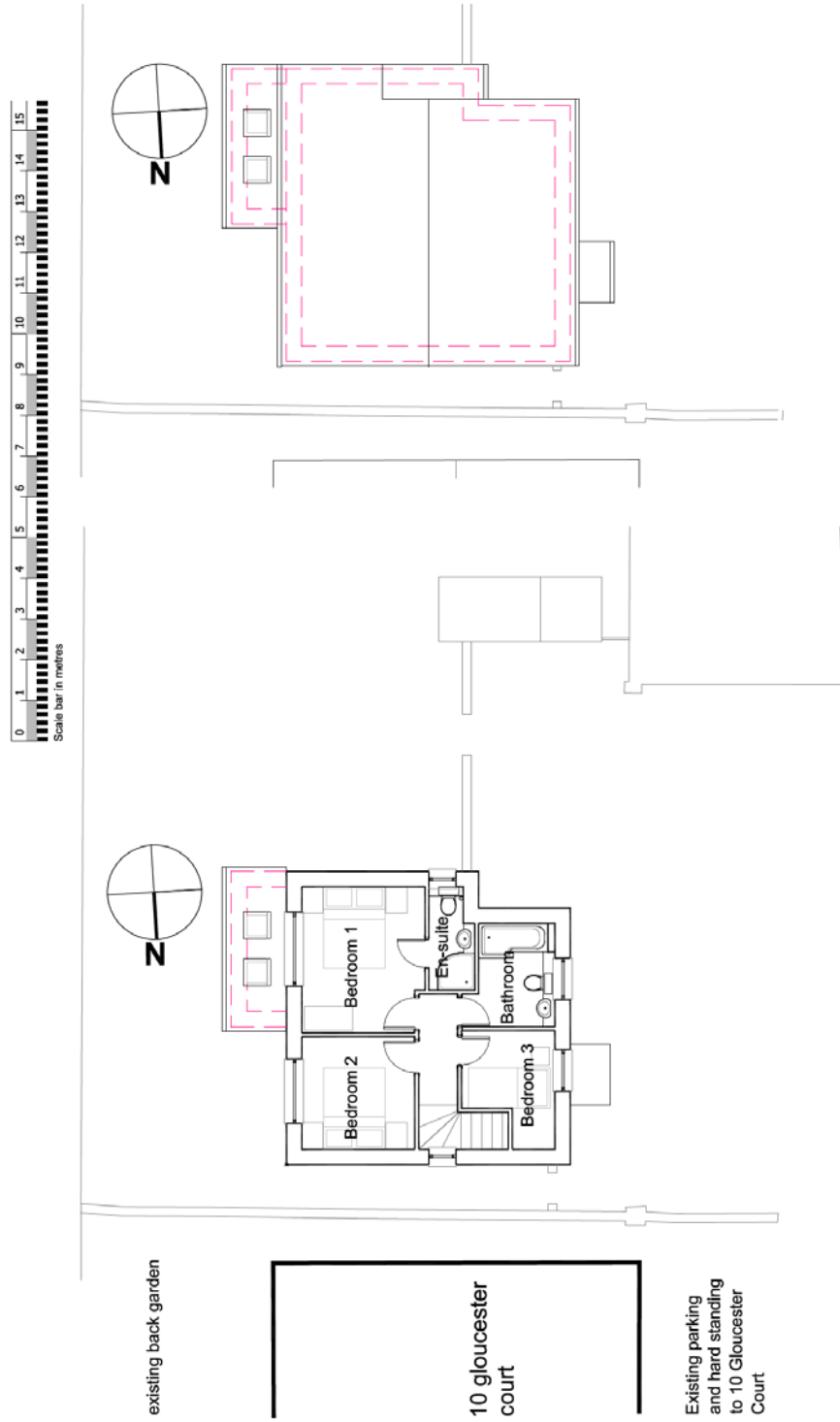
SCALE	INITIAL
1:100 @ A3	JM
DRAWING NUMBER	DATE
5080-A-101	01/18
REV	D

Proposed Ground Floor Plan

Proposed First Floor Plan

Do not scale from drawing; use figured dimensions only. Subject to site survey and checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is for information only and is not to be used for any other purpose without the consent of the Architect.

REV	AMENDMENT	DATE
A	For Comment	09/05/18
B	For Comment	10/05/18
C	For Comment	30/06/18
D	For Comment	08/07/18



Proposed First Floor Plan

James Matley
Architect



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James Matley Architects is a trading name of Matley Design Ltd.

PLANNING

JOB
Gloucester Court,
Reading,
RG30 2TW

TITLE
Proposed Upper Floors

SCALE	INITIAL
1:100 @ A3	JM
DRAWING NUMBER	DATE
5080-A-102	01/18
REV	REV
5080-A-102	01/18
D	D

Proposed Roof Plan

APPENDIX 2 - Site Photographs



COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 05/09/18

ITEM NO. 11

Ward: Battle

App No: 180895/FUL

Address: 10 Portman Road

Proposal: Change of use of ground floor from general industrial (Class B2) to funeral care centre (Class Sui Generis) with associated internal and elevational alterations

Applicant: Mr Chris Beebe, Co-op Funeralcare

Date validated: 13/06/18

Major Application 13 Weeks Target Date: 07/09/18

RECOMMENDATION

GRANT

Conditions to include:

1. Time limit for implementation
2. Use of materials
3. Approved plans
4. Vehicle parking spaces
5. Landscaping details
6. Landscaping implementation
7. Landscaping maintenance

Informatives to include:

1. Terms and conditions
2. Need for building regulations
3. Encroachment
4. Construction and Demolition subject to Environmental Health
5. Highways
6. Positive and proactive

1. INTRODUCTION

1.1 The site is located in an established area of industrial, office and commercial uses and is within the defined Portman Road Core Employment Area and Flood Zone 2. The closest residential dwellings are located approximately 50m south of the site at Barnwood Close. The site occupies a prominent corner location at the junction of Portman Road and Ashmere Terrace.

1.2 The site comprises a three storey detached building, with a single storey warehouse to the rear. The building is currently vacant but the authorised use is a laboratory on the ground floor and office space on the first and second floors of the building. The building benefits from a vehicle access ramp, beyond the north-eastward elevation, to serve rooftop parking for up to 30 vehicles. The main entrance to the building is to the north-westward elevation, via Ashmere Terrace. Vehicular access to the warehouse is

achieved by a roller shutter door to the north-eastward elevation. Existing plant is located above the access ramp to the north-eastward elevation of the building. External areas forward of the north-eastward and south-eastward elevations are laid to gravel. At the time of the officer's site visit, these areas were being used for the display and advertisement of Berkshire Van Hire vehicles.



Site Location Plan

2. PROPOSALS

- 2.1 Full planning permission is sought for the change of use of the ground floor from a general industrial use (Class B2) to a funeral care centre (Class Sui Generis), with associated internal and elevational alterations. The floor area changing use would be 1,281 square metres. The proposed use would include a coffin storage area, a workshop and an embalming area. The coordination and management of funeral care operations would also take place.
- 2.2 Various internal and external alterations are proposed to facilitate the change of use. A new vehicular entrance would be located to the north-eastward elevation, some existing fenestration would be removed, and new and existing air conditioning units and other plant would be located within fencing to the north-eastward and south-eastward elevations.
- 2.3 The funeral care centre would have 24 hour access. This is required for the delivery of the deceased in private ambulances, from local hospitals and nursing homes. Two visitor parking spaces, including one accessible space,

would be provided to the building frontage on Ashmere Terrace. Further parking would be available on the roof of the building.

- 2.4 Two visiting rooms and an arrangement room are proposed, to allow for clients to visit the deceased and to arrange funerals. No cremation would take place on-site. The deceased would be taken for burial or cremation elsewhere. The proposed change of use would provide full-time employment for five employees.

3. PLANNING HISTORY

- 3.1 930259/FUL - Erection of free standing pole mount with 600m antenna attached - Permitted 15/04/93

140656/CLE - Use as offices and workshops for research and development - Withdrawn 29/05/14

141102/CLE - Business offices. The three storey element is internally individual offices with part open plan and the single storey element is open plan office space - Withdrawn 01/09/14

4. CONSULTATIONS

- 4.1 Reading Borough Council Environmental Protection raised no objection as the proposed change of use would be unlikely to have any noise or odour impacts.
- 4.2 Reading Borough Council Transport Development Control raised no objection to the proposal, subject to a condition and an informative. It was advised that a high proportion of the traffic in the area is commercial, ranging from light vans to articulated lorries. It was noted that the proposed use would be serviced by lorries delivering coffins on a weekly basis, and by small transit vans and private ambulances on a daily basis. 24 hour access would be required for the delivery of the deceased. It was advised that the existing parking provision is higher than the Council's adopted standard for a B2 use in this location. The proposal would include the provision of two additional visitor parking spaces, including one accessible bay, utilising the existing dropped kerb onto Ashmere Terrace. It was advised that while the proposal would increase the level of parking on-site, it would provide a small amount of surface level parking for visitors to the site. In the circumstance, the proposed change of use would be unlikely to have a significant impact on the trips and parking demand generated by the premises. Accordingly, Transport raised no objection to the proposal, subject to a condition to ensure that vehicle parking spaces are provided in accordance with the approved plans.
- 4.3 Reading Borough Council Natural Environment advised that the site once had broad areas of landscaping to the site frontage, though this was dug up when Berkshire Van Hire used the site 'temporarily'. Natural Environment advised that given the sensitive and intensely personal nature of the proposed use, in what is an otherwise industrial area, the previous areas of soft landscaping should be restored. This should include new tree and shrub planting around the perimeter, particularly along the frontage with Portman Road, to improve the amenity of the site. Conditions were suggested requiring the submission of landscaping details.

- 4.4 Neighbouring owners and occupiers at 8 and 12 Portman Road, 7 and 9a-d Loverock Road and 26-32 Barnwood Close were consulted by letter. A site notice was displayed. No letters of representation have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework, among them the 'presumption in favour of sustainable development'.

- 5.2 The application has been assessed against the following policies:

5.3 National Planning Policy Framework

5.4 Reading Borough Local Development Framework Core Strategy (2008)

Policy CS7: Design and the Public Realm

Policy CS10: Location of Employment Development

Policy CS11: Use of Employment Land for Alternative Uses

Policy CS12: Maintaining a Variety of Premises

Policy CS20: Implementation of The Reading Transport Strategy

Policy CS24: Car/Cycle Parking

Policy CS35: Flooding

Policy CS38: Trees, Hedges and Woodlands

5.5 Reading Borough Local Development Framework Sites and Detailed Policies Document (2012)

Policy SD1: Presumption in Favour of Sustainable Development

Policy DM4: Safeguarding Amenity

Policy DM12: Access, Traffic and Highway-Related Matters

Policy DM17: Green Network

Policy DM18: Tree Planting

Policy SA12: Core Employment Areas

5.6 Reading Borough Proposals Map

6. APPRAISAL

(i) Principle of change of use

- 6.1 The application site is located within Core Employment Area SA12h: Portman Road. Policy SA12 of the Sites and Detailed Policies Document defines the boundaries of Core Employment Areas to allow policies CS10, CS11 and CS12 of the Core Strategy to be applied. These areas will be the main location for industrial and warehouse uses and there is a general presumption against the loss of employment land in these areas.
- 6.2 The proposed use is consistent with the range of uses within the Core Employment Area. Additionally, the proposal allows a previously vacant unit to be placed in an active use. On this basis it is considered that the proposal would not result in a loss of employment land and is therefore in accordance with Policy CS11 of the Core Strategy.

(ii) Design and impact on the character of the area

6.3 The proposed elevational alterations are relatively minor and are not considered to detract from the appearance of the building. The proposed plant units would be positioned close to existing plant units, fenced off and largely hidden from public view. The proposal is therefore in accordance with Policy CS7 of the Core Strategy.

(iii) Impact on neighbours

6.4 The application site is located within an area of established industrial and commercial activity. The closest residential dwellings are located approximately 50m south of the site at Barnwood Close. Existing plant units are located to the north-eastward elevation. These, and additional and additional plant units would be located within secure fencing to the north-eastward and south-eastward elevations. In accordance with the consultation response received from Environmental Protection, it is not considered that the proposed change of use would result in increased harm to the residential amenity of these dwellings.

6.5 Though the building would be able to be accessed 24 hour a day, due to the nature of the use, it is expected that deliveries arriving during early hours would remain discreet, without generating significant noise issues. Any residual noise problems that might occur could be reasonably controlled under separate Environmental Health legislation. The proposal is therefore in accordance with Policy DM4 of the Sites and Detailed Policies Document.

(iv) Traffic and highway safety

6.6 The site is located within an established area of industrial and commercial activity. As such, a high proportion of the traffic using the surrounding road network are commercial vehicles. The site would be visited on a weekly basis by lorries delivering coffins, and on a daily basis by small transit vans and private ambulances delivering the deceased. The site would also be visited by members of the public, to make funeral arrangements. Dedicated visitor parking spaces have been allocated to the site frontage, with additional parking located on the roof of the building. In accordance with the consultation response received from Transport, the proposal is in accordance with Policies CS20 and CS24 of the Core Strategy and Policy DM12 of the Sites and Detailed Policies Document.

(v) Flooding

6.7 The site is located within Flood Zone 2. A Flood Risk Assessment has been supplied as part of the application. The assessment concludes that the risk of flooding is low, and that the proposed use of the building falls within a less vulnerable category. The NPPF states that less vulnerable uses are appropriate for Flood Zone 2. Officers are satisfied that the proposal is therefore in accordance with Policy CS35 of the Core Strategy.

(vi) Trees and landscaping

- 6.8 The Proposals Map identifies Portman Road as a Green Link. Green Links are identified locations to provide desired connectivity for wildlife between ecologically important areas. Additionally, Policy CS7 of the Core Strategy states that all development should maintain and enhance the character and appearance of the area. Visually attractive development can be achieved through the inclusion of appropriate materials and landscaping.
- 6.9 The site previously benefitted from broad areas of landscaping to the site frontage on Portman Road. This has been removed in recent years, replaced with gravel, facilitating the display of Berkshire Van Hire vehicles. It is considered prudent that this soft landscaping be reinstated, and secured under the provisions of this application. As per the Natural Environment consultation response, new tree and shrub planting around the perimeter of the site to Portman Road would be appropriate.
- 6.10 The agent has supplied an indicative plan, indicating the area to be landscaped. This is considered to be acceptable for the purpose of determining this application, with precise details to be secured by condition. Subject to condition, the proposal is therefore in accordance with Policy CS38 of the Core Strategy and Policy DM17 of the Sites and Detailed Policies Document.

(vii) Equality

- 6.11 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics including age and disability. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 The proposed change of use, with associated internal and elevational alterations, is considered to be acceptable in the context of national and local planning policy, as set out in this report. The application is recommended for approval on this basis.

8. PLANS

Planning Statement (received 31/05/18)

Drawing No: FC-H-03-100 - Site Location (received 31/05/18)

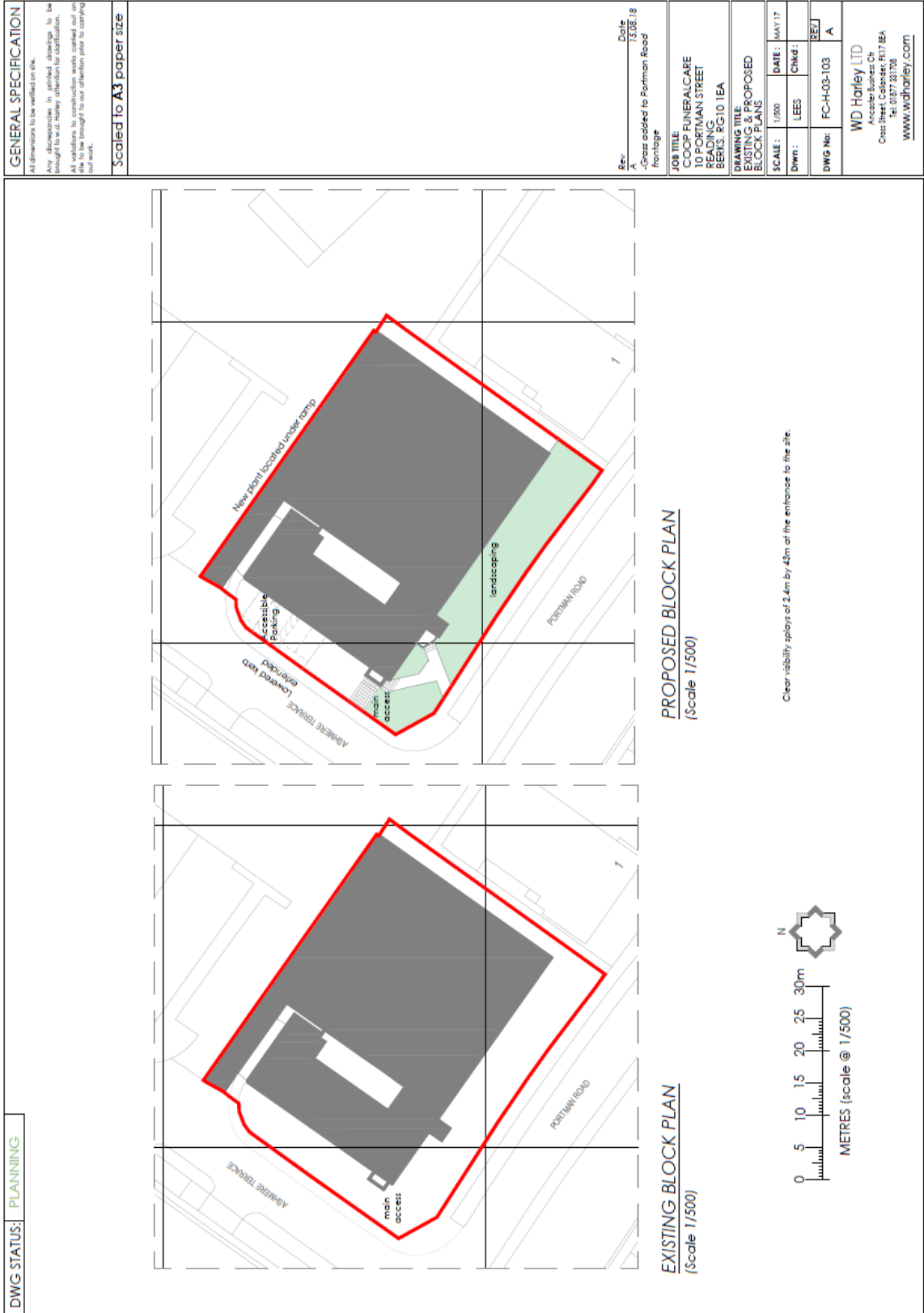
Drawing No: FC-H-03-103 Rev. A - Existing and Proposed Block Plan (received 15/08/18)

Drawing No: FC-H-03-001 - Existing Site Plan, Ground Floor Plan and Elevations (received 31/05/18)

Drawing No: FC-H-03-002 Rev. C - Proposed Ground Floor Plan and Elevations (received 15/08/18)

Flood Risk Assessment, Ref: G23492, dated May 2018, by Thomasons

Case Officer: Tom Hughes



Existing and Proposed Block Plans

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th September 2018

ITEM NO. 12

Ward: Battle

Application No.: 180798/REG3

Address: Land Adjacent to 94 George Street, Reading, RG1 7NT

Proposal: Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works.

Applicant: Reading Borough Council

Date Valid: 19/06/2018

Application target decision date: Originally 14/08/18, but an extension of time has been agreed until 19/09/18

26 week date: 18/12/18

RECOMMENDATION

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 19th September 2018 (unless 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:

- **4x residential units as social rent affordable housing units in perpetuity.**

And the following conditions to include:

1. Time Limit - 3 years
2. Approved plans
3. Pre-commencement details (samples and manufacturer details) of all external materials (including brickwork, roof slate, glazing, window frames/cills/surrounds, doors, guttering and downpipes)
4. Pre-commencement construction method statement (including noise & dust)
5. Pre-occupation submission of bin storage facility details
6. Pre-occupation implementation of cycle parking details provided
7. Pre-occupation stopping up of existing accesses and reinstatement to footways
8. Pre-occupation notification of postal addresses (restricting parking permits)
9. No automatic entitlement to parking permits
10. Pre-commencement contaminated land - site characterisation
11. Pre-commencement contaminated land - submission of remediation scheme
12. Pre-construction contaminated land - implementation of approved remediation
13. Contaminated land - reporting of unexpected contamination
14. Glazing and ventilation installed in accordance with acoustic assessment specifications
15. Construction hours
16. Pre-commencement hard and soft landscaping details (including biodiversity enhancements)
17. Implementation of approved hard and soft landscaping details

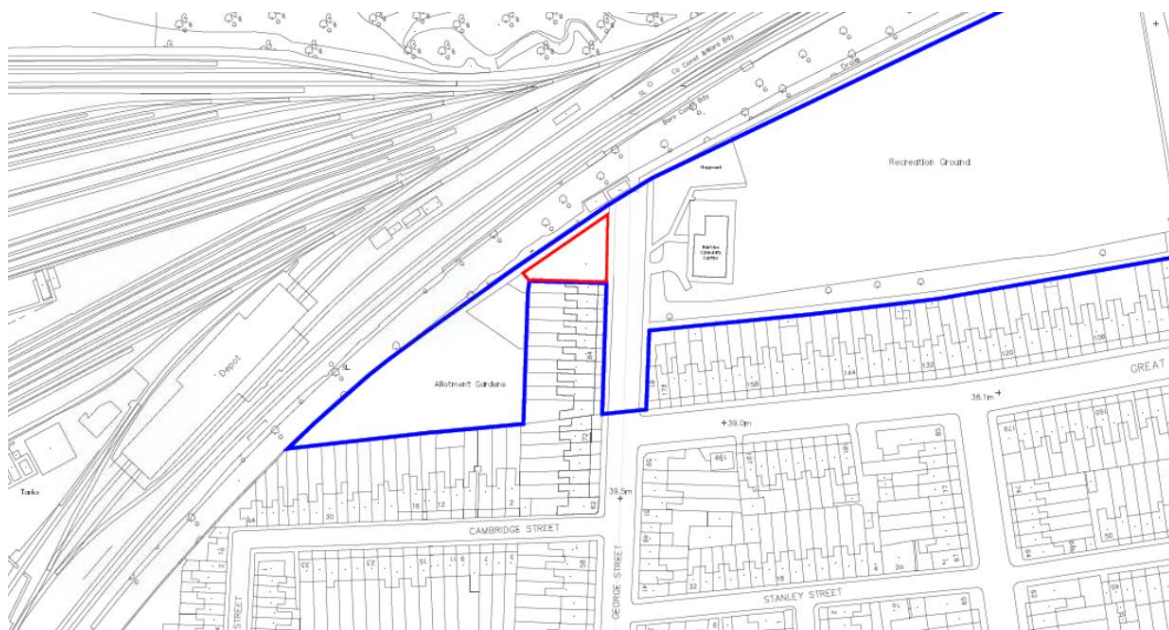
18. Landscaping maintenance for five years
19. Protection of wildlife during site clearance
20. No external lighting prior to approval of lighting details (to be implemented prior to first occupation)

Informatives:

1. Positive and Proactive Statement
2. Highways works
3. High density residential development and car parking
4. Terms and conditions
5. Building Control
6. Party Wall Act
7. CIL
8. No burning of waste on site
9. Unilateral Undertaking Legal Agreement

1. INTRODUCTION

- 1.1 The application site comprises a triangular plot of land, which is vacant and overgrown in nature, located at the northern end of George Street. Based on information included within the submission it is understood that two properties were demolished at the site in the 1990s, although there is no planning application history at the site. To the north of the site is an access route to the allotments found to the west. Beyond this is the embankment to the railway line / sidings / depot. To the east is Victoria Park and playground, while to the south is a terrace of residential properties on the west side of George Street, with further terraced properties beyond at Cambridge Street and Great Knollys Street. The site is within an air quality management area, but is not located within a conservation area and is also marginally outside of flood zone 2 and a green link.
- 1.2 The proposals are being considered at Planning Applications Committee by virtue of being a Council's own (regulation 3) application. The site in relation to the wider urban area is shown below, together with a site photograph and aerial view.



Site Location Plan (application site edged in red; other land owned by RBC in blue)



Site photograph from the end of George Street looking south-west



Aerial view looking south (prior to demolition of Fairview Community Centre)

2. PROPOSALS

- 2.1 Full planning permission is sought for the erection of a two-storey (and roofspace accommodation) building to provide 4 socially-rented affordable housing residential units. More specifically, this will comprise two ground floor one-bedroom flats and two upper-floor two-bedroom maisonettes (Class C3). It is also proposed to provide enclosed bin and cycle storage facilities at the northern tip of the site, together with hard and soft landscaping / tree planting to the front and rear of the building. Accommodation within the roofspace is created through three dormer windows on the front elevation and four rooflights within the rear roofslope. Two areas of photovoltaics are proposed; one on the rear roofslope and the other on the flat roof area above the two-storey element in the mid part of the rear elevation.

- 2.2 Reading Borough Council is the landowner and applicant in this instance, with this being one of a series of sites being brought forward to deliver affordable housing in the borough.
- 2.3 In relation to the community infrastructure levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule this proposal will attract a charge of £48,003.15 (325.9 x the 2018 CIL rate for residential developments). However, the CIL form suggests that the applicant will be seeking social housing relief, which would result in the CIL charge being £0.

3. PLANNING HISTORY

- 3.1 None.

4. CONSULTATIONS

i) RBC Transport

- 4.1 The Transport Development Control section advises that the site is located within Zone 2. This is the primary core area, but it is on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs.
- 4.2 In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 parking space per flat. The Design and Access statement confirms this is to be a car free development. George Street is located in a controlled parking zone (CPZ) and therefore on street parking is regulated / monitored via the administration of the Residents Permit Parking Scheme. In addition to this, given the close proximity to the town centre, and the appropriate conditions and informatives being placed on the proposal, the non-provision of car parking would be acceptable in this instance.
- 4.3 More specifically, the development site is located in Residents Parking Permit Area; Zone 05R. Under the Borough's current parking standards, this proposal would generate additional pressure for parking in the area. Therefore if this application is approved there should be an assumption that any future occupants of the proposed dwellings will not be issued with a resident parking permit. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area. This will be secured via the standard conditions / informatives.
- 4.4 In accordance with the adopted Parking SPD, the development is required to provide a minimum of 0.5 cycle parking spaces for each dwelling which should be in a conveniently located, lockable Sheffield type, covered store. This therefore equates to a minimum of 2 cycle parking spaces for this proposed development. Plans submitted illustrate provision of 4no. Cycle storage spaces within a secure communal cycle store. This therefore exceeds the Council's current standards and is deemed acceptable, with a compliance condition securing this in practice.
- 4.5 Communal bin storage has been illustrated on the plans located at the northern end of the site. Doors of the Bin storage appear to open onto the public highway, rather than inwards (to avoid conflicts with highway users). Revised plans illustrating doors opening into the site and not on to the public highway will be secured via pre-occupation condition.

- 4.6 All existing access points that are not required will need to be realigned with the footway. A condition will secure the existing accesses being stopped up, with footways and verges reinstated to the satisfaction of the Local Planning Authority prior to the first occupation of any residential unit. Finally, owing to the nature of the proposals and proximity to highways / nearby residential occupiers, a construction method statement will be secured via pre-commencement condition.
- 4.7 There are consequently no transport objections to this application, subject to the following conditions:
- Pre-commencement construction method statement
 - Pre-occupation submission of bin storage facility details
 - Pre-occupation implementation of cycle parking details provided
 - Pre-occupation stopping up of existing accesses and reinstatement to footways and verges to the satisfaction of the Local Planning Authority.
 - Pre-occupation notification of postal addresses (restricting parking permits)
 - No automatic entitlement to parking permits.
- ii) **RBC Environmental Health - Environmental Protection (EP)**
- 4.8 From an EP perspective, there are possible concerns regarding: the noise impact on development; air quality impacts; contaminated land; and, the construction and demolition phase. Each element is therefore considered in turn.
- 4.9 The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. The recommendations of the report are for glazing which will afford adequate sound insulation to protect future residents from exposure to excessive noise. However in order to meet recommended standards, the windows must be closed. The only ventilation proposed is trickle vents in the windows. This is not ideal and mechanical ventilation should be explored for use during hot weather. Therefore a condition is recommended to be attached to any permission to ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used.
- 4.10 In terms of air quality, the assessment submitted concludes that future residents are not at risk from pollutant exposure as levels are below the health objective limits. The conclusions are considered appropriate by EP officers and this element of the proposals is consequently acceptable.
- 4.11 Turning to consider contaminated land matters, the 'phase 1' desk study submitted concludes that an intrusive investigation is required. Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made so by remedial action. With this in mind the standard four stage contaminated land condition (1. Site Characterisation; 2. Submission of Remediation Scheme; 3. Implementation of Approved Remediation Scheme; 4. Reporting of Unexpected Contamination) is necessary to ensure that future occupants are not put at undue risk from contamination.
- 4.12 Finally, in terms of the construction and demolition phases, the EP team commonly receives complaints about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and about smoke from bonfires associated with the burning of waste on site of minor developments. As

such, standard construction hours and details of noise/dust reduction measures will be secured via condition and an informative stating that there should be no burning of waste on the site.

iii) RBC Housing

- 4.13 Specify full support for the proposals as a RBC New Build Scheme that will be 100% affordable.

iv) RBC Planning Natural Environment

- 4.14 A scheme of landscaping should be secured via condition should planning permission be granted. This shall include new tree and shrub planting, particularly along the front adjacent to George Street. Based on the information submitted at application stage it is noted that there is a pavement along the front of the property and the site is located at the end of a cul-de-sac; as such there is considered to be scope to extend the proposed areas of soft landscaping at the front up to the front boundary wall (removing the proposed path which runs across the front of the site). This would increase the potential for additional landscape planting, which may include small ornamental trees to enhance the character of the development. As such, a pre-commencement condition will secure full details of hard and soft landscaping, with further standard conditions secured in relation to the approved works being implemented and maintained.

v) RBC Ecology Consultant

- 4.15 The habitat within the existing site consists of hardstanding to the east of the site, bare ground and patches of scrub within and bordering the application site. The site is surrounded by habitat of high suitability for use by foraging and commuting bats - scrubs in the site boundary; the Cow Lane Depot Local Wildlife Site (LWS) 1 km to the north of the site; six LWS within 2km of the site; and, playing fields with scattered trees to the east of the site.

- 4.16 The preliminary ecological appraisal (WSP, June 2017) has been undertaken to an appropriate standard and concludes that further surveys are not required. More specifically in terms of bats, the application site has been assessed having negligible potential for roosting bats. However, the surrounding habitat is suitable for foraging and commuting bats. The report states that a sensitive lighting scheme should be implemented to minimize the impact upon bats. Therefore a condition should ensure that bats are not adversely affected by the proposed external lighting scheme, should one be proposed in due course (no lighting details are shown on the plans). In terms of nesting birds, the scrub areas in the application site provide suitable habitat for nesting birds and as such, a condition should ensure that birds are not injured or killed during the development.

- 4.17 In addition, the report recommends that ecological enhancements are incorporated into the building. In accordance with paragraph 175 of the NPPF, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged", a condition should ensure that enhancements for wildlife are provided within the new development.

- 4.18 Subject to the recommended conditions referenced above, there are no objections to the application on ecological grounds.

vi) Network Rail

4.19 Network Rail has no objection in principle to the above proposal. Owing to the proposal being next to Network Rail land / infrastructure, and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway, Network Rail has provided asset protection comments. Network Rail advises that the applicant is strongly recommended to action these comments should the proposal be granted planning permission. These matters relate to:

- Fencing
- Drainage
- Safety
- Access to railway
- Site Layout
- Piling
- Excavations / earthworks
- Signalling
- Noise
- Landscaping
- Plant, scaffolding and cranes
- Lighting
- Safety barrier

4.20 The local authority should include these requirements as planning conditions if these matters have not been addressed in the supporting documentation submitted with this application.

vii) Public consultation

4.12 Notification letters were sent to nearby occupiers on 26/06/18, expiring on 17/07/2018. A site notice was erected on 06/07/2018, expiring on 27/07/2018. No responses have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The application has been assessed against the following policies:

5.2 **National**
National Planning Policy Framework (2018)
National Planning Policy Guidance (2014 onwards)

5.3 **RBC Local Development Framework - Core Strategy (2008) (Altered 2015)**
CS1 Sustainable Construction and Design
CS2 Waste Minimisation
CS7 Design and the Public Realm
CS9 Infrastructure, Services, Resources and Amenities
CS10 Location of Employment Development
CS14 Provision of housing
CS15 Location, Accessibility, Density and Housing Mix
CS20 Implementation of the Reading Transport Strategy

- CS24 Car / Cycle Parking
- CS29 Provision of Open Space
- CS34 Pollution and Water Resources
- CS36 Biodiversity and Geology
- CS38 Trees, Hedges and Woodlands

5.4 Sites and Detailed Policies Document (2012) (Altered 2015)

- SD1 Presumption in Favour of Sustainable Development
- DM1 Adaptation to Climate Change
- DM3 Infrastructure Planning
- DM4 Safeguarding Amenity
- DM5 Housing Mix
- DM6 Affordable Housing
- DM10 Private and Communal Outdoor Space
- DM12 Access, Traffic and Highway Related Matters
- DM18 Tree Planting
- DM19 Air Quality

5.5 Reading Borough Council Supplementary Planning Documents

- Affordable Housing SPD (2013)
- Revised Parking Standards and Design SPD (2011)
- Revised SPD on Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction SPD (2011)

5.6 Other relevant documentation

- Reading Tree Strategy (2010)
- DCLG Technical housing standards - nationally described space standard (2015)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of development and land use considerations, including provision of affordable housing
 - ii) Scale, appearance & design
 - iii) Quality of accommodation for future occupiers
 - iv) Amenity for nearby occupiers
 - v) Transport
 - vi) Trees, landscaping and ecology
 - vii) Other matters - sustainability, Network Rail, legal agreement & equality
- i) **Principle of development and land use considerations, including provision of affordable housing**

6.2 The application site is presently vacant, although it is understood that historically it comprised two terraced houses. Set within this context and by virtue of the site not being allocated / specifically constrained in terms of land uses, the proposal to introduce four residential units would comply with the principles of Policy CS14. This is by contributing to the housing needs within the borough.

6.3 Furthermore, the applicant has stated that the four units proposed would all be socially-rented affordable housing units. As such, the 100% on-site provision of affordable housing is strongly welcomed as a key tangible planning benefit of the proposal. The proposals exceed the Policy DM6 requirement, where financial contributions to affordable housing schemes elsewhere in the borough are secured

on 1-4 unit schemes. All four units would be secured via unilateral undertaking legal agreement to be socially-rented affordable housing units in perpetuity.

- 6.4 With regard to the mix of units proposed, the scheme seeks to create 2x2-bedroom and 2x1-bedroom units, which is considered a suitable and appropriate mix in this instance. The mix has been proposed in conjunction with advice from RBC Housing officers, who outline that the greatest present need for affordable accommodation is for 2-bed units. The proposal, set within the context of the size and nature of the site, therefore seeks to assist meeting the greatest housing needs in the borough. The density of development is also considered suitable, with the proposal making an efficient use of the space/land.

ii) **Scale, appearance & design**

- 6.5 The scheme has been developed in a manner which maintains and enhances the character and appearance of the area. Considering first the footprint and scale of development, the proposal is respectful of the existing terrace, by maintaining the front building line and not extended significantly beyond the main rear building line of the terrace. Furthermore, the proposal replicates the eaves height to act as a continuation of the existing terrace. The land levels of the site are actually slightly lower than the existing terrace, enabling accommodation within the roofscape being created more comfortably. Although front dormers are not characteristic of the area, their minimal size in this end of terrace new-build setting means they are considered appropriate. A gap to No. 94 also assists in this regard, by differentiating the scheme from the existing terrace whilst also providing access to the shared rear amenity space. A strong street frontage is also maintained, with individual front doors beyond front amenity spaces and brick boundary walls assisting in maintaining the domestic feel of the area.

- 6.6 In terms of the appearance of the scheme, a contemporary interpretation of the existing Victorian terrace is proposed. Red brick and slate roofs are proposed, which are characterful of the area and supported by officers. Furthermore, the inclusion of projecting brick courses at points to add further visual interest to the scheme is also welcomed. The rhythm of the terrace is maintained, with the size and positioning of the proposed windows/doors drawing on the influence of the existing, albeit with a more contemporary finish. The scheme evidently picks up on the scale and rhythm of the existing fenestration in this regard. Such an approach illustrates that suitable care has been taken in the design approach, bringing forward a proposal which responds positively to the local context whilst also incorporating its own high quality design approach. However, the success of the scheme from a design perspective will to an extent be dependent on the quality and finished appearance of the exact materials. As such, it is considered necessary to secure a condition for samples of all facing materials to be submitted / approved prior to the commencement of works. With this condition secured the proposals are considered to comply with Policy CS7.

iii) **Quality of accommodation for future occupiers**

- 6.7 The internal layout of the proposed units are arranged so as to create a high standard of living accommodation for future occupiers, with the overall floorspaces comfortably exceeding the national space standards. The ground floor units will be dual aspect and included dedicated outside space, as well as access to the shared amenity space in the rear most part of the garden (which is considered to be of suitable size and quality within the context of the site and surroundings directly opposite a park). The upper floor maisonettes include Juliet

balconies on the front (east) elevation at first floor level and sufficient floor to ceiling heights within the roofspace. All rooms will be regular in size and shape, providing suitable access to outlook, natural day/sunlight and ventilation. Safe and secure entrances are proposed, with each unit including its own front door accessed from street-level. Furthermore, conveniently located shared cycle and waste storage facilities are incorporated within the scheme. Finally, from an access perspective, level access is possible for the two ground floor units, with the internal layouts including adaptable bathrooms should the requirement arise.

- 6.8 It is acknowledged that the units will be located in close proximity to a railway line. However, as outlined in the Environmental Protection observations in section 4ii above, the noise report is satisfactory. In addition, the proposals are also suitable in terms of air quality and have been carefully designed so as to not cause significantly harmful overlooking between different units within the proposed scheme, or be harmfully overlooked from existing nearby properties. In overall terms it is considered that the proposals would provide a suitable standard of accommodation for future occupiers.

iv) **Amenity for nearby occupiers**

- 6.9 Given the existing context of the surrounding area, the only potentially impacted nearby occupiers are those within the existing terrace at this part of George Street. The immediate neighbour at No. 94 has the potential to be most detrimentally impacted, with the distance from other properties along this terrace being such that no significantly detrimental adverse impacts are envisaged for any other occupiers.
- 6.10 It is considered that the proposed scheme has taken a number of steps to maintain a suitable level of amenity for current/future occupiers of No. 94. The proposed building has been set off the boundary by 1.2m and does not extend beyond the rear building line of the extended rear part of No. 94. The extended two-storey element to the rear of the proposed building is set away from the boundary by 3.8m. The front building line is also respected and no windows are proposed on the south (side) facing elevation. With these measures incorporated, it is considered that the proposals, although resulting in a different outlook / reduction in day/sunlight in comparison with existing, would not worsen significantly. Put another way, a suitable level of amenity would be maintained by the occupiers of No. 94 following the proposed development. This includes a ground floor window on the boundary with the application site in the rear most part of No. 94, which is located beyond the rear building line of the application site.
- 6.11 It is also noted that the neighbouring No. 94 also includes accommodation in the roofspace. Based on a comparison of streetview images and the current context evident on site, it would appear that the adjoining property No. 94 has in the past year constructed a hip to gable roof extension, incorporating a rear dormer roof extension and also including a window on the side elevation facing the application site (see photograph / streetview comparison at the end of this report). There is no planning history of any applications at No. 94. In any event, it is not considered that the proposal would cause a significantly detrimental impact to the occupiers of the rooms/space at roof level of No. 94, given the dual aspect nature of the space at the neighbouring property and the footprint of the proposed building.
- 6.12 It is also important to recognise that as the units proposed are flats, and not single dwellinghouses, they will not have the benefit of permitted development rights. As such, this provides a further degree of comfort to nearby occupiers, as future

occupiers of the proposed units would need to formally apply for planning permission for any future extensions/alterations. In addition, the lighting details recommended for ecological reasons (see ecology consultant comments at section 4v above) to be secured via condition, would also protect the amenity of nearby occupiers too.

- 6.13 Furthermore in relation to all nearby occupiers in the area, amenity during the implementation of the permission will be secured via the construction method statement measures, as secured via pre-commencement condition. In overall terms the proposals are therefore considered to comply with policy DM4 and relevant elements of policy CS34.

v) **Transport**

- 6.14 As per the Transport Planning observations provided at section 4i above, the proposals are considered appropriate in all highways and parking regards, subject to conditions relating to: a construction method statement; cycle parking; waste storage; footway access works; and, preventing future occupiers being automatically entitled to on-street parking permits.

vi) **Trees, landscaping and ecology**

- 6.15 In line with observations summarised at sections 4iv and 4v above, specialist officers have considered the proposals from a trees, landscaping and ecology perspective and are satisfied with the proposals. This is subject to a number of conditions to secure more details of the landscaping/biodiversity proposals and to protect wildlife during the construction stage.

vii) **Other matters**

- 6.16 Sustainability - The applicant has indicated that the proposal will include a range of features which will demonstrate the sustainability/energy credentials of the development. Most evidently, two arrays of photovoltaics are proposed to the rear of the building. In addition, a fabric first approach is proposed in terms of air tightness / u-values of windows and low flush toilets will reduce water usage. Such measures are welcomed and encouraged by officers, mindful of the withdrawal of code for sustainable homes, indicating that the proposals comply with policies CS1 and DM1.
- 6.17 Network Rail - The observations made by Network Rail have been considered in the assessment of the proposals. In particular it is noted in this instance that the application site does not directly adjoin Network Rail land, as the access route to the neighbouring allotments lies in-between. This downplays some of the comments Network Rail has made. However, where relevant (e.g. noise / lighting / landscaping) conditions will be secured in part to protect the operation of the rail line. Moreover, a summary of the Network Rail observations will be included as an informative on the decision notice. It is also noted that the full observations have already been fed into the planning agent.
- 6.18 Legal Agreement - Given the nature of the land ownership (as specified in the introduction section above) a unilateral undertaking (rather than a Section 106) legal agreement will be drafted. This will secure the units as socially-rented affordable housing. It is considered that the obligation would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning

terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

- 6.19 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

7. CONCLUSION

- 7.1 The proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the recommended conditions and completion of the Legal Agreement.

Drawings & documents submitted:

7870_PL_001 Rev A - Location Plan, as received 15/05/18

7870_PL_002 - Proposed Site Plan, as received 15/05/18

7870_PL_003 Rev A - Proposed Ground Floor Plan, as received 19/06/18

7870_PL_004 Rev A - Proposed First and Second Floor Plans, as received 19/06/18

7870_PL_005 Rev A - Proposed Street Elevation, as received 19/06/18

7870_PL_006 Rev A - Proposed Rear and Side Elevations, as received 19/06/18

7870_PL_007 - Proposed Front/East Elevation, as received 19/06/18

7870_PL_008 - Section A-A and B-B, as received 19/06/18

7870_PL_009 - Section C-C, as received 19/06/18

7870_PL_010 - Proposed Rear Elevation with Private Garden Boundary, as received 19/06/18

7870_PL_011 -Boundary Treatment Plan, as received 19/06/18

7870_PL_012 - Areas for CIL Calculation, as received 19/06/18

Design and Access Statement by Saunders Architecture + Urban Design, dated March 2018, as received 31/05/18

Planning Statement by LDA Design dated May 2018, as received 15/05/18

Air Quality Assessment by WSP Ref 70012984-007 Rev 1 dated 20/03/18, as received 15/05/18

Detailed Arboricultural Report by WSP Ref 70012984-ARB-02.1 Rev 1 dated 29/03/18, as received 15/05/18

Drainage Strategy by WSP Ref 70012984 dated 16/03/18, as received 15/05/18

Noise and Vibration Assessment by WSP Ref 70012984-005-George_St-002 dated 26/03/18, as received 15/05/18

Preliminary Ecological Appraisal by WSP Ref 70012984-002 Version 2 Rev 1 dated April 2018, as received 15/05/18

Phase 1 Contaminated Land Assessment by 70012984-Issue 2 dated March 2018, as received 28/06/18

Case Officer: Jonathan Markwell



View of the application site from George Street.



Long view from the adjacent park.



From the northern tip of the application site looking south (July 2018).



Streetview image of the site (specified as being dated June 2017).



From George Street looking north-west.



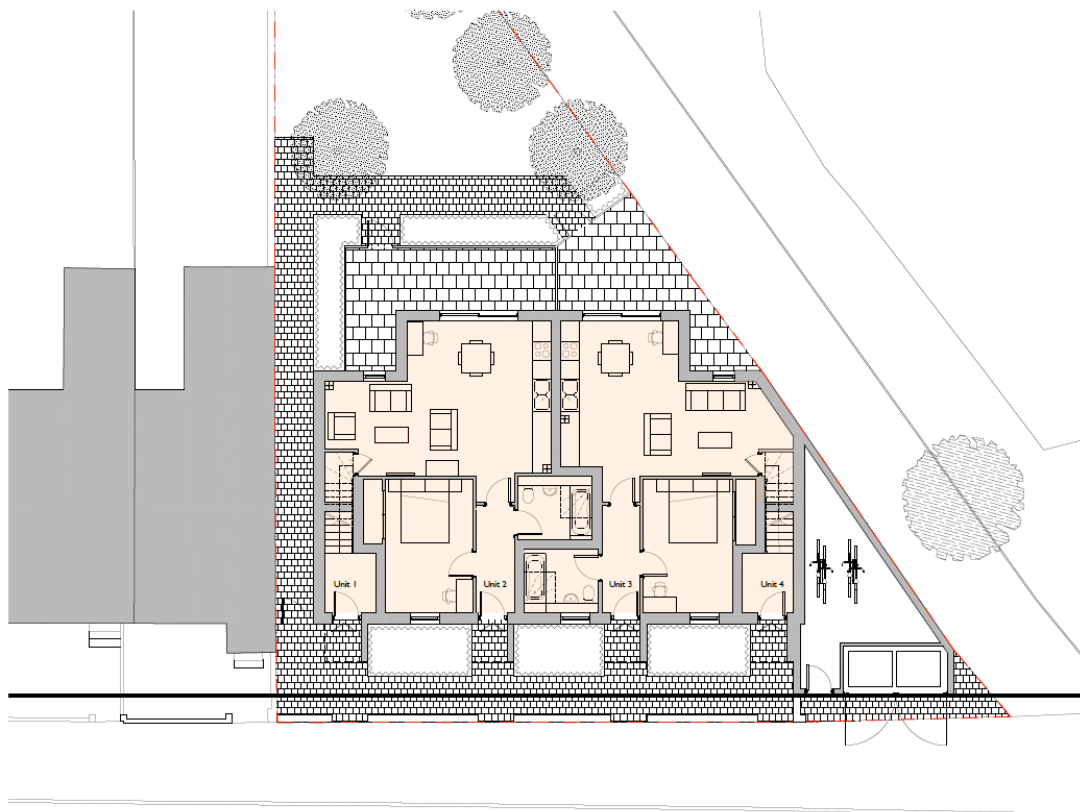
From George Street looking north.



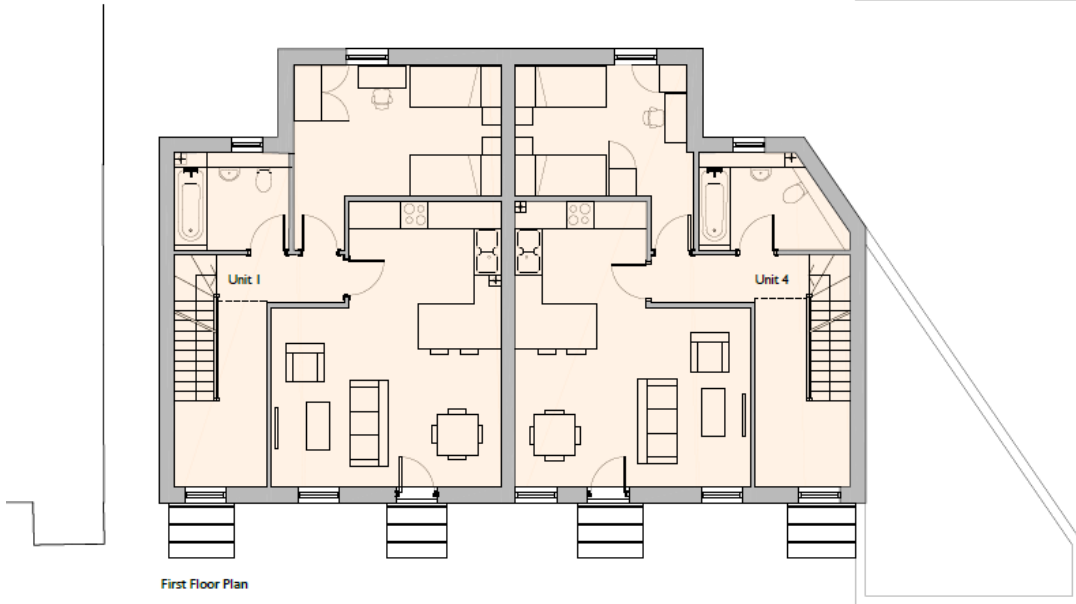
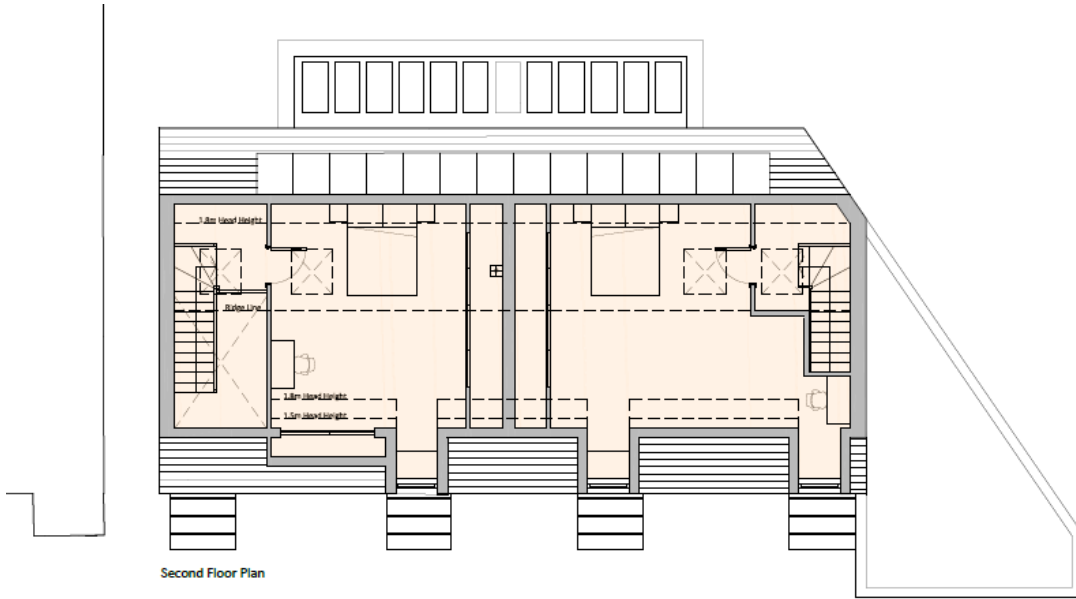
Aerial view looking north.



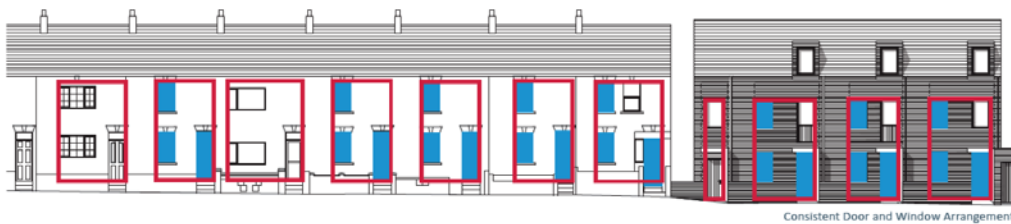
Proposed site plan



Ground floor plan



Proposed first and second floor plans



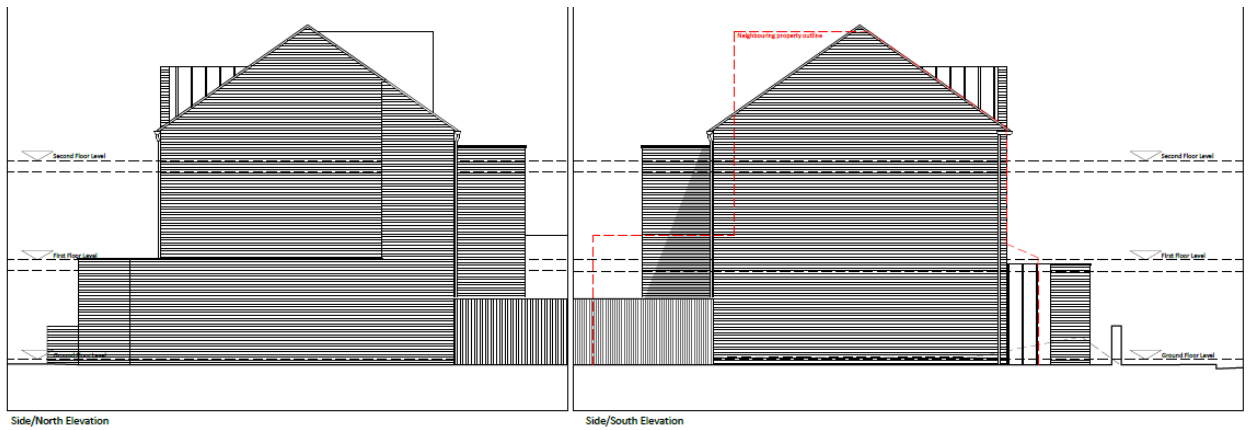


Visualisation of the proposed George Street streetscene

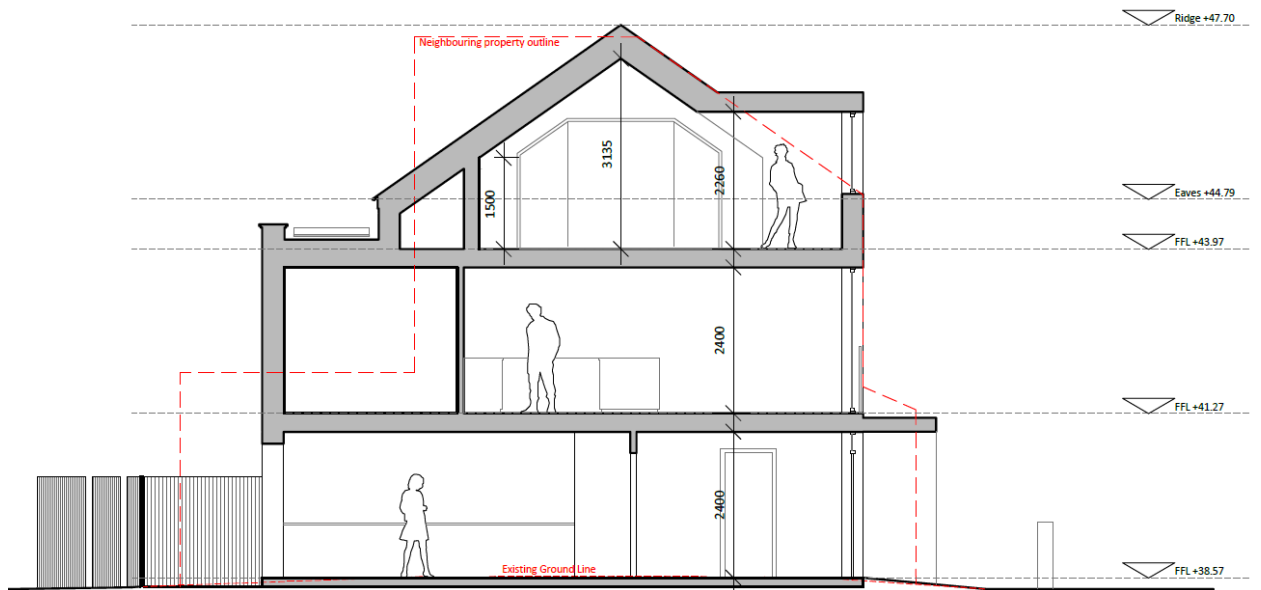


Proposed George Street streetscene





Proposed side and rear elevation plans



Proposed section plan

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 13

PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Wards: Battle & Caversham

App No: 181412/LBC & 181413/LBC

Address: Battle Library, 420 Oxford Road & Caversham Library, Church Street

Proposal: Listed Building consent to site a bookdrop outside the building to allow return of books and CD.s/DVD.s outside library opening hours

Applicant: Library Services, Reading Borough Council.

Date received: 10 August 2018

Minor Applications 8 week target: 5 October 2018

RECOMMENDATION for both

Delegate to officers to GRANT Listed Building Consent subject to no substantive objections being received during the consultation period.

Conditions for both to include:

- Listed building consent -three year time limit to implement
- Approved plans
- Materials to be as proposed.

With a condition added for 181412 requiring the installation of the drop box to be in accordance with the Borough's Guidance Notes for Activities on the Public Highway.

INFORMATIVES:

1. Terms and conditions

1. INTRODUCTION

1.1 Battle and Caversham Libraries are Grade II listed buildings owned and run by Reading Borough Council.



Battle Library



Caversham Library

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The proposal is for a metal box measuring 1460mm high, 965mm wide and 1,194mm deep. Inside will be a trolley to hold the returned books. The drop box is

proposed to be sited to the right of the main door in both cases. At Battle Library this will be on the public footpath but at Caversham Library this will be within the front yard area.



Battle Library



Caversham Library

2.2 The proposed finishing colour will either be blue or bronze with instructions attached on how to use it. The drop box will allow customers to return borrowed items when the library is closed.

2.3 The drop boxes are being installed at libraries in the Borough with the benefit of permitted development as set out in Part 12 of the GDPO, which describes works that local authorities can do without the need to apply for planning permission. However, as these two libraries are listed buildings Listed Building Consent is required for the proposed structures.

3. PLANNING HISTORY

Battle Library

08/00330/FUL (080678) Works to external area and car park of the Church and neighbouring library. Granted.

08/00595/REG3 (080935) and 08/00596/LBC (080936)-Installation of a "green" roof and rendered external insulation and insertion of a new door in the existing rear extension, and construction of a terrace at the rear of the building. Granted.

171275/LBC & 171279/REG3 Listed Building consent and planning consent for single storey rear extension, internal alterations and external suspended deck. Granted.

Caversham Library

01/00165/REG3 - Alteration to external layout. Removal of concrete steps and block paving, replacing with Yorkstone. New boundary wall, railings and pillars to match original(1907). New tree and shrub planting - Granted

01/00166/LBC - Alteration to external surfaces, steps and boundary walls. Replacement of existing concrete paving and steps with Yorkstone. Restoration of boundary brick walls, pillars and railings to original design (1904). Granted.

10/00457/ADV - Bus shelter advertisement - Refused

12/00986/ADV - Historical information sign fixed to the railings - Granted.

4. CONSULTATIONS

(i) Statutory consultation

Historic England

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

(ii) Non-statutory consultation

Transport

There are no transport objections subject to the requested condition being attached. The proposed location of the drop box would not present an obstruction to users of the pedestrian path. However in the case of Battle Library it's installation should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway and it is standard practice that this should be covered by condition.

Historic Buildings Consultant

The proposed book drop boxes would be sited close to the front door but given its small size would not result in the loss of any features of special interest.

The proposed works are not considered to harm any features of architectural or historic interest and are considered to aid the continued use of the buildings in their original function as Libraries. There are therefore no objections to the proposed boxes.

(iii) Public/local consultation and comments received

Immediate neighbours were consulted, site notices were displayed and articles appeared in the local paper. The deadline for comments falls after this Committee (10 September 2018) so officers are seeking delegated authority to grant Listed Building Consent following the end of the consultation period subject to no substantive objections being submitted (see para. 5.2 below).

5. LEGAL AND PLANNING POLICY CONTEXT

5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.

5.2 Under the provisions of the Town and Country Planning Regulations 1992 the Council was unable to determine its own applications for listed building consent and, if Committee was minded to grant permission, the listed building application was referred to the Secretary of State for Communities and Local Government for permission to make the decision. However, the Notification to Historic England and National Amenities Societies and the Secretary of State (England) Direction 2015, came into force on 15 April, 2015, and it applies to any application submitted on or after 15th April, 2015. The Direction defines that applications should only be referred to the Secretary of State, if an objection has been received from Historic England or a National Amenity Society.

5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) 2018. The following local and national planning policy and guidance is relevant to this application:

National

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Development Framework Core Strategy (2008, 2015)

CS7 Design and the public realm
CS33 Protection and enhancement of the historic environment

6. APPRAISAL

6.1 The main issues for these proposals are:

- (i) Effects on the historic values and character of listed building;
- (ii) Appearance and Design

These are considered below in turn:

(i) Effects on the historic values and character of listed building

6.2 The proposed small boxes would result in minimal harm to the character and appearance of the Listed Buildings.

6.3 Subject to the boxes being required by condition to appear as proposed the Listed Buildings should be adequately protected in accordance with Core Strategy policy CS33.

(ii) Appearance and design

6.4 The scale and design of the proposed book drop boxes are considered to be neutral in terms of their appearance as additions to these buildings and therefore there is no conflict with Core Strategy policy CS7.

Other matters

Equality

6.5 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current application) that the protected groups would have different needs, experiences, issues and priorities in relation to this particular planning application

7. CONCLUSION

7.1 Overall, the proposed book drop boxes are considered to comply with the relevant policies and will not significantly detract from the appearance or character of these listed buildings. The recommendation is to grant Listed Building consent.

Case Officer: Julie Williams & Tom French





COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5 September 2018

ITEM NO. 14

Ward: Caversham

App No.: 180869/VARIAT

Address: Hills Meadow Car Park, George Street, Reading

Proposal: Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). This application seeks a further five year temporary permission [amended description].

Applicant: Hills Meadow Car Wash Limited

Date received: 5 June 2018

Minor Application extension of time agreed date: 14 September 2018

RECOMMENDATION:

Subject to the submission of a satisfactory mitigating landscaping scheme, GRANT a further temporary planning permission.

Conditions to include:

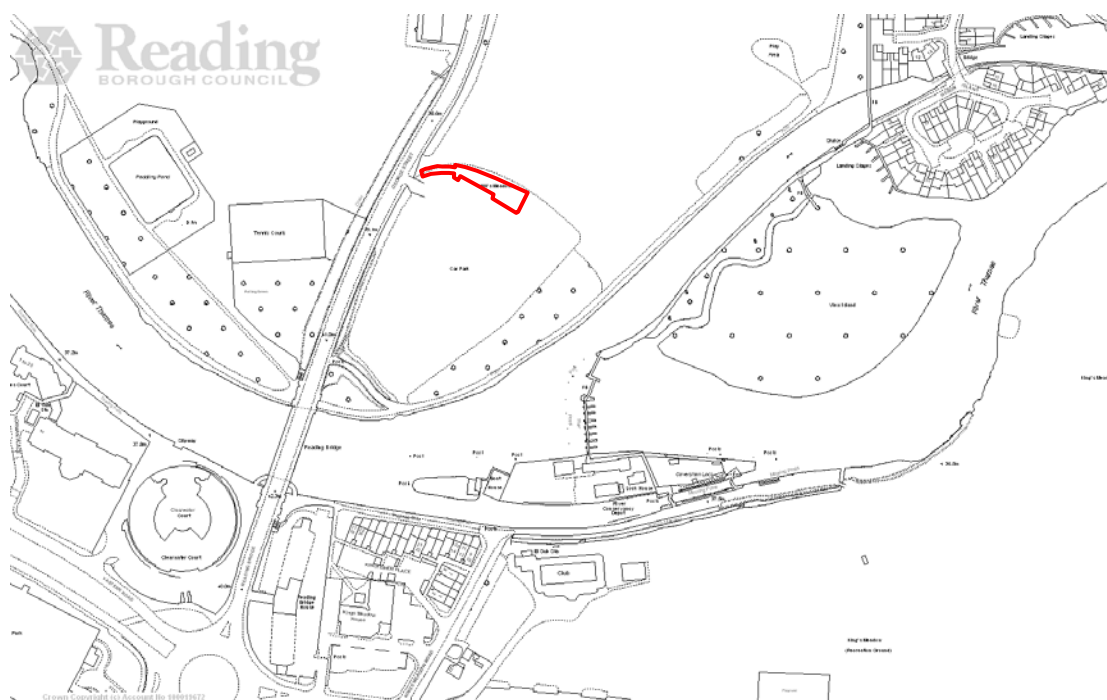
1. Five years from date of permission (reason: not suitable for permanent retention). On cessation, site to be returned to its former condition
2. Undertaking of landscaping scheme [to be submitted]
3. Landscaping maintenance strategy to include further shrub planting, planting in the planting beds and provision of replacement tree within three months of permission/in the next planting season
4. Noise controls as set out in noise report submitted for application/permission 141841
5. No external radios
6. Flooding control and safe egress via FRA
7. Operational management plan: adherence and annual review
8. Maintain parking/circulation spaces marked and clear
9. Hours of use 0600-2100 (mon-Fri); 0700-1900 (Saturdays); 0800-1800 (Sundays and holidays)
10. Toilet and café servery to remain open to the public during hours of use.

Informatives:

- Positive and proactive requirement
- Terms and conditions
- Conditions precedent
- S.59 highways Act
- Off-street traffic order in force at Hills Meadow car park
- Reminder re: advertising/signage

1. INTRODUCTION

1.1 The application site is a small area of land measuring 546 sq.m. at the northern end of the Hills Meadow car park. The site is currently occupied by a hand car wash facility, which is of wooden buildings and panels enclosed by a palisade fence. The area otherwise has an open nature and is part of the designated Major Landscape Feature (the Thames Valley) as set out in the current LDF (local plan) documents. The purpose of the designation is to maintain the general openness of the area.



2. PROPOSAL

- 2.1 At your meeting on 11 February 2015, Planning Applications Committee resolved to grant temporary three year planning permission for a car wash on this site and this has been operating since January 2016. The relevant reports are attached to this report. This is a hand car wash where vehicles access from George Street and queue within a marked holding area before entering the fenced compound where the vehicles are washed and valeted. The building is essentially a wooden hut and it is has a green corrugated metal roof. The building houses an office, a public WC and a coffee servery.
- 2.2 Information submitted in support of the application includes a planning statement and a CIL form. The building itself is of minimal floorspace and this would not be a CIL-liable development.
- 2.3 The previous planning application was reported to Planning Applications Committee due to the sensitive nature of the site and accordingly, this application to essentially renew the facility is being referred to your meeting.

3. PLANNING HISTORY

- 3.1 Relevant planning history is as follows:

140815/FUL	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.	REFUSED 2/9/2014 for reasons of impact on the Thames environs and lack of an integrated transport contribution.
141841/FUL	Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.	PERMISSION with s106 agreement 30/5/2015
150908/APPCON	Application for approval of details reserved by condition. (141841)	CONDITIONS DISCHARGED 13/7/2015

4. CONSULTATIONS

(i) **Statutory:**

None.

(ii) **Non-statutory:**

RBC Transport Strategy: the transport impact of the hand car wash was fully assessed as part of the 2014 application and a number of conditions were imposed to ensure that there is no impact on the public highway and highway users. There are no transport objection to the renewal of the permission, however, if the car wash is granted permission it should be conditioned to ensure that the future operation complies with the approved Operational Management Plan and the approved parking/access layout.

RBC Leisure and Recreation advises that the facility has been well-run and that the presence of the facility and the CCTV has helped to control antisocial behaviour in the area.

The Environment Agency has referred the LPA to its guidance for consulting the EA and advises that a consultation was not necessary in this case.

RBC Environmental Protection does not object to the application.

The RBC Natural Environment Team advises that there are concerns with the current landscaping situation, see discussion below.

There have been no responses from Caversham GLOBE or CADRA at the time of writing, but any responses will be reported to you in an update.

Public consultation

A site notice was displayed and letters were sent to addresses who previously commented on application 140841, namely:

3 Tower Close, Emmer Green
25 Luscombe Close, Caversham
36 Patrick Close, Caversham; and
36 Mill Green, Caversham

No letters have been received at the time of writing.

5. RELEVANT POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

5.2 National Planning Policy Framework (NPPF) (revised 2018)
Nothing directly relevant.

National Planning Practice Guidance (NPPG) guidance
www.gov.uk guidance on planning conditions and temporary planning permissions

5.3 Reading Borough LDF: Core Strategy (2008, as altered 2015)
CS7 (Design and the Public Realm)
CS8 (Waterspaces)
CS20 (Implementation of the Reading Transport Strategy LTP)
CS34 (Pollution and Water Resources)
CS35 (Flooding)

5.4 Reading Borough LDF: Reading Central Area Action Plan (2009)
RC5 (Design in the Centre)
RC14 (Public Realm)

5.5 Reading Borough LDF: Sites and Detailed Policies Document (2012, as altered 2015)

DM4 (Safeguarding Amenity)
DM12 (Access, Traffic and Highway-Related Matters)
SA17 (Major Open Space)

- 5.6 SPD/SPG
Parking and Design (2011)
Planning Obligations (2013)

New Local Plan: the Local Planning Authority has produced a Pre-Submission draft local plan. The site is within the EN13 Major Landscape Feature area (the Thames Valley and the EN7C designation covers the area of the BMX track and river edge (but not the car park itself): Hills Meadow is designated as a Local Green Space. Therefore the emerging policy situation - although this has limited weight - is noted as being broadly similar to the adopted policy situation described below.

6. APPRAISAL

- 6.1 The main issues are:

- (a) Principle of a continuation of the use/facility and impact on the Thames environs
- (b) Landscaping
- (c) Transport and traffic

(a) Principle of a continuation of the use/facility and impact on the Thames environs

- 6.2 The application site is a small curved area at the northern edge of the car park, abutting the landscaped area which then forms part of the raised ground leading to the BMX track. The car park as a whole, along with the showground area, has an open nature generally surrounded by trees and forms part of the designated Thames Valley Major Landscape Feature. Core Strategy Policy CS7 (Design and the Public Realm) requires high quality development appropriate to enhance the relevant part of Reading. Policy CS8 (Waterspaces) is relevant. The site is also within the RCAAP area and policies RC5 and RC14 require high quality design and provision of high quality public realm. These policy requirements are generally to be rolled forward in the emerging new Local Plan.

- 6.3 Government advice on temporary permissions is that a further temporary permission should generally not be submitted. The purpose of temporary permissions is either that the development is suitable for a temporary period only, or otherwise to test whether a permanent use might be appropriate. Thus, following a period of temporary use/development, the use should either be discontinued or a permanent permission applied for.
See: <https://www.gov.uk/guidance/use-of-planning-conditions>

- 6.4 The application includes a planning statement, but this does not clearly give the applicant's justification as to why the use should continue and therefore the

Committee will need to consider the merits of allowing the continued siting of the car wash against the Government's general advice. Officer advice is that although the use is providing a generally satisfactorily-managed facility, due to its appearance and visual impact, it is still not appropriate for permanent retention. Therefore, officers suggest that the way the facility has been developed and operated needs to be thoroughly reviewed in this report, to see whether it is appropriate to grant a further temporary permission as an exceptional circumstance.

6.5 Although sited within a large car park, this is nonetheless a sensitive area in visual terms. The application site is at its nearest point some 100 metres from the Thames riverbank, therefore Policy CS8 applies. Policy CS8 sets out the kinds of development which will be acceptable in the vicinity of the waterways, which will provide:

- Appropriate, attractive uses and buildings that enhance the relationship of buildings, spaces, and routes and creates a high quality public realm;
- Positive contributions to the distinct character, appearance, landscape and amenity of the waterways;
- A strengthened role for waterways as important landscape features, wildlife corridors and recreation opportunities;
- Good, level access to the waterways for all who want to use them; and
- Improved quality of waterway environment through protecting habitats and ensuring that habitat creation is balanced with access and urban issues.

6.6 The purpose of the designation is to maintain the general openness of the area and appropriate development will usually be limited to small-scale and high-quality developments which have a specific recreational-type function. The application is primarily a commercial operation, being a small, efficient car washing and valeting facility, but it includes a WC and tea/coffee servery, which would continue to be available to users of the car park, Christchurch Meadows, users of the skatepark, BMX track, river paths and others and these are facilities which would otherwise not be provided in this locality. Therefore, whilst the primary purpose of the proposal is not in accordance with the policy, these secondary facilities are beneficial and would provide a positive contribution to the amenity of the riverside/waterways. General feedback from RBC Leisure and Recreation is that these facilities are used and are a positive benefit for users of the car park, car wash and the local area. The external café servery hatch has not been included, nor the pedestrian gate entrance opposite, but the facility is provided within the waiting area inside and although not quite as inviting, it is publically accessible.

6.7 In terms of design, the building itself is relatively unassuming, being clad in dark wood. The dark wooden cladding is as approved and is suitable. The woodstain has been applied well and there is no sign that this will not weather suitably for a further five years, although a maintenance regime could be considered. The roof was approved by permission 141841 as an 'Onduline' system roof, a dark green wavy corrugated bituminous roofing system commonly used on agricultural buildings. What has in fact been installed is a green metal sheet system, which is squarer and more industrial in appearance. The roofing system installed is considered to be an inferior material in terms of fitting in with the landscape, but overall, officers do not feel that given the location and colour, there is sufficient detrimental harm to the appearance of the area. The green palisade fencing

erected is 'as approved'. The proposal does not include a spray screen to protect users of the skatepark/ BMX track access, but RBC Leisure and Recreation advises that in fact, the lack of the screen has helped natural surveillance from the facility and has no cause to suggest that the lack of a screen is hindering movement to these facilities.

- 6.8 Overall, in respect of the building itself, the appearance is considered to be suitable for retention for a further temporary period and complies with the above policies.
- 6.9 The inclusion of the WC and café servery for public use in the application is considered to be a particular benefit of the scheme for all users of the car park, BMX track, river, skatepark and Christchurch Meadows, where there are currently no such facilities. The condition to ensure that these facilities are open for the duration of the opening hours of the car wash should again be applied. Additionally, both the Council's Parking Manager and Leisure and Recreation service advise that the inclusion of CCTV has helped provide surveillance and security in an area of the car park which has been subject to anti-social behaviour, for instance, fly-tipping. The appearance building and compound will normally be seen from the Thames in the context of parked vehicles, the skatepark and the recycling bins. The additional presence of cars at the car wash will not be significant, given the present use of the site (a car park). On cessation of the use, the land will be returned to its current state.
- 6.10 On balance on the issue of design and principle, officers consider that the applicant has now provided sufficient justification to demonstrate that the building and its enclosure will have an acceptable impact on the openness of the area. With the conditions recommended including the method of application of the woodstain, officers advise that the application is considered to be suitable overall in terms of the general design policies, and the wider policies which seek appropriate development within the areas close to the Thames (CS8 and SA17).
- 6.11 Whilst the impact of the building itself is considered to be suitable, officers consider that the facility is over-advertised and there is general clutter of signage around the facility and at times on the George Street approaches as well. An informative is recommended advising that any unauthorised signage may be liable for removal via enforcement action.

(b) Landscaping

- 6.12 Members will note from the attached reports that landscaping was an important mitigating element of the scheme in approving permission 141841 in this sensitive environment. The existing hedging behind the recycling area (within the palisade compound) appears to have been heavily cut back to leave only three shrubs in place. The planter boxes placed on the outside of the palisade fence in the car park are all in situ, but there does not appear to be anything growing in them. It also appears that the Red Willow tree at the western end of the recycling area, has died, possibly due to the recent prolonged period of dry weather, rather than anything to do with the car wash itself. Clearly the above is an unacceptable situation and the Natural Environment Team advises that these matters, which are the subject of conditions of the original planning permission, need to be attended to now in order for the current application to be supportable. Your officers agree and a landscaping scheme and maintenance strategy has been requested and will

be set out in the Update Report with assessment against the relevant policies, including CS38.

(c) Transport and traffic

- 6.13 RBC Transport Strategy advises that the facility has been marked out and provided acceptably and moreover, it has been well-managed by the applicant in the last 2½ years, with no reported instances of obstructions to either the car park access or traffic flow on George Street. This indicates that the signage is suitable and also that the facility is being operated in accordance with the agreed operational management plan. A condition of permission 141841 required that the operational management plan should be reviewed annually and although that has not happened, there have been no observed issues. Transport Strategy continue to advise conditions for adherence to the approved operational management plan and for the plan to be reviewed annually. The highway Authority also advises a condition about parking areas being provided before commencement, but this condition should be adjusted to make sure they are maintained and kept free of obstructions.
- 6.14 The attached report advises that car washes are a traffic generator and that a contribution towards integrated transport was required. That contribution was due in full on implementation (which was January 2016) and has until now not been paid. At the time of writing, the applicant has paid the majority of this contribution and the remainder is expected shortly and will go towards integrated transport schemes aimed at increasing modal share and maintaining traffic flow. The current application is not a CIL-liable development, as it is a temporary building only and of limited floorspace. The facility was conditioned under permission 141841 to have cycle parking for staff, but Transport Strategy no longer advise that this is necessary, particularly as cycles can be parked within the palisade compound and there is a constant presence.
- 6.15 Officers advise that with conditions to continue with the operational management plan, a further temporary permission raises no conflict with the transport policies set out above.

Other matters

Noise impacts

- 6.16 The facility has resulted in no recorded issues of noise disturbance and this is largely likely due to be the distance to residential properties. Officers advise that the original noise report should again be conditioned to maintain control of this facility and the applicant has been asked to re-supply this, in order to comply with policies CS34 and DM4.

Flood risk

- 6.17 The EA has referred officers to its guidance for consulting the Environment Agency. Under s73 applications, consultations to the Agency are not necessary when the condition(s) involved are not those suggested by the EA. In this instance, there are no further issues to advice of. The Parking Services Manager advises that there is a localised run-off/drainage issue, but the concern seems to be run-off from the BMX track and not the carwash. Officers advise no concerns in terms of Policy CS35.

Equalities Act

6.18 In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

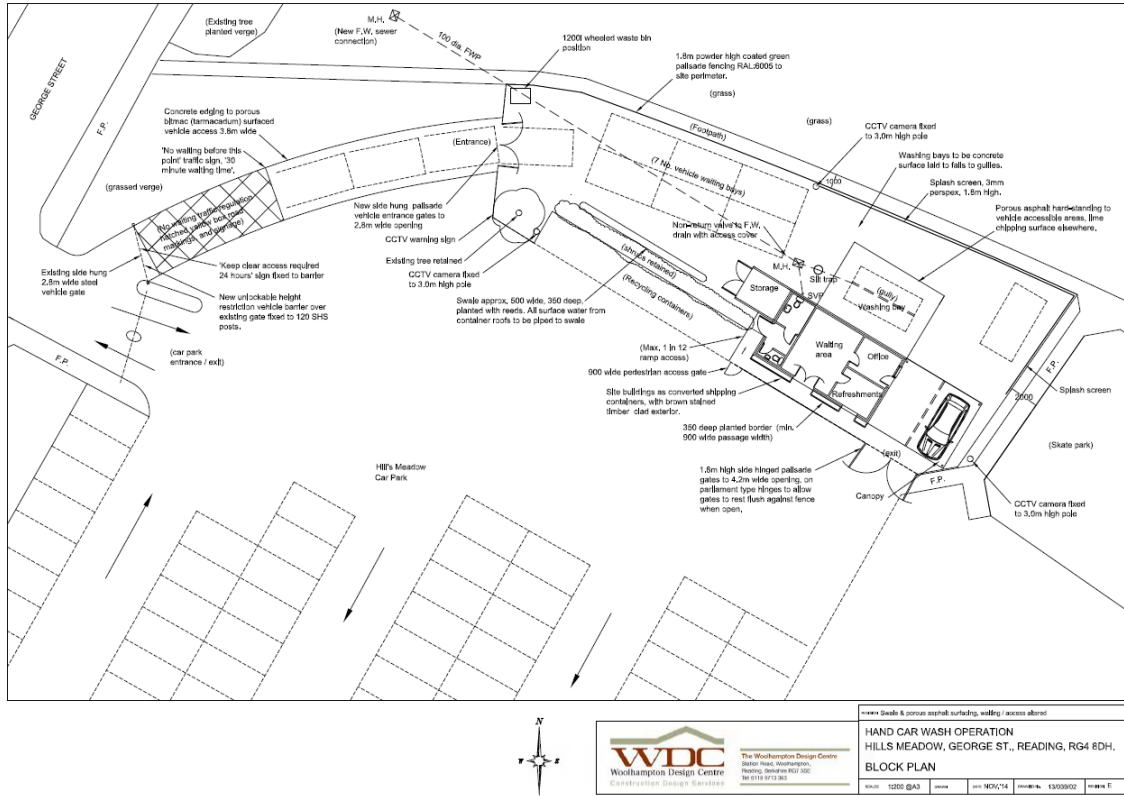
7. CONCLUSION

7.1 In conclusion:

- Development in this area is required to be suitable to the main purposes of maintaining the open character of the area and providing facilities suitable for recreation/amenity purposes (WC, café, security). On balance, officers are prepared to recommend that the presence of the building, which is of satisfactory quality for a continued limited period, can be considered positively;
- The facility is generally well-run by the present operator and successful traffic management has ensured that this has been a suitable additional facility to the existing car park;
- The building/use is considered to be suitable for retention for an extended temporary period, providing that a suitable remedial mitigating landscaping scheme is submitted. Conditions need to be adjusted as necessary (see Recommendation).

Case Officer: Richard Eatough

Plans: TBC



2014 photo of site



2018 Photo of site with car wash facility



Appendices: reports to 11 February 2015 Planning Applications Committee

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 11 February 2015	ITEM NO.
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Ward: Caversham

App No.: 141841

Address: Land adjacent to Hills Meadow, George Street, Caversham

Proposal: Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.

Applicant: Mr. Anthony Herbert

Date received: 25/11/14

Minor Application: 8 week target decision date: 20/1/15 (agreement with applicant to extend until 11/3/15).

RECOMMENDATION:

Subject to the satisfactory completion of a S.106 legal agreement by 11 March 2015 to RUAP of £4,200 towards the installation of traffic counters to provide better management of the car park and provide live information to the variable message signs regarding the current capacity of the car park, delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to **GRANT planning permission**. If the S.106 legal agreement is not completed by 11 March 2015, then delegate to the HPDRS to refuse planning permission.

Conditions to include:

1. Std 3 year permission
2. Plans
3. Three year temporary permission. On cessation, site to be returned to its former condition
4. Materials: submission of woodstain application method
5. Noise control as set out in submitted noise report
6. No external radios
7. Flooding control and safe egress via submitted Flood Risk Standing Advice form
8. Fencing: green palisade fencing (2m from natural ground level) Colour: RAL 6005
9. Submission of details of CCTV system
10. Notwithstanding the submitted plans, swale bed not to be provided
11. Replacement of existing landscaping (tree, hedge) if irreversibly damaged
12. Submission of operational management plan for vehicle circulation
13. Submission of annual review of operational management plan
14. Provision of vehicle parking spaces before operation
15. Submission and approval of secure cycle storage
16. Submission and approval of a Construction Management Statement
17. Hours of use: 0600-2100 (Mon-Fri); 0700-1900 (Saturdays); 0800-1800 (Sundays and holidays).
18. Toilet and café servery operation to be open to the public during hours of use

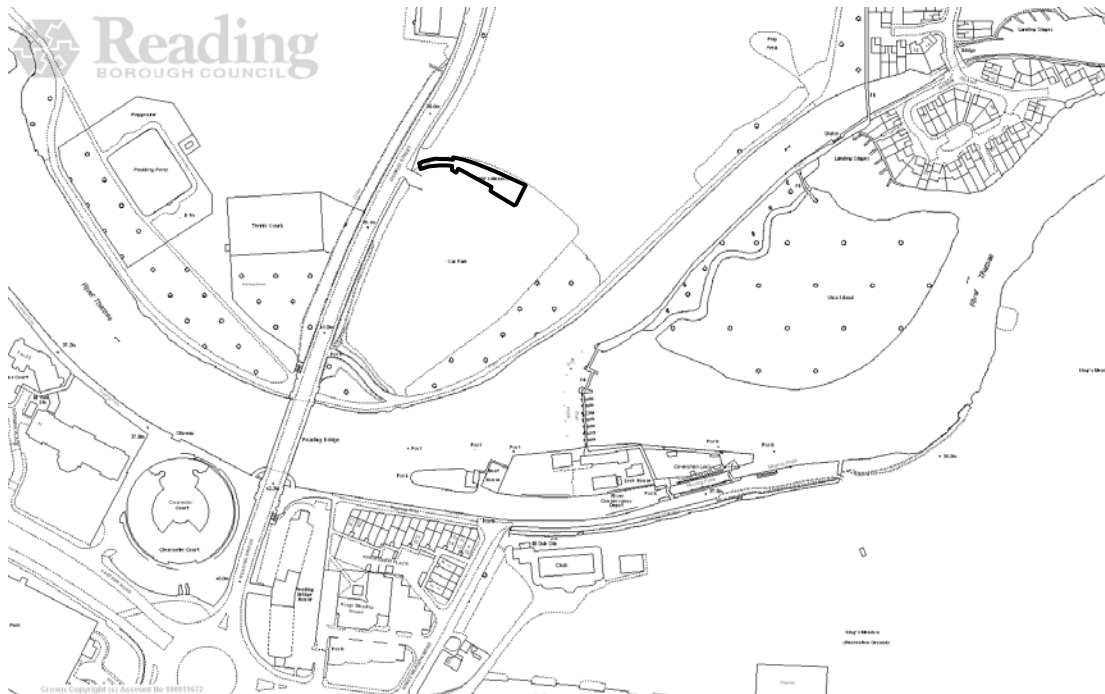
Informatives

1. Terms and conditions

2. Pre-commencement conditions
3. S.39 Highways Act
4. Off-street traffic order in force at Hills Meadow Car Park
5. Applicant should ensure access rights over the car park
6. Any signage likely to require separate advertisement consent
7. Environment Agency and Thames Water informatives

1. INTRODUCTION

- 1.1 The application site is a small area of land measuring 546 sq.m. at the northern end of the Hills Meadow car park, behind (and to the north of) the recycling bins, immediately west of the skate park and to the south of the BMX track. The application site has an open nature and is part of the designated Major Landscape Feature (ie. the open environs towards the Thames). The purpose of this designation is to maintain the general openness of the area.





2. PROPOSAL

- 2.1 The application is for a hand car wash use to be sited within Hills Meadow car park. Vehicles would enter the access from George Street and queue within a marked holding area before entering a compound where the cars are washed and valeted as required. The compound will be fenced and there would be one building, which would house the office, a WC and a small coffee kiosk. The open area towards the eastern part of the site would also have a canopy to prevent spray from wetting the nearby skatepark and the path through to the BMX track.
- 2.2 Drivers would be expected to wait with their vehicles during the wash/valeting cycle and have a coffee and use the WC, although these facilities would also be available to users of the car park itself and the general public. The planned hours of operation are 6am to 9pm Monday to Friday (to coincide with the car park operating hours), 7am to 7pm on Saturday and 8am to 6pm on a Sunday. Three full time and two part time employees shall operate from the site. It is anticipated that up to 40 vehicles shall be cleaned per day.
- 2.3 The application has been submitted with the following supporting information:
- Design and Access Statement (DAS)
 - Noise assessment report
 - Highway report (transport statement)
 - Flood Risk Assessment report (FRA)
 - Material details of the building cladding and fencing
- 2.4 The application is being reported to the Committee at the request of Cllr. Page, due to concerns raised by the Caversham GLOBE Group.

3. PLANNING HISTORY

- 3.1 140815: Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area. REFUSED 2/9/2014.

3.2 The two reasons for refusal of planning application 140815 were as follows:

“Due to the poor quality appearance of the development within this sensitive area in the Thames Valley environs, the proposal would appear as a cramped industrial and urbanising presence in the landscape. The development would therefore be harmful to the special and largely undeveloped character of the area and fail to provide a quality of development suitable to the area or its primary purposes (open space, recreation), in conflict with policies CS7 (Design and the Public Realm) and CS8 (Waterspaces) of the Reading Borough LDF Core Strategy (2008); policies RC5 (Design in the Centre) and RC14 (Public Realm) of the Reading Borough LDF Reading Central Area Action Plan (2009) and Policy SA17 (Major Landscape Features) of the Reading Borough LDF Sites and Detailed Policies Document (2012).”

“The application does not supply a financial contribution towards integrated transport measures (the Reading Urban Area Package (RUAP)) via a suitable S.106 agreement. The development therefore fails to mitigate the additional impact of trips associated with the car wash/valeting operation on the Borough’s highway network, contrary to Policy CS20 (Implementation of the Reading Transport Strategy) of the Reading Borough LDF Core Strategy (2008); Policy DM12 (Access, Traffic and Highway-Related Matters) of the Reading Borough LDF Sites and Detailed Policies Document (2012); and the Council’s adopted SPD, S.106 Planning Obligations (2013).”

3.3 141527: Proposed hand car wash and valeting operation with associated public toilet facilities, refreshment servery, waiting area and CCTV cameras. OBSERVATIONS SENT 5/11/2014.

4. CONSULTATIONS

4.1 Consultees

RBC Transport Strategy: the principles of this application were previously considered by Transport under application number 140815 which was refused in September 2014 although many of the Transport concerns were resolved aside from the Transport Contribution. Transport Strategy provided further comments under pre-application no. 141527. There are no objections subject to conditions and a contribution towards integrated transport (RUAP), which will go towards the provision of traffic counting and driver messaging signage.

RBC Environmental Protection: the main issues are noise and water pollution. Is satisfied with the noise report which has been produced. Pollution issues should be dealt with by the EA/Thames Water.

RBC Natural Environment Team (Tree Officer): welcomes the removal of the Willow tree from the compound. The Willow will not be affected by the swale bed, as they are suited to wet environments (such as riverbanks) but the hedge may become waterlogged as a result of the swale becoming overloaded and this could ultimately rot the roots of the hedge. Does not consider that the swale bed is a workable solution in this application and the porous asphalt will soon clog, which could make the run-off situation worse. Suggests that the swale is deleted and the rainwater is diverted straight to the foul sewer. Has provided detailed comments on the shrubs provided next to the fencing.

Environment Agency: the site is within Flood Zone 2 and is therefore at risk of flooding. The applicant should complete a Flood Risk Standing Advice (FRSA) form and submit it with the application. Provides advice on foul drainage and pollution prevention.

The **Caversham GLOBE Group** advises that the principle of the car wash is not supported, but provides the following comments/suggestions:

GLOBE members planted the Red Willow tree and hedge which would be affected by the proposal around the year 2000, in order to soften the visual impact of the recycling bins and to help screen the metal fencing behind the recycling bins. Requests that the fencing compound is altered to ensure the tree is outside of the facility, to allow it to be on display and continue its screening function.

The area is proposed for protection under the local plan and the current application is considered to be little different to the application which was refused in 2014. The building would be basically a shipping container with wooden cladding and would be more suited to an industrial estate than a sensitive site within the Thames Parks.

The two metre high metal security fencing with CCTV cameras on high poles might be acceptable on an industrial estate or a petrol station, but is out of keeping in the Thames Parks. The previous application was described by the planning officer as of, 'quasi-industrial appearance' within an area where any development is required to 'maintain the open character of the area'.

Also concerned that the swale bed (reed drainage gully) near to the hedge GLOBE has planted would damage the roots of the hedge.

The planters proposed within the application are too small and this was identified by the planning officer for the refused planning permission in 2014. Suggests planting into the ground instead. There is also a lack of landscaping to soften and screen the development. Suggests hedge within a grass/wildflower strip, 'grasscrete' instead of tarmac and more localised tree planting.

The Caversham and District Residents' Association (CADRA) objects to the application.

The site of the proposal is in a poorly maintained, scruffy area of land at the northern end of Hills Meadow car park. Although some changes have been made, still do not feel that the external appearance of the proposed building would be of a standard which would improve the area. As in the previous application, the current DAS statement still proposes a decked area above, surrounded by timber railings, with an artificial grass surface. *[Officer comment: this element of the proposal has been removed in the current planning application]*

The main proposal is for a car wash and there is already a car wash at the garage on an adjacent site. Considers that the inclusion of public toilets and a café is muddled. A car wash is a commercial activity, not related to leisure use or public open space, and as such it does not appear to be in accordance with the Council's own policy on public open spaces.

In addition, the placing of the proposal in alignment with the fenced skate boarding area effectively divides Hills Meadow in two, further isolating the somewhat insecure Northern area even more and adding to the feeling that the area is poorly maintained.

We would therefore urge that the application is refused.

4.2 Public consultation

A site notice was displayed on George Street.

One letter of objection has been received, raising the following issues:

- Had previously indicated support for the earlier proposed development. The longer time has gone on I have altered my view.
- Hills Meadow is just about suitable with a kids' cycle leisure park but not a car wash. A car wash is an industrial/commercial activity that should be on an industrial site and not on Hills Meadow.

One letter of support has been received. The supporter considers that this small business is needed for commuter motorists. Also there are currently no toilet facilities at Hills Meadow, which is something that is required after a long commuter journey particularly with all the traffic delays in getting to the car park. Thinks it would be churlish not to favourably consider this application as the current area is vacant and of little use to the public.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

5.2 National Planning Policy Framework (NPPF)
Nothing directly relevant.

5.3 Reading Borough LDF: Core Strategy (2008)
CS7 (Design and the Public Realm)
CS8 (Waterspaces)
CS20 (Implementation of the Reading Transport Strategy LTP)
CS34 (Pollution and Water Resources)
CS35 (Flooding)

5.4 Reading Borough LDF: Reading Central Area Action Plan (2009)
RC5 (Design in the Centre)
RC14 (Public Realm)

5.5 Reading Borough LDF: Sites and Detailed Policies Document (2012)
DM4 (Safeguarding Amenity)
DM12 (Access, Traffic and Highway-Related Matters)
SA17 (Major Open Space)

5.6 SPD/SPG
Parking and Design (2011)
Planning Obligations (2013)

6. APPRAISAL

6.1 The main issues are:

- (a) *Impact on the Thames environs*
- (b) *Transport and traffic*
- (c) *Noise impact*
- (d) *Flood risk*

(a) *Impact on the Thames environs*

6.2 The application site is a small curved area at the northern edge of the car park, abutting the landscaped area which then forms part of the raised ground leading to the BMX track. The car park as a whole, along with the showground area, has an open nature generally surrounded by trees and forms part of the designated Thames Valley Major Landscape Feature.

6.3 Core Strategy Policy CS7 (Design and the Public Realm) requires high quality development appropriate to enhance the relevant part of Reading. The site is also within the RCAAP area and policies RC5 and RC14 require high quality design and provision of high quality public realm.

6.4 The application site is at its nearest point some 100 metres from the riverbank, therefore Policy CS8 (Waterspaces) is relevant. Policy CS8 sets out the kinds of development which will be acceptable in the vicinity of the waterways, which will provide:

- Appropriate, attractive uses and buildings that enhance the relationship of buildings, spaces, and routes and creates a high quality public realm;
- Positive contributions to the distinct character, appearance, landscape and amenity of the waterways;
- A strengthened role for waterways as important landscape features, wildlife corridors and recreation opportunities;
- Good, level access to the waterways for all who want to use them; and
- Improved quality of waterway environment through protecting habitats and ensuring that habitat creation is balanced with access and urban issues.

6.5 The purpose of this designation is to maintain the general openness of the area and appropriate development will usually be limited to small-scale and high-quality developments which have a specific recreational-type function. The application is primarily a commercial operation, being a small, efficient car washing and valeting facility, but it would include a WC and a café servery, which would be available to users of the car park, Christchurch Meadows, users of the skatepark, BMX track, river paths and others. Therefore, whilst the primary purpose of the proposal is not in accordance with the policy, these secondary facilities would be beneficial and would provide a positive contribution to the amenity of the riverside/waterways.

6.6 In terms of detailed design, there have been a number of improvements since the previous planning application (140815), which was refused and the applicant has worked through these issues with officers in pre-application discussions. The refused application featured shipping containers with no details of how the wooden cladding was to be attached or information on its quality. It included an external staircase and a seating area attached to the top of it. Not only did this accentuate

the questionable design, it also unnecessarily raised the height of the building and drew attention to the facility within the open environment which contributes to the special character of the Thames and its environs. Officers were also concerned with the general equipment required for the car wash (splash screens, etc.) and the high, industrial palisade security fencing proposed.

- 6.7 The policies above require appropriate and attractive uses and buildings that enhance the character of the area in which they are situated and produce a high quality public realm in this sensitive landscape. The DAS suggests that the building will in fact appear rustic in appearance and will therefore appear as a suitable structure in the landscape. The applicant has provided additional information to explain how the cladding system would work. Wooden cladding of former shipping containers is becoming a popular way of creating floorspace and modern temporary (sometimes permanent) buildings and example images are provided at the end of this report. Thick pine planks would be fastened to battens and these would not be linked together or have 'lapped' boards, but would be butted up to each other with a slight gap, to allow the boards to expand or contract, dependent on the moisture in the air. This is a potential issue with the car wash spray. The photo at the end of this report shows a material sample and whilst officers are content with the quality of the wood, the woodstain applied to the sample is uneven and the applicant is supportive of officers' suggestion of a roller or spray application, to ensure a suitable even coverage. A condition could be applied. The design has now omitted the roof terrace and proposes a shallow-pitched roof with a dark green 'Onduline' roof system, which is often used for farm buildings.
- 6.8 The car wash equipment is unchanged from the previous proposal, although these are considered to be comparatively minor structures. However, the applicant is continuing to propose green palisade fencing. Although this is often used in industrial situations, it is also the same type of fencing which has been approved in a number of schools in the Borough and has therefore been considered suitable in residential situations. It is also the same type of fencing as is already on the site to the rear of the recycling bins. The applicant wishes to 'continue' to use the same fence around the compound, to match the present fence. Whilst officers continue to maintain concern for the fence - and consider that other types of fence may be more suitable - on balance, it is recommended to you that a continuation of the green palisade fence in a comparatively limited area of this open space, is not objectionable. The location of the fencing on the eastern edge abuts the footpath which leads to the BMX track and the facility will provide additional surveillance over the path. CADRA considers that the facility will effectively divide the area, although to a certain extent, the skatepark already does this; it is accepted that in visual terms, the facility may disrupt localised views through to the trees and open area of the BMX track beyond. However, from longer-range views, given the parked cars in the car park, this impact may not be so evident.
- 6.9 The landscaping proposed consists of retaining the existing hedge behind the recycling containers and the design of the compound has been amended and now omits the Willow Tree, in order to respond to the concerns from the GLOBE Group. The proposal is, however, hard up against these features, which make a contribution to the character of the area and although there is no evidence to indicate that these features would be compromised, being in the vicinity of this activity could involve litter, oversaturation or damage by car doors/over-running etc. The Tree Officer considers that the provision of a swale bed to deal with rainwater from the building is well-meaning but potentially problematic in this area, where rainwater and clogging of the porous asphalt proposed could easily

lead to an oversaturation of the swale and damage to the hedge. A condition is proposed to omit the swale. In the circumstances, it is considered to be appropriate that if during the operation, any of the landscaping is damaged, it shall be replaced at the cessation of the use.

- 6.10 The series of small planters proposed within the site was not considered to be a meaningful landscaping scheme but they would have been regarded more as 'window boxes'. In response to objections from the Globe Group, the applicant has removed them and amended plans show shrubs being planted in front of the palisade fence. The Tree Officer has been asked to provide her comments on this amendment to the plans and this will be reported to your meeting.
- 6.11 The inclusion of the WC and café servery for public use in the application is considered to be a particular benefit of the scheme for all users of the car park, BMX track, river, skatepark and Christchurch Meadows, where there are currently no such facilities. A condition is necessary to ensure that these facilities are open for the duration of the opening hours of the car wash. These facilities have also been adjusted so that they appear more approachable to the public by making sure that the gates in the fencing are opposite these entrances. Additionally, the application includes CCTV and although this is primarily to serve the car wash, it will help to provide surveillance and security in an area of the car park where the RBC Parks and Leisure Service advises that there have been incidences of vandalism and fly-tipping. A condition should confirm the details of this and the scope of camera coverage.
- 6.12 Officers consider that the design has improved sufficiently since the refused application and is now at a stage where it is supportable. It should also be borne in mind that the building and compound will normally be seen from the Thames in the context of parked vehicles, the skatepark and the recycling bins. The additional presence of cars at the car wash will not be significant, given the present use of the site (a car park). On cessation of the use, the land will be returned to its current state.
- 6.13 On balance on the issue of design and principle, officers consider that the applicant has now provided sufficient justification to demonstrate that the building and its enclosure will have an acceptable impact on the openness of the area. With the conditions recommended including the method of application of the woodstain, officers advise that the application is considered to be suitable overall in terms of the general design policies, and the wider policies which seek appropriate development within the areas close to the Thames (CS8 and SA17).

(b) Transport and traffic

Circulation and layout

- 6.14 RBC Transport Strategy has responded to various pieces of information from the applicant, in order to deal with their concerns for the management of the facility. Their main concern is for blocking of parking and circulation areas within the main car park and traffic generation more widely from the proposal.
- 6.15 The proposed layout allows for up to 10 vehicles to queue for the car wash, with seven parking bays within the compound itself and three on the access road. A further four bays are provided within the facility for cleaning and valeting operations. The first 10 metres of the access will be marked with yellow box

hatched markings with supporting signage to ensure that the access point is not blocked by vehicles waiting to enter the car wash. Signage indicating queueing times is also to be provided at the access point to discourage customers from joining the queue when there are excessive queue lengths and waiting times. Customers can either wait in their vehicles and move forward to the next available waiting bay or leave their keys in the vehicle and wait in the waiting room. Operatives will move the cars forward when required and monitor the queue length from the CCTV cameras to ensure the queue length does not queue back towards the yellow box hatching or obstruct emergency access into the car park. RBC Transport Strategy has estimated trip rates attributable to the proposal and is satisfied with the proposed layout with respect to vehicles awaiting entry to the facility.

- 6.16 Valeting is to be carried out below an open sided canopy attached to the proposed building. Once the vehicles have been washed they can either move forward to a vacant valeting bay or exit the facility. All vehicles will be dried before leaving the facility. One valeting bay will be for cars having their final wipe down before exiting through the car park and the other will be for a more thorough internal clean. The Highway Report confirms that all staff and operatives for the car wash will park their vehicles in the adjacent NCP car park and no staff vehicles will be parked on-site.
- 6.17 It is agreed that the queueing area is suitable, the waiting areas can be marked out and a queue management plan can put in place. However, if this management plan is not correctly adhered to or successful, traffic conflict and congestion could occur and this could include queueing out onto George Street, one of the Borough's principal arterial routes. Officers therefore consider a temporary permission is appropriate, as it will ultimately be down to the careful and efficient operation by the car wash management to ensure that conflict and congestion does not occur. Conditions are recommended for submission of a suitable operational management plan and further, that annual reviews of the plan are also submitted. A condition for secure staff cycle parking is required.
- 6.18 With the conditions indicated, officers are satisfied that there is no conflict with policies CS20, CS24 and DM12.

Traffic generation from the proposal

- 6.19 This type of facility is a specific traffic generator and these trips are generally not related to other trips and therefore involving additional traffic on the Borough's highway network, or else significant diversions. These new trips on the road network need to be mitigated by the development, in accordance with the Council's development plan policies. The applicant's transport consultant and RBC Transport Strategy have investigated the issue thoroughly in pre-application negotiations in late 2014 before submitting the current planning application and are in agreement on the overall contribution level, which is related to the number of trips produced by the use. However, given the temporary nature of the proposal, it is reasonable to reduce the S.106 Transport contribution to reflect the three year planning permission sought. Therefore, if temporary planning permission is granted for a period of 3 years, a reduced contribution of £4,200 will be acceptable to reflect the temporary nature of the development. The remaining balance of £9,994 would be requested if permanent permission was sought or if a further temporary was sought after this period.

- 6.20 Integrated transport (RUAP) contributions are often used to improve modal share along a transport network, for instance, by supporting bus services and diverting trips from the private car. In this instance, the applicant's proposals will directly increase the number of car trips on the network.
- 6.21 The contribution would be used towards the installation of traffic counters to provide better management of the car park and provide live information to the Variable Message Signs regarding the current capacity of the car park. This will help to reduce congestion within the town by reducing unnecessary trips by the private car to car parks that have reached capacity.
- 6.22 The fact that the contribution will be used within the geographical area of Central Reading and is directly related to the mitigation of harm caused by the development means that the contribution is justified in terms of the tests in the NPPF in that it is:
- *Necessary to make the development acceptable in planning terms*
 - *Directly related to the development*
 - *Fair and reasonably related in scale and kind to the development"*
- 6.23 For the above reasons and with the contribution as described above, the development is considered to be suitable in terms of policies CS9, CS20, DM3 and DM12.

(c) Noise impacts

- 6.24 Although the site is relatively distant from residential properties, there are instances - for instance, on a Sunday morning - when traffic and other background noise is light and the sound of the operation could 'carry'. Associated noises are radios, vacuums, compressors, etc. These could cause residential disturbance, or disturbance to the tranquillity of Hills Meadow/Christchurch Meadows. The noise assessment submitted concludes that there is a 'positive indication that complaints are unlikely'.
- 6.25 A range of conditions were agreed within the refused planning application (timings, overall sound levels, etc.) and officers agree that noise should be controlled via conditions to suitably maintain amenity levels, in accordance with policies DM4, CS8, CS34 and SA17.

(d) Flood risk

- 6.26 The site is within Flood Zone 2 (ie. at a 'medium risk' of flooding). There is no objection from the Environment Agency, subject to completion of the Standing Advice form. The applicant completed with the previous planning application, without instruction from the case officer and it appears to be satisfactory. It is considered that this is a low-risk use and although there may be sequentially more preferable sites for the use, the risk to the public is extremely low and issues of flood storage would be relatively straightforward to control via conditions. Water from the operation will discharge to the foul sewer and informatives should be attached to any permission. On this basis, the application is suitable in terms of flooding and complies with Policy CS35.

Other matters

Equalities Act

6.27 In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

7.1 In conclusion:

- Development in this area is required to be suitable to the main purposes of maintaining the open character of the area and providing facilities suitable for recreation purposes.
- The improvements which have been made to external design now indicate to officers that visual harm to the principal vistas in the Thames environs is unlikely and there are public and recreational benefits to the proposal; and
- The contribution which has been agreed is suitable to the applicant and officers.
- Given the care which needs to be taken to manage the facility so as not to cause traffic conflict and congestion, a temporary permission is recommended.

Case Officer: Richard Eatough

Plans:

1:1250 Location plan

13/039/02 Rev. A Block Plan (site layout plan) (received 23/1/15)

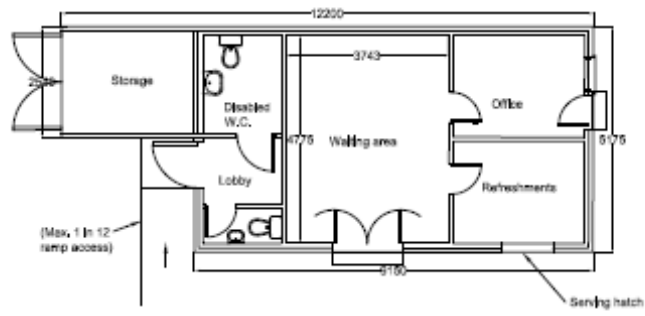
14/039/03 Rev. D Plans & Elevations (received 23/1/15)



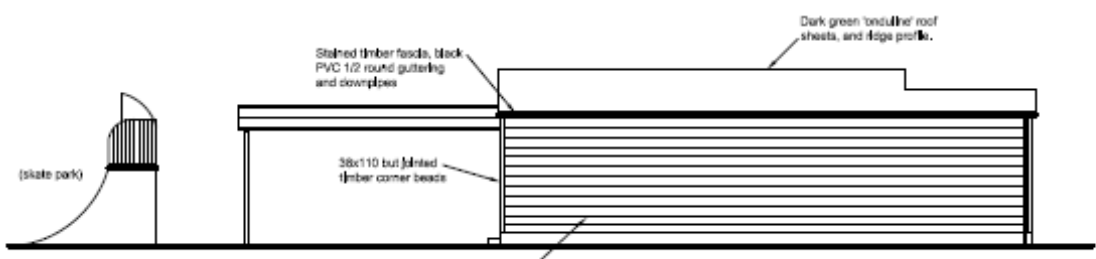
Sample of wooden cladding material



Application site as viewed from the south



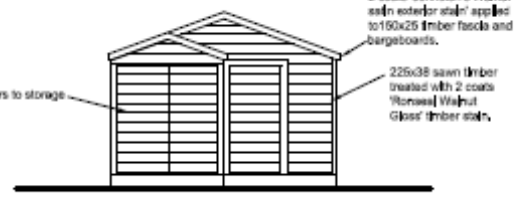
GROUND FLOOR PLAN



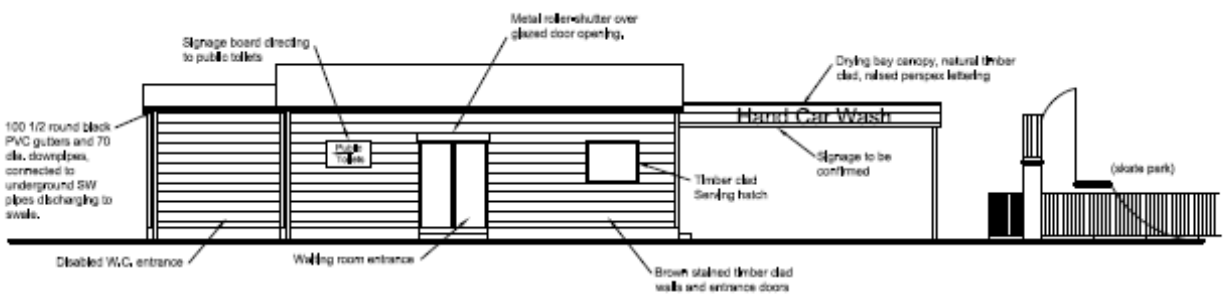
NORTH-EAST ELEVATION



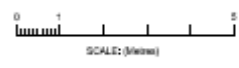
SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



 <p>WDC Widhampton Design Centre Construction Design Services</p>	<p>The Woodhampton Design Centre Station Road, Woodhampton Reading, Berkshire RG4 1SE Tel: 0118 9710 393</p>	<p>PROPOSED HAND CAR WASH OPERATION HILLS MEADOW, GEORGE ST., READING, RG4 8DH, PLANS & ELEVATIONS</p>			
		<p>DATE: 11/01/2013</p>	<p>SCALE: 1:100</p>	<p>DATE: 11/01/13</p>	<p>PROJECT: 14/02/003</p>

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 FEBRUARY 2015

ITEM NO. 12

Ward: Caversham
App No.: 141841
Address: Land adjacent to Hills Meadow, George Street, Caversham
Proposal: Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area.

RECOMMENDATION: (AS PER MAIN AGENDA REPORT).

Additional condition:

Landscaping to south of palisade fencing to be implemented in accordance with submitted Landscape Implementation Statement.

1. ADDITIONAL OBJECTION

1.1 Since the publication of the main Agenda report, an additional objection has been received from a local resident, raising the following issues (which were not covered in the main report):

1. Commuters who may use the car park who have their own arrangements for cleaning their cars and there are plenty of other car washes nearby. Therefore, we do not need these not very nice new buildings
2. The Pavilion building at Christchurch Meadows is planned to be refurbished for changing rooms, a café and toilets, why do we need another toilet across the road?
3. The information panels to be erected can be done so by NCP
4. We should preserve the wild spaces left in Hills Meadow, which was left by Mr. Hill for the people of Reading
5. It is in the flood plain and there should not be any further development by someone who is unaware of the risks and is only concerned with the success of a commercial operation.

1.2 Officers provide a brief response to these additional points below.

1.3 In response to points 1 and 5, the availability of other car washes is not a material planning consideration. The buildings are considered to be appropriate and the application is also suitable in terms of flood risk.

1.4 In response to point 2, the Council's Parks and Leisure Service advises that no refurbishment is planned for the sports pavilion building in Christchurch Meadows. A proposal for refurbishment did form part of the multi-use leisure development proposals for Christchurch Meadows and this was promoted and consulted on for adventure golf, a 'high ropes' facility and café but was not pursued following the flooding of the site and resultant loss of investors. The keeper's hut at Christchurch Meadows was refurbished last year and a public toilet added. This toilet is to serve the paddling pool/play area and is only available May-September

(the Summer Season) ie. while an attendant is on site. There is a 24-hour pay WC near the paddling pool as well, however, the Parks Service experience is that these facilities are too distant from Hills Meadow to be easily used by the public.

- 1.5 In response to Point 3, it is the Highway Authority (not the car park operator) who is required to manage the capacity of the car parks and driver information, as part of the overall management of the Borough's roads and the RUAP contribution is therefore required.
- 1.6 In response to point 4, the main report discusses in detail the effect of the proposal on the openness of Hills Meadow and concludes that this is suitable.

2. LANDSCAPING

- 2.1 At paragraph 6.10 of the main report, the Tree Officer's comments are awaited on the amended plans and a minor landscaping scheme which now also includes a landscaping implementation scheme. Whilst officers did not require this landscaping scheme, it has been offered by the applicant in response to the concerns from Caversham GLOBE and the following explanation is provided for the scheme.
- 2.2 Given the three year limitation upon the duration of the proposed development, the applicant has opted to provide for fast growing climbing plants against the fencing, coupled with a selection of plants providing for hedging, which are tolerant of wet ground conditions, planted to the front of the fence. Common Alder is considered to be particularly appropriate in this situation given their tolerance of wet ground conditions and fast growing nature. Once the hedge has established, the climbing plants would be removed (however, this is unlikely to be within the three year period of the current application under consideration).
- 2.3 The Tree Officer has now reviewed the additional landscaping information which has been provided, and agrees that the species, layout and implementation scheme is suitable for this temporary proposal. Officers advise that there is an additional visual benefit to the scheme as this will serve to soften the visual impact of the palisade fencing when seen from the car park. The implementation scheme shall be the subject of a condition.

Case officer: Richard Eatough

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th September 2018

ITEM NO. 15

Ward: Norcot

App No.: 181071/FUL

Address: 91 Waverley Road, Reading

Proposal: First floor rear extension over existing single storey

Applicant: Mr & Mrs Gavin

Date validated: 19th June 2018

Other Application: 8 week target decision date: 14th August 2018. An extension of time has been agreed to 7th September 2018.

26 week date: 18th December 2018

RECOMMENDATION

GRANT subject to conditions and informatives.

Conditions to include:

1. Time limit - three years
2. Materials and detailing - in accordance with approved plans
3. Approved plans
4. No first floor side windows

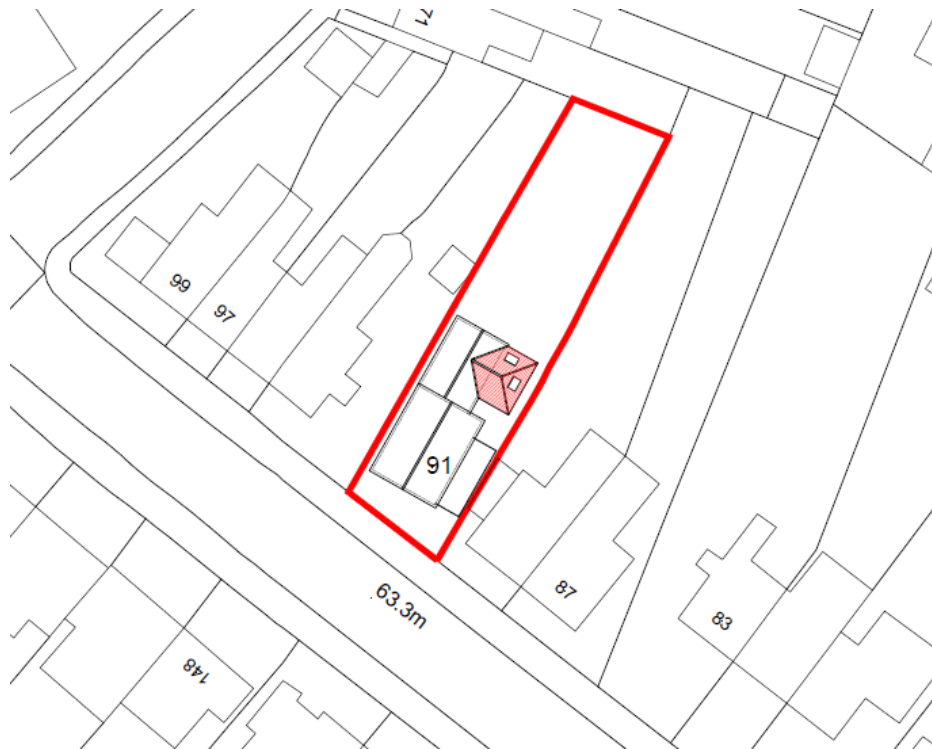
Informatives to include:

1. Positive and proactive
2. Terms and conditions of permission
3. Building Regulations
4. Construction and demolition
5. Encroachment and Party Wall

1. INTRODUCTION

1.1 The application site is a two storey detached property with a two storey rear gable. The property has an attached garage to the side and a single storey extension to the side of the existing gable. The property is characterised by attractive brick detailing to the front elevation. The surrounding area is predominantly residential with a mixture of styles and designs.

1.2 This householder application is reported to Planning Applications Committee for a decision as the applicant is a ward Councillor.



2. PROPOSAL

- 2.1 The proposal is for a first floor extension above the existing flat roof single storey extension to the side of the existing rear gable. The materials will consist of red and grey brick (with detailing) and slate to match the existing property.

3. PLANNING HISTORY

98/00361/FUL (Civica Ref: 980104) - Loft conversion to provide a study. Permitted 17/06/1998.

4. CONSULTATIONS

- 4.1 Non-statutory:

Ecology - raised no objection.

- 4.3 Public consultation:

Properties at 89 and 93 Waverley Road and 171 Beecham Road. No responses were received at the time of writing.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- 5.2 The following local and national planning policy and guidance is relevant to this application:

Reading Borough Core Strategy (January 2008):

- CS7 (Design and the Public Realm)
- CS36 (Biodiversity and Geology)

Reading Borough Sites and Detailed Policies Document (2012):

- DM4 (Safeguarding Amenity)
- DM9 (House Extensions and Ancillary Accommodation)

Supplementary Planning Documents

- Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

6. APPRAISAL - Planning Applications

- (i) Legal context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

- (ii) Main Issues

- 6.1 The main issues are considered to be:

- (i) Design and impact on the character of the surrounding area
- (ii) Impact on neighbouring properties
- (iii) Other Matters

- (i) **The effect upon visual amenity and the public realm**

- 6.2 The proposal involves a first floor extension above the existing flat roof single storey extension to the side of the two storey gable. The proposal as originally submitted had a gable sided elevation, however this has been amended to a hipped roof. The proposal is set down from the main roof by 1.7m and set back from the front of the existing property by 9.7m. A first floor rear Juliet balcony is proposed along with a ground floor side window and two rooflights. The proposal continues the brick detailing to the front elevation of the extension along with a brick band to the side elevation.

- 6.2.1 The proposal also involves the relocation of existing solar panels to the main roof slope and the introduction of photovoltaic slates to the roof of the proposed extension.

- 6.2.2 The proposed extension follows general policy guidance in that it is subservient in scale and in proportion to the main dwelling and is acceptable in design and appearance.

- (ii) **Impact on neighbouring amenity**

- 6.3 The neighbouring property at 89 Waverley Road is a two storey semi-detached property and due to the angled nature of the plots the properties at 89 and 91 Waverley Road taper away from each other at the rear. The Council's guidance - A Design Guide to House Extensions states that rear extensions should not be closer than a line taken at 45 degrees from the

middle of any window of a habitable room in a neighbouring property to protect light reaching main rooms and the safeguard their outlook. The neighbouring property at 89 Waverley Road has rear facing windows and a line taken at 45 degrees from the middle of the first floor window suggests that the proposed extension would encroach on this 45 degree line.

- 6.3.1 Although this would not normally be acceptable the guidance also states that the angle of assessment may be increased but justification for this must be given to ensure compliance, and one factor for this is the orientation of adjacent houses. As highlighted above, no. 89 and no. 91 Waverley Road taper away from each other and although the proposal does encroach by approximately 7 degrees there is a distance of 1m to the boundary with this neighbouring property and a minimum distance of 6m between the side elevation of the proposed extension and the side elevation of 89 Waverley Road. The proposal has also been amended to include a hipped roof rather than a gable side elevation which reduces the bulk of the proposal.
- 6.3.2 The residents of this neighbouring property will notice the additional height and depth of the proposal however, the orientation of the properties and the amended roof design mitigates against any significant harm on the residents of this property. The proposal is therefore not considered to impact on this neighbouring property in terms of loss of light, being overbearing and visually dominant and is in accordance with policy DM4 of the Sites and Detailed Policies Document and the Council's Supplementary Planning Guidance - A Design to House Extensions.

(iii) Other Matters

- 6.4 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 6.4.1 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

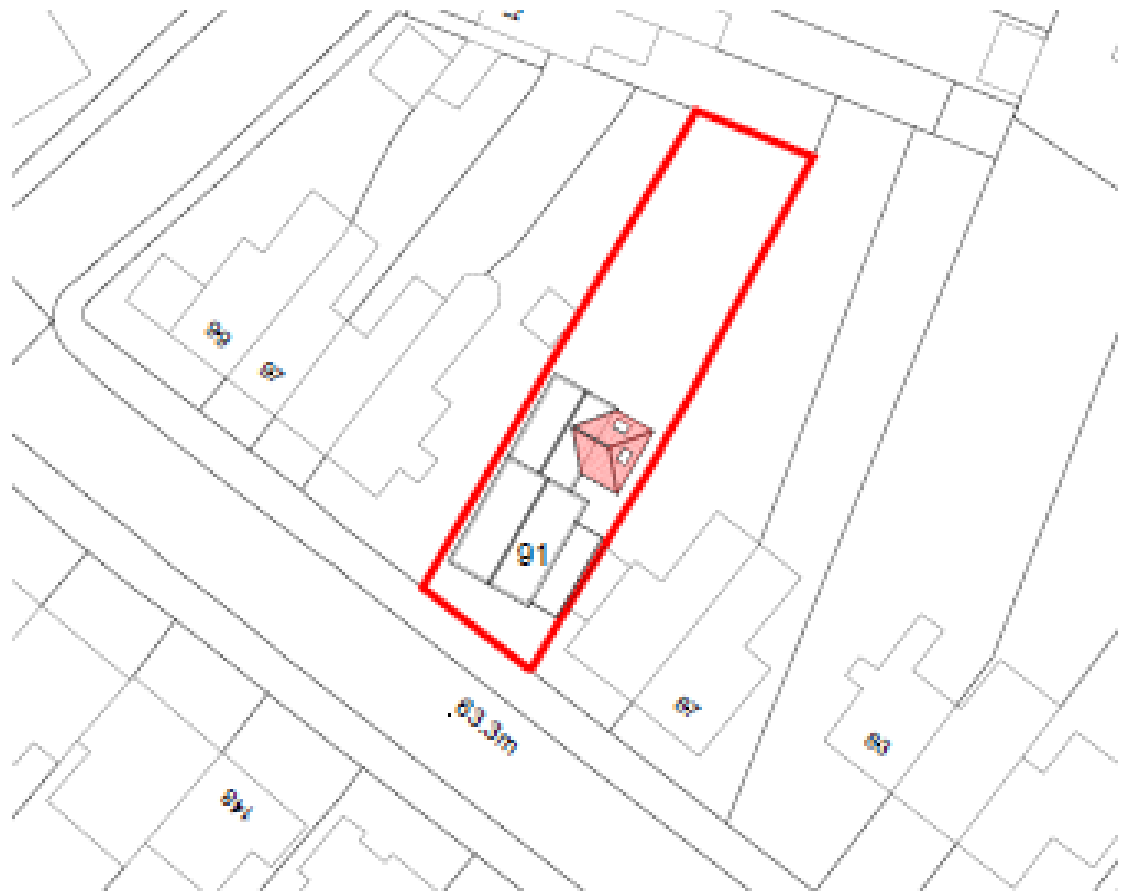
The proposed extension is considered acceptable in planning terms subject to relevant conditions and informatives.

Plans:

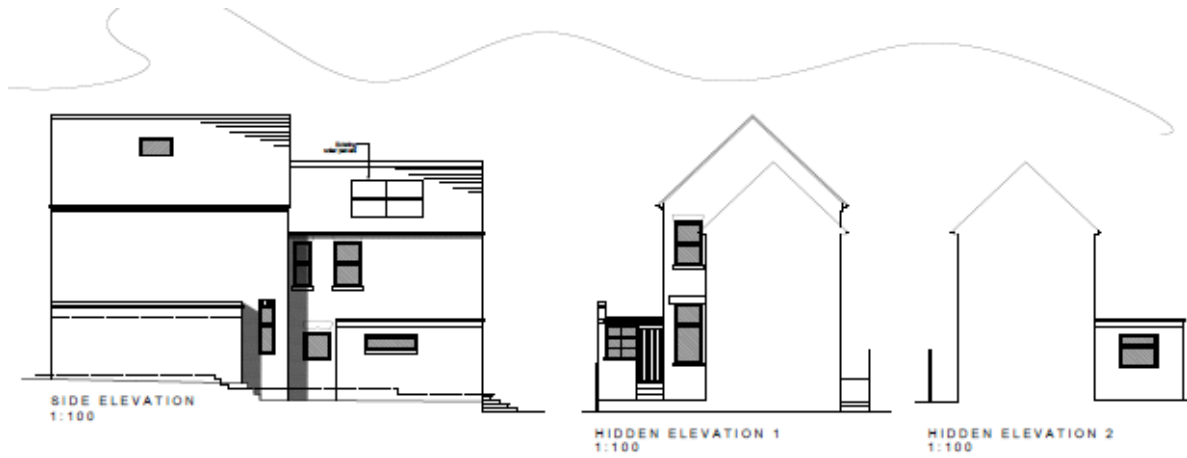
Drawing No: PL-002A - Proposed Plans & Elevations

Received by the Local Planning Authority on 20th August 2018

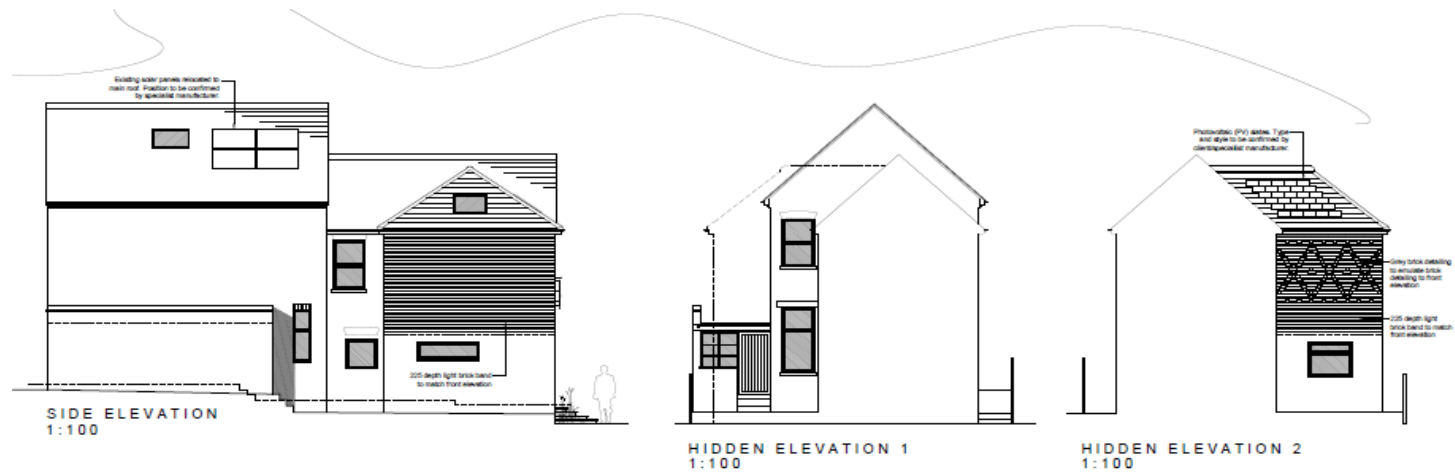
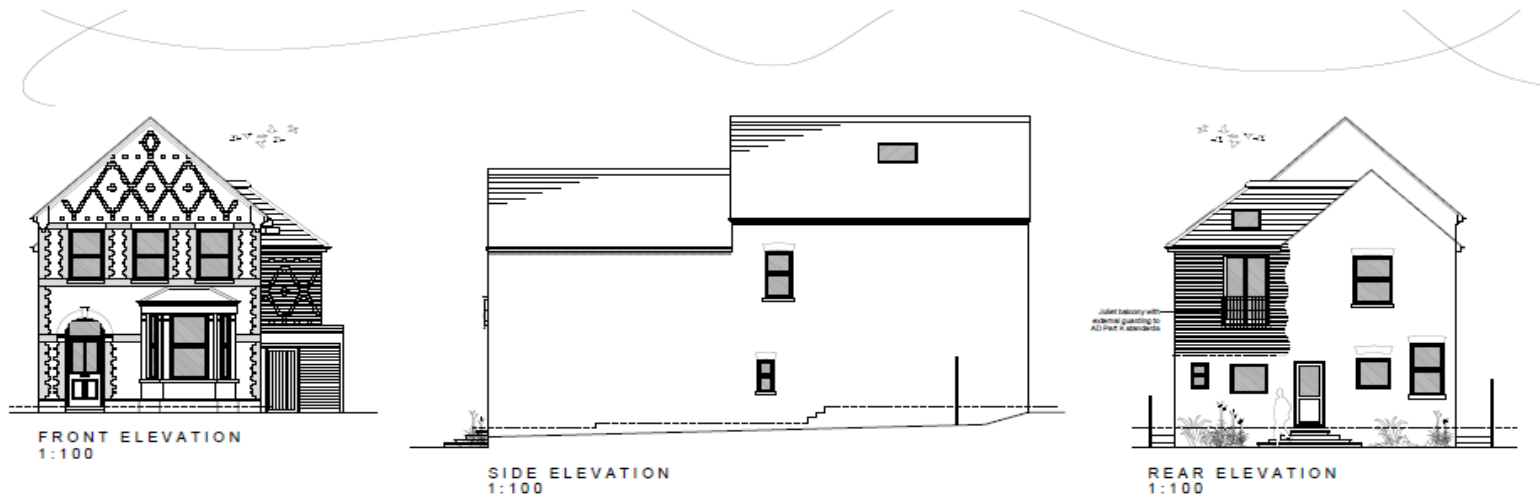
Case Officer: Claire Ringwood



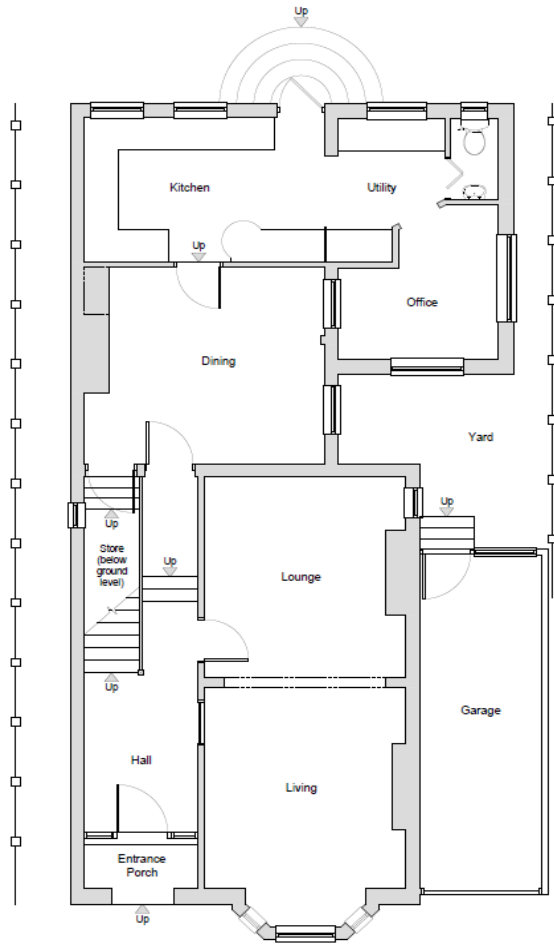
Proposed Block Plan



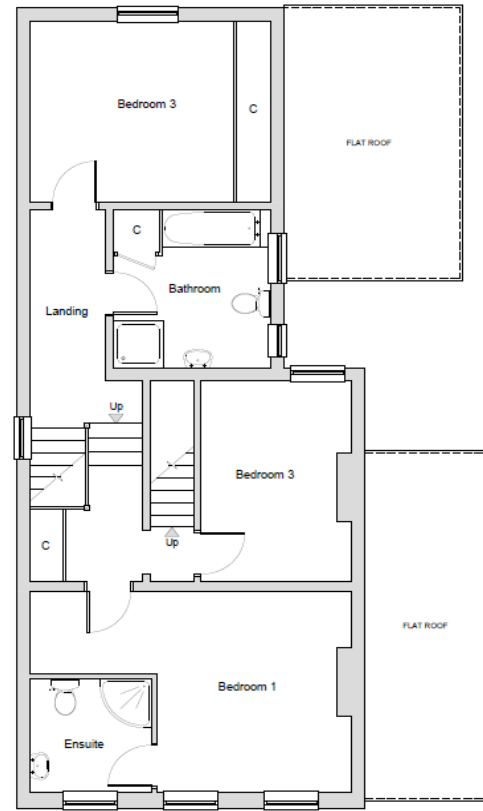
As Existing



As Proposed

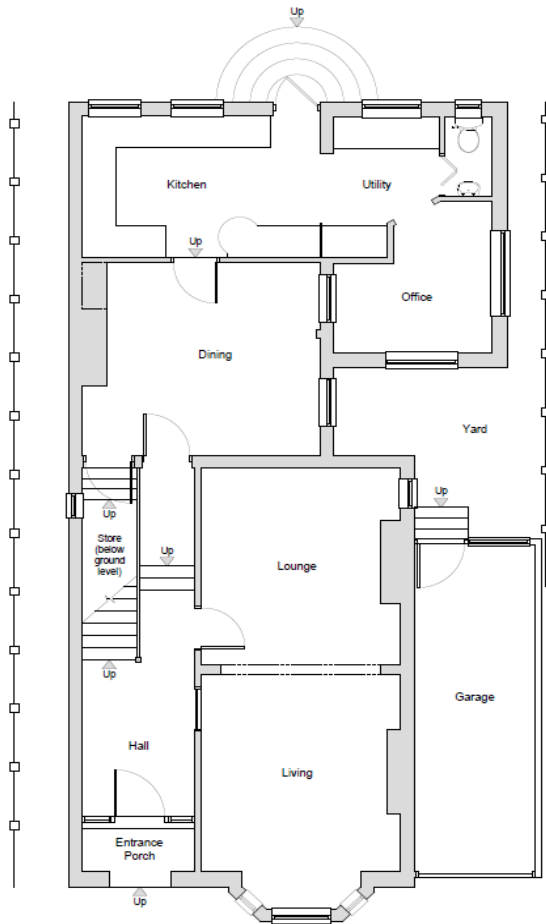


GROUND FLOOR PLAN
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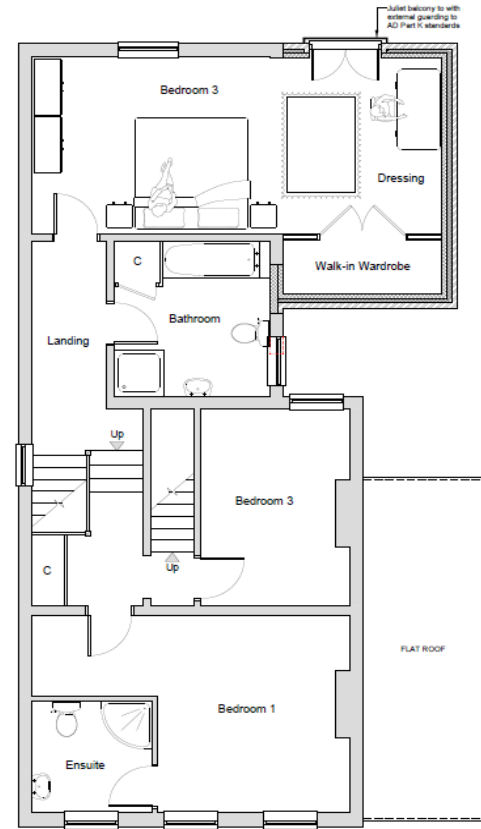


FIRST FLOOR PLAN
1:50

Existing floor plans



GROUND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50

Proposed Floor Plans

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COMMITTEE REPORT
BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th September 2018
ITEM NO. 16

Ward: Peppard
App No.: 180418 OUT
Address: 199-207 Henley Road, Caversham
Proposal: Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road (considering access, appearance, layout and scale).
Applicant: Henley Road Ltd
Date valid: 12.03.2018
Major Application - 13-week target decision date: 11.06.18 EOT 26.9.2018
26-Week date: 10.9.2018

RECOMMENDATION : APPROVE

Delegate to Head of Planning, Development and Regulatory Services to

- (i) GRANT outline planning permission subject to completion of a S106 legal agreement or
- (ii) to REFUSE permission should the legal agreement not be completed by the 26th September 2018 (unless 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:
 - A financial contribution toward Affordable housing of £250,000 payable upon sale (or presumed sale) of the 90th percentile of units, with a pre completion review providing for the Council to receive 20% of the GDV over £20.2m
 - An Employment Skills and Training Plan (construction phase).
 - The adoption of the internal access road including the turning head to abut the eastern boundary of the site, as shown on highway extent plan Drwg no. 2829.11.

And the following conditions to include (compliance conditions unless otherwise stated):

1. Outline - time limit - reserved matters
2. Outline - time limit - commencement
3. Outline - details of reserved matters for Landscaping
4. Approved plans
5. Pre-commencement details of all external materials to be submitted to and approved by the LPA
6. The standard landscape survey condition (outline L7)
No development shall take place until a detailed landscape survey of the site has been submitted to and been approved by the local planning authority
7. The standard landscape reserved matters condition (L8)
The details submitted in accordance with condition 3 requiring the approval of the landscaping for the site as a reserved matter.

8. The standard tree protection (for outline decisions L9)
The details submitted in accordance with condition 3 requiring the approval of the landscaping for the site as a reserved matter, to include: Pre-commencement submission of Arboricultural Method Statement and Tree protection plan
9. Arboricultural Method Statement to be followed
10. Landscape management plan
11. Measures as detailed in the Flood Risk Assessment to include that Finished floor levels are set no lower than 37.12 metres above Ordnance Datum.
12. All fences within the 1% annual probability flood event with 35% allowance for climate change shall be design to be permeable to floodwater.
13. Pre-commencement Construction Method Statement (also including noise and dust measures)
14. Pre-occupation vehicle parking spaces provided in accordance with the approved plans
15. Pre-occupation vehicle accesses provided in accordance with the approved plans
16. Pre-occupation cycle parking provided in accordance with the approved plans
17. Pre-occupation bin storage provided in accordance with the approved plans
18. Access closure with reinstatement
19. Pre-occupation roads to be provided
20. Prior to any other development details of visibility splays to be submitted and approved, and then implemented.
21. Pre-occupation car parking management plan
22. No residential extension of structures (dwelling units) remove GPDO Part I Class A,B,C,E,F and G and Part II Class A.
23. No additional windows in side elevations of dwelling units
24. No additional fences
25. Construction and/demolition standard hours
26. Pre-commencement survey to establish if site is contaminated
27. Pre-commencement submission of remediation scheme if required
28. Implementation of remediation scheme if required
29. Reporting of Unexpected Contamination
30. Pre- commencement landscape boundary condition
31. Vegetation to be cleared outside bird nesting season (March to August)
32. Pre-commencement reptile mitigation strategy to be submitted approved
33. Pre- commencement bat mitigation strategy to be submitted and approved
34. Badger set survey required within 28 days of the start of works
35. Pre-commencement lighting scheme shall be submitted and approved
36. Pre-occupation evidence of 50% of dwellings achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate
37. Pre-commencement programme of archaeological work, in accordance with a submitted/approved written scheme of investigation.
38. Pre-occupation completion of SuDS details hereby approved.
39. Pre-commencement (barring demolition) SuDS implementation, maintenance and management plan.
40. Pre-commencement details of ground levels

Informatives:

1. Positive and Proactive Statement
2. S106 Legal Agreement
3. CIL
4. Terms and conditions
5. Building Regulations
6. Clarification over pre-commencement conditions
7. Use of post and rail fencing, hit and miss fencing (vertical slats fixed alternately on

- each side of horizontal posts) or hedging is recommended in the Flood Plain.
8. There should be no ground raising within the 1% annual probability (1 in 100) flood extent with a 35% allowance for climate change.
 9. This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'.
 10. S278 Agreement
 12. S38 Agreement
 13. Dust requirements for CMS

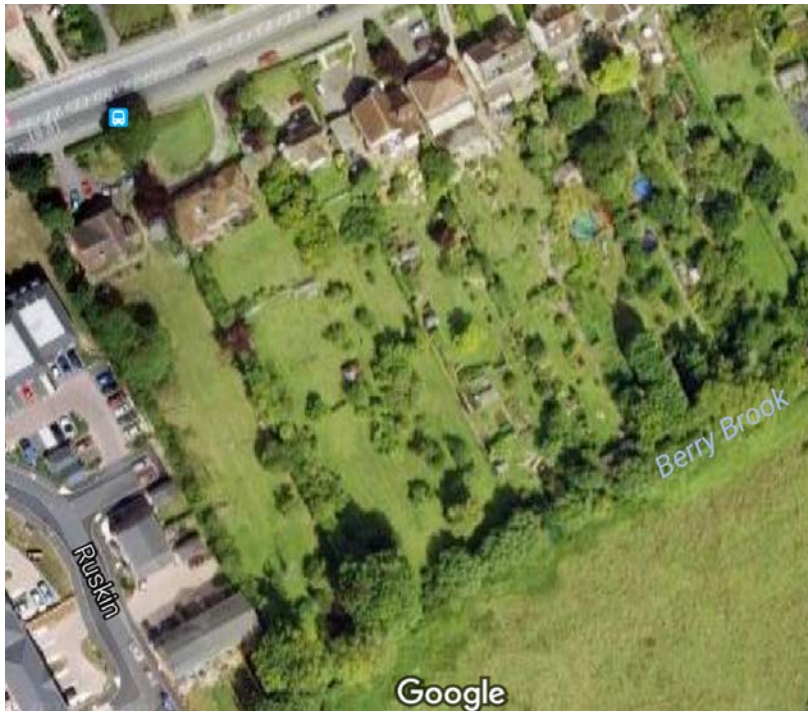
1. INTRODUCTION

- 1.1 This site has been subject to two previous applications for residential development reference 161842 FUL and 170959 FUL. Application 161842 for the erection of 60 units was refused (at Committee on 11th January 2017); an appeal was lodged but subsequently withdrawn. Application 170959 for 42 dwellings was granted permission, following consideration by Planning Applications Committee in December 2017 and the completion of a S106 Legal Agreement.
- 1.2 The current application has an identical layout to the scheme approved under 170959 but is accompanied by a Viability Report in relation to the issue of affordable housing. The 2017 permission sought to provide 30% on site provision. However when assessing the approved scheme in relation to current market conditions this level of affordable housing provision is not considered to be viable and an alternative provision has been subject to detailed negotiation with officers. This matter is further considered at paragraph 2.2 and 7.2-7.5 below.
- 1.3 The site, as illustrated on the location plan below, is approximately 0.96 ha in area and comprises of the residential plots of 5 existing properties set on the southern side of Henley Road. The site is bounded by the existing Ruskins development to the west and No 209 Henley Road to the east. Opposite the site is a row of substantial detached and semi-detached houses fronting onto Henley Road.
- 1.4 The dwellings on the southern side of Henley Road have a plot depth of approximately 115m which spans the distance between the Henley Road frontage and the southern boundary of existing private residential gardens. The site slopes down significantly from the front (northern) to the rear (southern) boundary. The area directly to the south is designated as a Major Landscape Feature and contains a Green Link. The Berry Brook lies outside of the southern boundary of the site and results in the application site falling within Flood Zones 1, 2 and 3a (on the southern boundary).
- 1.5 A site visit in relation to the previous application was undertaken by Members of Planning Applications Committee on 2nd November 2017.

Location Plan (not to scale)



Site - aerial view



Site Layout Plan

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 Outline planning permission is sought for the demolition of nos 199, 201 and 203 Henley Road and the erection of 42 dwellings on these plots and the rear gardens of 205 and 207 Henley Road. The matters for which approval is sought at this time are Access, Appearance, Layout and Scale. Landscaping is therefore sought to be determined as a reserved matter at a later date.
- 2.2 Access to the site would be from a single junction onto Henley Road, adjacent to No 205, with a new road into the centre of the site with a spur to abut the eastern boundary, to allow future access into the adjacent site. This application only differs from the previous one (170959) in so far as provision for any affordable housing was removed and a Viability Report submitted in support of this change. Negotiations have resulted in agreement for a financial contribution toward Affordable housing of £250,000 payable upon sale (or presumed sale) of the 90th percentile of units, with a pre completion review providing for the Council to receive 20% of the GDV over £20.2m. All other principles of the development that were established with the previous application remain unchanged.
- 2.3 The development consists of 30 flatted units (24 x 2bed and 6 x 3bed) in a single 'T' shaped block; and 12 houses (4 bed) set to the rear of the site. Each house has private rear garden in excess of 30m long shown to contain retained trees and vegetation.

Supporting Information

The application is supported by the following documents and plans:

- Design, Access and Planning Statement March 2018
- Flood Risk Assessment (September 2016) and FRA Addendum Report (June 2017) submitted April 2018
- Flooding Sequential Test (November 2017) submitted March 2018
- Arboricultural Report (June 2017) submitted March 2018
- Energy Statement (June 2017) submitted March 2018
- Air Quality Assessment (September 2016) submitted March 2018
- Transport Statement (Addendum June 2017) submitted March 2018
- Ecological Assessment (September 2016 updated February 2017) submitted March 2018
- Plan references at end of report

3. RELEVANT PLANNING HISTORY

This section contains individual plots that now form elements of the current application site. It is noted that the Ruskins development, allowed on appeal in 2002, predates current plan policy and subsequent 'infill development' on the residential plots on the southern side of Henley Road has been refused and dismissed on appeal since the construction of Ruskins. However Ruskins due to the

extent of the development is a material consideration in the consideration of development within the application site.

Application site

161842 Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping.
Refused (18/1/2017)

Appeal (PINS ref APP/E0345/W/17/3176242/): withdrawn.

170959 Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Resubmission of 161842. Permitted 6/6/2018.

Rear of No.199 Henley Road

04/00239/OUT Outline application for the erection of 10 x 3 bedroom terraced houses. Withdrawn (11/05/04)

04/00602/OUT Erection of 8 x 3 bedroom semi-detached houses.
Refused (08/07/04).

06/01053/FUL Outline application for the erection of 7 dwellings, considering the matters of siting and access. Withdrawn (30/10/06).

Nos 205 - 219 Henley Road

07/00081/FUL Demolition of Nos.205-219 Henley Road [odd] and the erection of 60 dwelling units and a 60 bed care home. Refused 24/5/07 and Dismissed at appeal.

Nos 209-219 Henley Road

181102 FUL Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping. *Currently under consideration.*

241-251 Henley Road, Caversham

07/00032/FUL: Demolition of one existing dwelling and erection of fourteen new dwellings with associated infrastructure and car parking. Refused 18/7/2007 and Dismissed at Appeal.

06/00298/FUL Demolition of six existing dwellings and erection of sixty five new dwellings with associated infrastructure and car parking. Withdrawn (10/07/06).

98-102 Lower Henley Road And 177-197 Henley Road (Ruskins)

02/00657/FUL Proposed residential development comprising of 75 units including access roads and parking. Permitted on appeal (11/10/02) and implemented.

4. CONSULTATIONS

Statutory

Environment Agency - Based on the following information :

Email from Kay Collins to Planning_THM "RE: 180418 - Henley Road, Caversham", dated 24 April 2018 FRA Addendum Report, Caversham Flood Map Update, dated 8 June 2017, Edenvale Young Associates. Drawing PL-01A, dated January 2017 Drawing PL-07A, dated January 2017 Flood Risk Assessment 199-207 Henley Road, Caversham, Reading, RG4 - No objection subject to suggested conditions.

Non-statutory

4.1 RBC Transport Strategy - No objection subject to conditions. Detailed comments in appraisal section below.

4.2 RBC Environmental Protection - The air quality assessment concludes that the impact on air quality of the development on the site will not be significant. In relation to contaminated land the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. No objection subject to conditions.

4.3 RBC Consultant Ecologist - Concern as the layout results in fragmentation of habitats, query the content of the reptile mitigation strategy and the extent of the bat survey.

4.4 RBC Natural Environment -

The layout of the front of the property will allow for new landscape planting and soften views of the development from the public highway.

If planning permission is granted require a condition for a detailed and site specific arboricultural method statement and tree protection plan to be submitted and approved prior to works commencing on site. Although the applicant has provided a brief AMS, this document is overly generic for our purposes, not addressing the individual issues of the site in any great detail.

The AMS required to discharge this condition will need to be site specific and provide a step by step approach to site operations and tree protection. To give an idea of the level of detail; we would want to see information on:

- Tree pruning works - cutting back of T80 to install scaffolding?

- Craning operations, site welfare facilities, drainage, soakaways , post building work landscaping operations cross referenced with the ground work requirements of the landscaping scheme
- Fencing around T10 which currently shows changes to the ground level within the CEZ
- An appropriate statement will avoid ambiguities such as 'if' and 'shall' where possible.

Also require a plan showing the location of services, drainage runs, soakaways and street lights in relation to the retained tree constraints so that any areas of potential conflict can be ascertained.

To mitigate the number of trees proposed for removal on site we will require substantial new tree and landscape scheme to create a high quality development. The success of trees planted in or near to parking spaces will be dependent on a well-constructed rooting area. This is likely to need underground root cells which can be used to filter ground water run-off. This system can slow surface water run-off and ensure the trees can reach maturity without causing damage to paved surfaces.

In view of this, if planning permission is granted we will also require a condition for a detailed scheme of hard and soft landscaping, to include aftercare and details on tree planting pits. Any plants which fail to establish / die / become seriously diseased / are removed etc. will need to be replaced with another of a similar size and species.

- 4.5 RBC SUDS Officer - No objection subject to conditions.
- 4.6 RBC Leisure - No comment
- 4.7 RBC Housing - Confirmed need for affordable units remains.
- 4.8 RBC Archaeology - The site is located within an area of potential for prehistoric remains. No objection subject to condition requiring approval of a written scheme of archaeological investigation would be required.

5. PUBLIC CONSULTATION:

The application was advertised in the local press as a major development. A site notice was also posted at the site and properties adjoining the site were consulted.

There have been 3 letters of objection submitted at the time of writing. The objections were made on the following grounds:

1. The entry to the site is via the Henley Road and should be via Ruskin.
2. The entrance arrangements are unsuitable and unsafe. This application still does not explain clearly how the access road will allow a third lane in the A4155 without

removing the existing parking bays and possibly the road island. It is also not clear if the pavement on the southern side will be narrowed.

Officer note: The proposed access with the right hand turn lane and the parking bays on the A4155 were shown on Appendix 1 Proposed Site Layout within the Transport Assessment: Addendum dated June 2017. The highway works will all be subject to a S278 agreement.

3. Additional vehicles will have a detrimental impact on highway safety
4. Dispute number of buses that service the Henley Road
5. Development should be provided within the town to protect the this semi-rural area.
6. This application has been submitted solely to avoid the affordable homes required by application 170949
7. Concern in relation to the gradient within the site.
8. The site and surrounding area have a history of recent flooding
9. Query the removal of a number of trees between the proposed development and Ruskin, approximately where the Ruskin spur points at the development, seems unnecessary and removes a pleasant green area that will serve as a boundary between the developments in terms of building noise and disruption

6. RELEVANT PLANNING POLICY AND GUIDANCE

National and Local Policy

- National Planning Policy Guidance (NPPG)
- National Planning Policy Framework (2012)

Reading Borough Local Development Framework Core Strategy Document, 2008

- Policy CS1 (Sustainable Construction and Design)
- Policy CS2 (Waste Minimisation)
- Policy CS3 (Social Inclusion and Diversity)
- Policy CS4 (Accessibility and the Intensity of Development)
- Policy CS5 (Inclusive Access)
- Policy CS7 (Design and the Public Realm)
- Policy CS9 (Infrastructure, Services, Resources and Amenities)
- Policy CS14 (Provision of Housing)
- Policy CS15 (Location, Accessibility, Density and Housing Mix)
- Policy CS16 (Affordable Housing)
- Policy CS20 (Implementation of the Reading Transport Strategy)
- Policy CS22 (Transport Assessments)
- Policy CS24 (Car/Cycle Parking)
- Policy CS29 (Provision of Open Space)
- Policy CS30 (Access to Open Space)
- Policy CS33 (Protecting the Historic Environment)
- Policy CS34 (Pollution and Water Resources)
- Policy CS35 (Flooding)
- Policy CS36 (Biodiversity and Geology)
- Policy CS38 (Trees, Hedges and Woodlands)

Sites and Detailed Policies Document, (SDPD), Adopted 2012 Revised 2015

- Policy DM1 (Adaption to Climate Change)
- Policy DM2 (Decentralised Energy)

- Policy DM3 (Infrastructure Planning)
- Policy DM4 (Safeguarding Amenity)
- Policy DM5 (Housing Mix)
- Policy DM10 (Private and Communal Outdoor Space)
- Policy DM 11(Development of Private Residential Garden Land)
- Policy DM12 (Access, Traffic and Highway-Related Matters)
- Policy DM16 (Provision of Open Space)
- Policy DM 17 (Green Network)
- Policy DM18 (Tree Planting)

Relevant Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2011)
- Employment, Skills and Training (2013)
- Affordable Housing SPD (2015)
- Planning Obligations under Section 106 of the Town and Country Planning Act 1990, (Revised 1/4/2015).

The Council introduced the Community Infrastructure Levy (CIL), on planning decisions made on or after 1 April 2015. This partially replaced the Section 106 system, under which tariff-based payments were sought, often subject to a process of negotiation. CIL has no such scope for negotiation and is a levy per sq m of floorspace with the Council's CIL Charges approved at Council on 27 January 2015. The role of Section 106 is now restricted to securing affordable housing (dealt with in the Council's adopted Affordable Housing SPD) and dealing with site-specific infrastructure requirement

7. APPRAISAL

The main issues in consideration of this application are:

- Principle of development
- Flood Risk Assessment and Sustainable Drainage Systems (SuDS)
- Highway matters
- Layout, Design and Appearance
- Housing density and mix
- Residential Amenity of future occupiers and neighbours
- Trees, landscaping and ecology
- S106 Matters
- Community Infrastructure Levy
- Other considerations

Principle of the Development

- 7.1 Permission 170959 is an important material consideration to this current planning application. There have been no material changes in circumstances in relation to National or Local Planning policy or physical features within the site since the consideration/issuing of permission 170979. The main policies to be considered therefore remain to be CS35 'Flooding', CS7 'Design and the Public Realm' and Policy DM11 'Development of Private Residential Gardens' in relation to the principle of the use, quantum and siting of the development. These matters are considered below.

Affordable Housing

- 7.2 In accordance with Core Strategy Policy CS16, developments of 15 dwellings and above are required to provide 30% of the total number of dwellings in the form of affordable housing to meet the needs of the area, as defined by a housing needs assessment. However updated National Policy (NPPF July 2018) and the Councils adopted Policy CS16 and Supplementary Planning Guidance allows the Council to consider detailed information on the viability of a particular scheme and, where justified through an open book approach, to reduce the affordable housing requirement.
- 7.3 As a consequence of market conditions, it is not possible for the applicant to continue to provide the originally proposed policy compliant 30% affordable housing provision on site. The application as submitted sought no contribution to affordable housing, however following extensive negotiations with the Councils Corporate Asset and Development Manager and advice from external consultants (on behalf of the local planning authority) it has been concluded that the best that the scheme can achieve whilst remaining viable is a financial contribution of £250,000, with a deferred payment mechanism. This contribution will be secured via s106 legal agreement.
- 7.4 Given that the affordable housing proposal is below the 30% policy requirement a deferred payment mechanism is also considered appropriate in this instance (in addition to the financial contribution) with a pre completion review providing for the Council to receive 20% of the GDV over £20.2m. The deferred payment mechanism will also be secured via s106 legal agreement.
- 7.5 Therefore, following careful consideration officers conclude that it has been sufficiently demonstrated and verified that the financial contribution to provide affordable housing now proposed is the best possible, due to the specific viability conditions of this particular case. With a suitable deferred payment mechanism also being secured it is considered that the proposal is policy compliant in relation to affordable housing matters, given the viability of developing the site.

Flooding

- 7.6 Government Guidance (PPG Flooding) specifies that dwelling houses have a flood risk vulnerability classification of 'more vulnerable'. The proposed built form within the development is sited wholly within Flood Zone 1 however the application site contains areas within Flood Zones 2 and 3a, with the private amenity space for each house located outside Flood Zone 1. On this basis, and the proximity of the proposed dwellings to Flood Zone 2, a Sequential Test is required to determine the application.
- 7.7 The Sequential Test assesses other potential sites in the borough with the aim of steering new development to areas at the lowest probability of flooding (Zone 1). The applicant has submitted a Sequential Test to consider sites in the borough that have a lower risk of flooding and have concluded there are no other appropriate sites. The Council's latest 'Housing and Economic Land Availability Assessment' (May 2017) also sets out that 'there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2'. Therefore, considering the content of submitted detailed sequential test it is considered that the applicant has been able to demonstrate that the development has passed the

sequential test. The Exception test is not required for 'more vulnerable' use (including housing) in Flood Zone 2. Due to the limited extent of flood Zone 3a on the southern boundary of the site it is not considered that the Exception Test is required in this instance.

- 7.8 As the required land use tests are considered to be passed the proposed development is then required to be subject to a Flood Risk Assessment. An FRA has been submitted by the applicant and reviewed by the Environment Agency. The Environment Agency have confirmed that the submitted information has considered climate change and they have no objection, subject to conditions in relation to implementation of the FRA and provision of permeable fencing. The proposal is therefore considered to comply with the NPPF and Policy CS35 and DM11.
- 7.9 In relation to Sustainable Urban Drainage Systems, it is set out that these can be integrated to ensure that surface water run-off from the development will be no greater than the current rate. Subject to appropriate conditions, the proposed drainage can comply with the requirements of the NPPG, NPPF and Core Strategy policy CS34.

Highway Matters

- 7.10 The application site is located along Classified Henley Road (A4155) which is a busy distributor road linking Caversham to towns/villages in South Oxfordshire. The site is located on the south side of Henley Road adjacent to a large residential development (Ruskin) accessed from a 4-arm signal controlled junction.

Traffic Generation

- 7.11 The trip generation for the proposed development has been calculated from the TRICS trip rates agreed with RBC as part of the 2016 application (161842). These trip rates have been applied to the new residential scheme for 30 apartments and 12 houses. The analysis has shown that the proposed residential development will generate in the region of 21 vehicular trips in the AM peak and 23 vehicular trips in the PM peak with 70% of trips heading to/from the west (towards Reading). The development's traffic generation and impact on network capacity is less than previously accepted. The traffic generated by the proposed scheme would not give rise to a material impact on existing traffic flows and is therefore acceptable for the smaller scheme in accordance with policy DM11 and DM12.

Access

- 7.12 All proposals for new access into classified road must comply with Reading Borough Council's Design Guidance for Residential Accesses on to Classified Roads to ensure that the safety and efficiency of the classified road network is maintained and enhanced by the design for access to new development.
- 7.13 The proposals consist of the demolition of 199-203 Henley Road and the construction of a new bellmouth access directly onto the Henley Road. The Borough's Design Guidance for Residential Accesses on to Classified Roads states that where proposals for development give rise to opportunities to reduce the number of direct accesses on the classified road network, then the Borough will expect these opportunities to be taken. The objectors' comments are noted in relation to the use of the existing access at Ruskin and this issue has been given careful consideration by officers. The adjacent Ruskin development was designed and constructed with the view that future development of land to the east would

be served from the Henley Road/Ruskin signalled controlled junction. However, the adopted highway extent plan confirms that the end of the adopted road does not meet the site boundary. Therefore, following a review of the accident data along Henley Road and that the proposed junction is in excess of the junction spacing stipulated within the Borough's Design Guidance on to Classified Roads, highway officers have no grounds to object to an additional access onto the Henley Road subject to a new access complying with this guidance.

- 7.14 The proposed site access would be in the form of a 5.5m wide priority junction with 10m corner radii off Henley Road. A right turn lane would be provided on Henley Road to serve the site. The existing dropped kerb accesses serving numbers 199, 201 and 203 Henley Road would be closed with the kerbs and footway reinstated. In accordance with the Council's Design Guidance, the maximum gradient on new access roads shall be 10%, however the first 10 metres on approach to a classified road, the dwell area, shall be 4%. These requirements are designed to prevent vehicles stalling on a mild hill start when attempting to pull in to traffic and the required cross section of the proposed access road has been submitted to ensure the access complies with the specified gradients.
- 7.15 A visibility splay of 2.4m x 90m has been illustrated at Appendix 6 of the TA a drawing will be required fully illustrating the visibility splay to the right of the proposed access but this matter could be dealt with by way of a condition. The internal layout of the development conforms to adoptable standards with a 5.5m carriageway width and 1.8m wide footways on both sides of the access road. Sections of shared surface are proposed in the southern part of the site serving the 3/4 bedroom houses and parking courtyards.
- 7.16 The layout provides a natural extension to the access road if future development comes forward on land to the east of the site. The new scheme would include provision of a link up to the eastern site boundary to allow for future development on the adjacent land without the need for a separate access off Henley Road The applicant has submitted an adoption/highway extents plan (Drwg no. 2829.11) which clearly demonstrates the area to be adopted including the turning head up to the site boundary which will allow for development to the east of the application site and therefore allows for satisfactory development of the wider area. The proposal is therefore considered to accord with policy CS20 and DM11 and DM12.

Parking

- 7.17 In relation to parking the site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 1.5 spaces per 1-2 bedroom apartment plus 1 space per 4 dwellings for visitor parking, and 2 spaces per 3-4 bedroom dwelling. A total of 72 parking spaces are proposed in a mix of undercroft, courtyard and parallel car parking spaces which satisfies the requirement. Each house will be provided with 2 dedicated parking spaces and the flats will be provided with 1.5 spaces. The Council's adopted Parking standards require a minimum provision of 8 parking spaces to be provided as visitor parking spaces. The allocation of the resident and visitor parking spaces can be controlled by condition.
- 7.18 The Council's adopted Parking Standards and Design SPD identifies minimum cycle parking standards for residential developments. A minimum standard of 0.5 spaces per 1 or 2 bedroom flat and 2 spaces per dwelling house is required to meet the

Council's standards. The adopted standards also states that cycle storage should be easy to use, where the cycle can be secured easily and quickly to the stand. Cycle parking for the houses would be provided within the curtilage of each dwelling in the form of a shed capable of accommodating two cycle spaces. Communal cycle stores are proposed in the undercroft car parking area for the flats. It is unclear whether the cycle parking spaces will be in the form of Sheffield type stands (preferred) or alternative stands. This matter can be controlled by condition. The proposal is therefore considered to accord with policy CS24.

- 7.19 In relation to refuse collection this would be undertaken from within the site. Service vehicle swept path analysis confirms that a large refuse vehicle is able to enter the site, turn around in the turning heads provided and leave the site again in a forward gear. Bin storage for waste and recycling is provided on plot for all houses. The flats are provided with communal bin storage in convenient locations.
- 7.20 In relation to construction impacts a Construction Method Statement would be required to be submitted and approved before any works commence on-site. Any works affecting the highway would have to comply with the Borough's Guidance Notes for Activities on the Public Highway and works would need to be scheduled with the Council's Streetworks team prior to commencement on site. The proposal is therefore considered to accord with policy CS34 and DM4.

Layout, design and appearance

- 7.21 Policy DM11 requires that residential development makes a positive contribution to the character of the area in respect of the layout and spacing of the development; the form, height and massing of buildings; materials and appearance; and landscaping and boundary treatments. The application site is also required to be of an adequate size and dimensions to accommodate the development proposed in terms of setting and spacing around buildings, amenity space, landscaping and space for access road and parking.
- 7.22 The layout and spacing within the current development proposals is considered to suitably reflect the existing character of the area with regard to the size and scale of the proposed flatted block on the site frontage and provision of family sized dwellings with individual gardens in the rear portion of the site. The mixed pallet of proposed materials including brick and render is in keeping with surrounding development and is considered to add visual interest to differing elements of the flatted block and dwellings. Details for final approval can be subject to condition.
- 7.23 The proposed flatted block has three floors of accommodation fronting the Henley Road which, due to the difference in land levels from the road edge to within the application site, will have a two storey appearance from the road level, in keeping with Ruskin and the surrounding 2 storey dwellings. The ridge height of the central section of this block is marginally higher than the existing development at Ruskin, but steps down at either end of the building to seek to form a transitional element in the street scene. The articulation of the roof form and use of gable features interspersed with glazed balconies is considered to break up the visual bulk of the block when viewed from the Henley Road. This structure is therefore considered to have an acceptable impact on the character of the surrounding area which contains predominately large two residential dwellings and the frontage block within the Ruskin development.

- 7.24 The side and rear elevations of the proposed flatted block will also be visible in the public realm within the site. During the course of the application the ridge height of the rear element of this block has been reduced so that the overall height of the building lowers relative to the access road sloping down to the centre of the site. The side elevation orientated toward the access road contains gable features which seek to break up the bulk of the building with the rear portion of this elevation set 17m from the access road. To the rear the basement level of the building and vehicular access to the undercroft parking are visible but are considered to be integrated into the overall design of the building and ground floor habitable windows provide an element of natural surveillance and an active frontage.
- 7.25 Hardstanding within the site is in the form of the access road and surface level parking, with 34 parking spaces set beneath the flatted block and not visible in the public realm. The majority of the surface level parking is well related to the housing units (which they serve) and is able to be broken up by proposed planting. This scheme also retains a landscaped buffer between the Henley Road frontage and the adjacent Ruskin development in the form of a substantial lawn and mature trees and soft landscaping around the buildings. The location and extent of hardstanding within the site is considered to be acceptable in accordance with Policy CS7 and DM11.
- 7.26 The proposed housing units are all oriented toward the main access road and form a more traditional street scene within the application site. There is no objection to the detailed design of the individual pairs of semi-detached houses constructed of traditional materials. Due to the sloping nature of the site these units have a standard two storey appearance to the front incorporating projecting gable features, but an additional lower ground floor at the rear. This design provides a shallow balcony area and external stepped access from the rear garden area to road level to the front of the dwellings. This is characteristic of existing dwellings in the vicinity set into the sloping topography on the southern side of the Henley Road.
- 7.27 In relation to the topography of the site, which slopes significantly from the front to the rear, detailed site sections have been submitted to show the gradient of the proposed access road and relative land levels to existing neighbouring dwellings including No 32 and 33 Ruskin. Retaining walls have been shown in two locations within the site - on the western side of the proposed access road and to the west of the parking areas shown to the rear of the flats. The developer has submitted information (plan PL-01B) showing the retaining walls on the western boundary to be 1m in height which is considered to have an acceptable visual impact and not be overbearing to residential dwellings in accordance with Policy CS7 and DM11.
- 7.28 This proposal is therefore considered to create an adequate sense of place within the site and is considered to be sufficiently in keeping with the character of the surrounding area in accordance with policies CS7 and DM11.

Residential amenity of future occupiers and neighbours

- 7.29 Due to the relative siting and separation distance of a minimum of 10m and a maximum of 20m between the proposed residential block on the site frontage and the adjacent flatted block within Ruskin these existing dwellings are not considered to be detrimentally affected by the proposed development.
- 7.30 In relation to No 32 and 33 Ruskin these two existing units have a rear to side relationship to proposed Plot 1 (housing unit). It is noted that these dwellings

within Ruskin are three storey town houses with first floor rear facing living rooms. The ground level within the application site is proposed to be set at a higher level than ground level within Ruskin. However there is a 13m separation distance between the dwellings, levels information has been submitted to show the relative heights of the dwellings (PL09 B) and the design of Plot 1 and 2 has been amended to alter the pitched roof to a hipped roof design, so that the roof slopes away from the boundary with No 32 and 33. The proposed side facing windows are high level or serve a stairwell and the site is screened by mature vegetation. On this basis the proposal is not considered have an overbearing impact on these dwellings or No 34 Ruskin to warrant the refusal of planning permission.

- 7.31 In relation to the retained dwelling at No 205 Henley Road the 'T' shaped form of the proposed flatted block results in minimum separation distance of 17m, extending further to the rear of the block. Within the proposed side elevation in closest proximity to No 205 only high level or stairwell windows are proposed, further windows and balconies in the remainder of the block are considered to be set sufficient distance away so as to not cause any undue overlooking. The proposed housing units (Plots 9-12) the front of which look north toward the rear area of No 205 and 207 Henley Road are set a sufficient distance away not to have a detrimental impact on residential amenity. In relation to No 209 Henley Road the siting of proposed Plot 12 adjacent to the side boundary due to the separation distance to the house is not considered to cause overbearing or overlooking to the rear garden area of this existing property. The proposed development is therefore not considered to result in an overlooking or overbearing impact on existing dwellings in accordance with policy DM4 Safeguarding Amenity.
- 7.32 Floor plans for all the dwelling types and the blocks of flats have been submitted. The internal space standards and room layouts for the proposed dwellings and flats are considered appropriate. As such, it is considered that the dwellings and flats would provide a suitable standard of accommodation for future occupants. The separation distance of over 28m between the proposed flatted block and proposed dwellings is considered to allow light and outlook to the future occupants.
- 7.33 In relation to amenity space the rear gardens of the existing dwellings No 205 and 207 are significantly reduced but in excess of 10m in depth, and therefore do not form a reason for refusal. The proposed outdoor amenity space for the houses is in the form of private rear gardens which are over 30m in depth within Flood Zone 2 which is considered to provide adequate useable amenity space. The flatted units each have Juliette balconies, which is policy compliant with additional open areas of soft landscaping. The proposal is therefore considered to satisfactorily accord with Policy DM10 (Private and Communal Outdoor Space).
- 7.34 Noise and disturbance from traffic from the proposed development is not considered to result in harm to the amenities of the properties adjoining the application site in terms of highway capacity and safety. As such the proposal is considered to accord with policy DM4.

Housing mix

- 7.35 Policy DM5 (Housing Mix) seeks to ensure that on new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations. This development proposal will provide a dwelling mix containing 43% of the proposed units having 3 or 4 bedrooms, and

approximately 30% as individual houses. Each of the houses are substantial 4 bed units with the 3 bed flats able to accommodate 5 persons. In the context of the area including the Ruskin development containing flatted units located directly adjacent to the site the proposed development is considered to be acceptable and accord to Policy DM5.

Trees, landscaping and ecology

- 7.36 The matter of Landscape has been formally reserved for consideration under a future Reserved Matters application. However the applicant has submitted sufficient detailed tree information as part of this application to determine this application, which has been assessed by officers and is considered acceptable.
- 7.37 The development site is located adjacent to Henley Road which has been identified as a Treed Corridor (Existing and potential) in the Borough Council's adopted tree strategy and trees within and immediately adjacent to the site boundary are protected under Tree Preservation Order 20/14. The trees subject to a TPO include a Beech tree at the front of the site, a Horse chestnut to the rear of the existing dwelling at 199 and a Walnut (offsite within Ruskin).
- 7.38 The current site layout, with hardstanding restricted to the centre of the site, provides a landscape buffer to the Henley Road and adjacent Ruskin development and allows the retention of protected trees. The proposed layout requires the removal of 41 trees and parts of three groups of trees. The majority of these trees (including several category 'B' trees) are small specimens and include many fruit trees. The majority of potentially larger trees within the curtilage can be retained which include the protected trees on and adjacent to the site. The layout of the front of the property will allow for new landscape planting and soften views of the development from the public highway.
- 7.39 Although the applicant has provided an Arboricultural Method Statement, further information is required in the form of further details by way of Reserved Matters details and further conditions. To mitigate the number of trees proposed for removal on site we will require substantial new tree and landscape scheme to create a high quality development. The success of trees planted in or near to parking spaces will be dependent on a well-constructed rooting area which can be required by condition.
- 7.40 The proposal although altering the existing landscape character of the site is considered to provide sufficient areas of landscaping in the form of extensive garden areas within the southern portion of the site and landscape buffer adjacent to the Henley Road and adjacent Ruskin development. These areas will also allow the retention of existing boundary trees including those subject to Tree Preservation Orders. The proposal is therefore considered to accord with policies Policy CS7, Policy CS37 and Policy CS38.

Ecology

- 7.41 The application site is located adjacent to Berrys Brook, and an unimproved grassland field which can be described as floodplain grazing marsh. Both floodplain grazing marsh (the adjacent field) and Rivers and Streams (Berrys Brook) are UK Biodiversity Action Plan habitats, (therefore are priority habitat as referred to in the NPPF) and are also likely to host a number of rare or notable plant and animal species (e.g. wildfowl and waders, water vole, reptiles, dragonflies etc.). They therefore receive protection from the adverse impacts of development through both national and local planning policy.

- 7.42 The applicant has submitted an Ecology Report (dated September 2016 Updated February 2017) that contains a Phase 1 habitat survey that has been extended to include an assessment of protected species. The applicant has also confirmed that the bat surveys on the site have been carried out in accordance with BCT (Bat Conservation Trust) guidelines. The ecology report concludes that the majority of habitat currently occupying the site will be removed to accommodate the development proposals but much of this habitat was assessed as having low-moderate ecological value (eg amenity grassland, introduced shrub, built structures and hard standing). It is noted however that features such as the species-rich hedgerow and the traditional orchard have a high value and the site is used by protected species including roosting bats, reptiles, breeding birds and invertebrates.
- 7.43 Policy DM11, DM17 and CS36 seek to protect biodiversity but do not preclude development where it can be demonstrated that developments do not fragment blocks of gardens that contribute to the green network; and features provided within the scheme can link into the existing green network. Therefore it is essential that the development adequately compensates for the loss of these habitats in order to comply with planning policy.
- 7.44 In order to seek to meet the above requirements the submitted ecology report sets out recommendations for mitigation, compensation and enhancement measures for ecology on the site. This includes measures to include the retention of the boundary hedgerows, a wildlife buffer formed within garden areas to the south of the site to be retained and enhanced including two retained ponds; and the planting of 10 trees (apple, plum and pear) to compensate for the loss of the section of Orchard (which is a BAP habitat). Replacement bird and bat roost are also proposed and following the grant of any planning permission a license application to Natural England would be required to be made to demolish the roost on site, followed by specified mitigation and compensation measures. In relation to reptiles a mitigation strategy is set out within the submitted Ecology report. It is therefore considered that matters of ecology can be controlled and mitigated by condition.
- 7.45 It is therefore considered that due to the length of the existing residential plots to be sub divided to accommodate the proposed development; the ratio of built form to retained soft landscaping and garden areas and mitigation measures set out above that the development would not have a significantly adverse impact on biodiversity and is considered to accord with Policies DM11 and CS36.

Open space

- 7.46 In accordance with policy CS29 of the Core Strategy, all new development should make provision for the open space needs of the development through appropriate on or off-site provision. On a site of less than 50 dwellings improvement to open space are sought through appropriate contributions, which are now received via the CIL levy.

Sustainability

- 7.47 Whilst proposals previously needed to fully demonstrate how developments meet the requirements of policy CS1 in the adopted Core Strategy, policies DM1 and DM2, it should be noted that energy requirements for new developments have been recently streamlined by the Government. An Energy Statement was submitted by the applicant. The Statement includes an energy demand assessment recommending the use of solar PV systems which can meet the target of 19% less

CO2 than the 2013 building regulations standard. This is considered to be acceptable and could be required by condition.

Archaeology

- 7.48 There are potential archaeological issues with the above application as the site is located within an area of potential for prehistoric remains. The scale of the proposals is large enough to warrant archaeological investigations to assess this potential. Therefore a condition requiring approval of a written scheme of archaeological investigation would be required if the application were recommended for approval.

Air Quality and Contaminated Land

- 7.49 The site lies within an AQMA, the application states that the development will have no worsening impact on air quality. However, due to increased traffic pressure on local junctions there is still the possibility for air quality to be worsened in those locations e.g. Gosbrook Road and Prospect Street where air quality is already poor. However the impact on air quality is not considered to be so significant as to warrant a reason for refusal.

- 7.50 In relation to contaminated land the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. Ideally a 'phase 1' desk study should be submitted with applications for large developments to give an indication as to the likely risks and to determine whether further investigation is necessary, this requirement and any further remediation action required could be satisfactorily dealt with by condition.

Employment, Skills and Training

- 7.51 In accordance with Reading Borough Core Strategy Policies CS9: Infrastructure, Services, Resources and Amenities and CS13: Impact of Employment Development and the Council's SPD 'Employment, Skills and Training' the developer is required to provide for a Construction Employment and Skills Plan which identifies and promotes employment opportunities generated by the proposed development, or other developments within Reading, for the construction phase of the proposed development. This is sought to be secured within the S106 legal agreement.

Community Infrastructure Levy (CIL)

- 7.52 Policies CS9 and DM3 allow for necessary contributions to be secured to ensure that the impacts of a scheme are properly mitigated. It is considered that each of the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

- 7.53 Separately, the applicant duly completed a CIL liability form as part of the submission of this application. Based on the information provided only No 199 Henley Road will be likely to have been occupied for six continuous months of the thirty-six previous months when a decision is issued. Accordingly, the floorspaces of this unit (195 sqm) can be deducted from the final liability. On this basis, the CIL liability (total 5603 sqm - 195sqm) is estimated (using the 2018 indexation) as being £796,566.

Representations

- 7.54 Issues raised in representation letters from third parties have been addressed within the above report.

Equality

- 7.55 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

8 CONCLUSION

- 8.1 The proposed form of development has previously been considered to be acceptable in relation to matters of flooding design and layout, highway safety, landscape, ecology and residential amenity. In relation to the matter of affordable housing the submitted viability has been fully assessed, the original offer seeking nil provision increased and can now be considered to be policy compliant. The proposal is therefore recommended for approval, subject to conditions and an appropriate S106.

Case Officer: Susanna Bedford

List of plans

Location Plan PL - 101

PL-11A Proposed Site Plan

PL-01B Proposed Site Plan showing Flood Zone Contour

PL-02 Proposed basement plan (flatted block)

PL-03A Proposed ground Floor plan (flats)

PL-04A Proposed first Floor plan (flats)

PL-05 A Proposed second Floor plan (flats)

PL-06 Proposed roof plan (flats)

PL-07A Proposed elevations (flatted block front and side)

PL-08A Proposed elevations (flatted block rear and side)

PL-09 A Proposed site section AA, BB, CC

PL-10 A Proposed house plans

PL-12 Proposed site section EE and FF

Drwg no. 2829.11 Road adoption plan



Site Sections





FRONT ELEVATION (North)



SIDE ELEVATION (East)

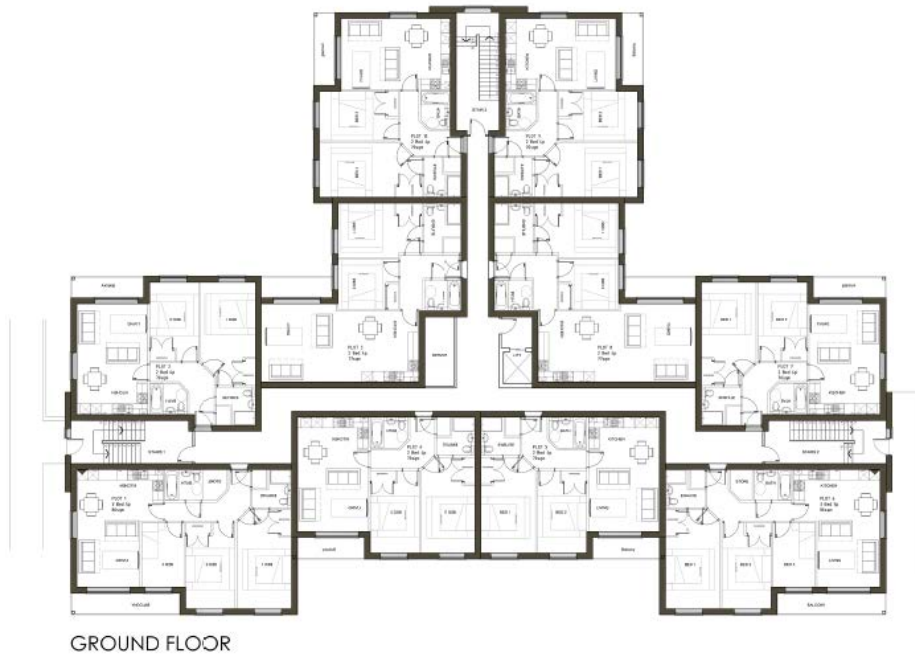
Proposed elevations of flatted block



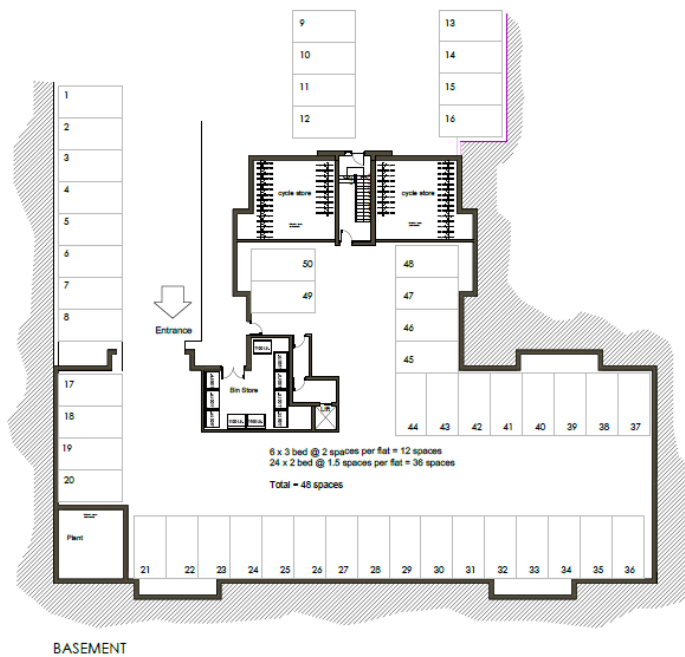
SIDE ELEVATION (West)



REAR ELEVATION (South)



First Floor and Basement Plan for the proposed flatted block



Plan of proposed dwelling houses



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COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 5th September 2018

ITEM NO. 17

Ward: Whitley

App No.: 180698

App Type: FULL

Address: 448a Basingstoke Road

Proposal: Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (1724sqm) use, with glazing to replace roller door (amended)

Applicant: Reading Family Church

Date valid: 26th April 2018

Minor Application: 8 week target decision date: 21st June 2018

Agreed Extension of time date: 25th October 2018

Planning Guarantee: 26 week date: 25th October 2018

RECOMMENDATIONS

Under Section 9 paragraph 72 of the online Planning Practice Guidance on Hazardous Substances - Handling development proposals around hazardous installations, published by the Department for Communities and Local Government, if the Council is minded to approve the scheme against HSE advise then this requires a local planning authority to give HSE advance notice, and allow 21 days from that notice for HSE to consider whether to request that the Secretary of State for Communities and Local Government, or Welsh Ministers, call-in the application for their own determination.

Subject to no call-in under the above requirement delegate to the Head of Planning, Development and Regulatory Services to

- **GRANT** Planning Permission subject to conditions and informatives and subject to the satisfactory completion of a S.106 legal agreement

or

- **REFUSE** permission should the legal agreement not be completed by the 25th October 2018 unless a later date is agreed by the Head of Planning Development & Regulatory Services.

THE SECTION 106 LEGAL AGREEMENT TO SECURE THE FOLLOWING:

Transport:

- Off-site provision for additional parking - The applicant has agreed a licence with Ultima Properties Ltd, which provides for the use of up to 266 additional parking spaces on Sundays and on agreed other Christian festival days for a period of 5 years. Upon expiration of this agreement the applicant is required to secure a new agreement or arrange adequate alternative parking facilities, details of which must be submitted and approved by the planning authority.

CONDITIONS TO INCLUDE:

- 1) Standard Time Limit
- 2) Approved Plans
- 3) Materials
- 4) DC1 Vehicle parking space provided in accordance with approved plans

- 5) DC5 Bicycle parking - plans to be approved
- 6) Car Parking Management Plan prior to occupation
- 7) Travel Plan - A full travel plan must be submitted and approved by the Local Planning Authority within 6 months of occupation of the building.
- 8) Travel Plan Implementation - The aims of the approved Travel Plan shall be notified to all existing and new members
- 9) Travel Plan Review - No later than one year following the first occupation of the site (and every year for five years, until the site is established), an annual review of the Travel Plan for a period of 5 years from occupation shall be submitted to and approved in writing by the Local Planning Authority.
- 10) Details of bin storage to be approved prior to occupation.
- 11) The existing landscaping is to be retained.
- 12) Hours of use of the D1 and A3 uses to be 7:00 until 23:00 Monday-Friday, Sunday and public holidays and from 8:00 until 24:00 on Saturdays.
- 13) No amplified sound or music shall be played at the premises outside the following times: 8:00 until 24:00 on Saturdays and 8:00 to 23:00 for the remainder of the week.
- 14) The total area of floor space for B1 (a) use, as shown the approved plans, to be retained for such use at all times.
- 15) ESP - training/ employment outputs delivery document to be prepared with Reading (UK) CIC
- 16) The external parts of the site, within the site area, are to be controlled in the following way:
 - Designated smoking area around the northern side of the building - furthest away from the P&G building
 - No smoking zone within 20metres of the shared fence with P&G
 - No fireworks in the car park
 - No naked flames, or burning of rubbish on site
 - No BBQ's burning wood, charcoal, briquets or anything similar
 - No transfer of petrol or diesel in the car park
 - Gas fired barbeques and hog roasts to be located a minimum of 20m from the shared fence with P&G and portable firefighting equipment to be available for use

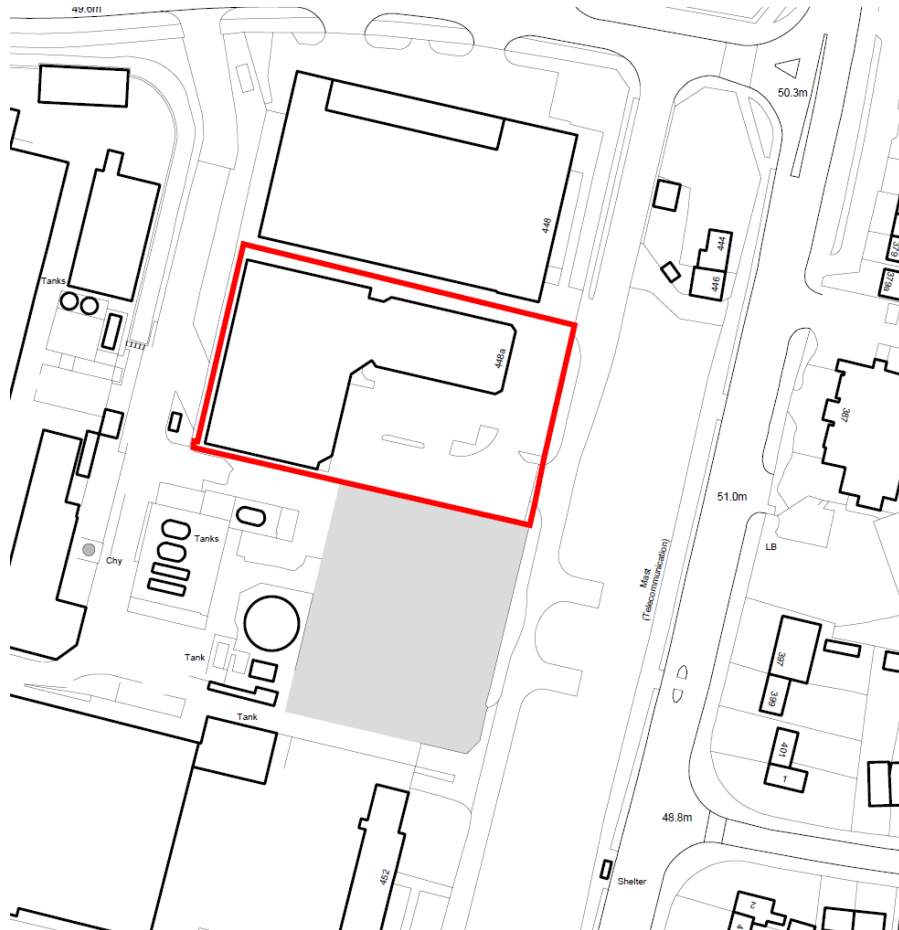
INFORMATIVES TO INCLUDE:

1. Terms and conditions.
2. Building control approval.
3. Pre-Commencement conditions.
4. No burning on site
5. The applicant to liaise with Proctor and Gamble regarding appropriate measures to include in the Church's evacuation plan in the event of a gas leak emergency event at the P&G site
6. S106
7. CIL- not chargeable
8. Positive and proactive.

1. INTRODUCTION

- 1.1 The 0.38 ha site is occupied by an I-shaped commercial building and lies on the west side of Basingstoke Road. The former use was open plan offices within the front wing and assembly/ R&D/offices and ancillary storage (totalling ca2500sqm) within the rear. It is over 2 floors, but with a void above the assembly area. It was built in the late 1980s, with 50 no. car parking spaces. For the last 20 years it has been used by Ultima Business Solutions Ltd for office, research and development and assembly with ancillary storage (within B1 use class (a-c)). At present Reading Family Church is leasing some of the building for office and meeting space.

1.2 The site is located immediately north of the Proctor and Gamble site (former Gillette) which is a COMAH¹ site, and to the south of a two storey building (Fiscal Technologies - software development company). To the west are commercial buildings, part of the South Basingstoke Road industrial area. The nearest residential properties are 444 and 446 Basingstoke Road on the west side of Basingstoke Road with the residential areas of Whitley further east. . The site is reached directly off an access road, which is parallel to Basingstoke Road, and runs off Manor Farm Road to the north. There is no access from the south along the access road in front of the building.



Location Plan

- 1.3 The site lies within the Core Employment Area (Policy SA12), is within an Air Quality Management Area (Policy DM19), and an area of potential contamination.
- 1.4 Pre-application advice was sought and the applicant was advised that the loss of employment floorspace would not comply with policy as it would dilute the employment area and could lead to difficulties in letting other neighbouring employment premises. They were also advised that consideration should be given to whether the employment related church activities could be operated from this site and the place of worship elsewhere.

¹ COMAH= Control of Major Accidents and Hazards – regulated by EA and HSE - P&G have LPG tanks just south of the boundary with the application site.

1.5 The proposal is a development comprising a material change of use of floor area in excess of 1000sq.m so is a Major application as defined by the General Development Management Order (2015).

2.0 PROPOSAL AND SUPPORTING INFORMATION

2.1 The proposal is for the change of use of the B1 premises to a mix of B1 (a) (offices), D1 and A3, for the Reading Family Church, which has in the region of 500-600 regular participants and is a well-established local Charity and Christian faith organisation. The proposal is to bring all the Church activities together onto one main site with the addition of a 72sqm mezzanine:

Ground Floor:

B1(a) - 888sqm

D1 - 724sqm (worship space/ events/ community space/ rehearsal space/ private meeting space and a youth hall)

A3 - 128sqm (community café)

First Floor:

B1(a) - 847sqm (small business units, church administration offices, including 72sqm new mezzanine office above the proposed café)

2.2 The application form refers to a proposed estimated maximum of 60 no. full-time employees comprising the following:

- Ca 40 workstations on the first floor for the small business let
- 10-12 people employed by the Church - Church leadership and management, buildings facilities manager, caretaker, administrator, graphic designer, youth worker, kids worker, events manager, 2x interns, group leaders and trainers)
- Ca 2-3 staff in the A3 café

2.3 The following plans and supporting information have been considered:

Received 26th April 2018:

- Location Plan - Drawing no: 899/01LOC Rev A
- Block Plan - Drawing no: 899/02 Rev C
- Existing Ground Floor Plan - Drawing no: 899/03 Rev B
- Existing First Floor Plan - Drawing no: 899/04 Rev A
- Proposed Ground Floor Plan - Drawing no: 899/05 Rev B
- Proposed First Floor Plan - Drawing no: 899/06 Rev B
- Proposed Visual Impressions - Drawing no: 899/07 Rev A
- Existing and Proposed Area for each use - [unnumbered and unlabelled drawing]

Other documentation:

- Design, Access and Planning Statement (and appendices - including Outline Travel Plan), prepared by Red Kite Development Consultancy, April 2018
- Other Building Options Considered by the Church
- Sales Details (marketing information) for 448A Basingstoke Road
- Letter from Sharps Commercial dated 22nd November 2017
- Brochure about Reading Family Church
- CIL Additional Information Requirement Form

Received 15th June 2018:

- Existing Entrance [Plan and Elevation] - Drawing no: 899/10

- Proposed Entrance (Plan and Elevation] - Drawing no: 899/11

Received 7th August 2018:

- Fire Evacuation Plan
- Transport Plan
- Example weekly timetable of use and numbers

Received 9th August 2018:

- Application of Adopted Parking Standards to Proposed Scheme at 448A Basingstoke Road, prepared by Red Kite Development consultancy
- Response to RBC Transport's initial comments
- Plan of off-site car parking

3. PLANNING HISTORY

- 83/TP/707 - Erection of a light industrial building with ancillary offices - Approved 20th February 1984. This included the condition that *"the total floor area for office or research and development purposes shall not exceed 5000sqft for each use and any such use shall at all times be ancillary to the use of the remainder of the site for light industrial purposes."*

4. CONSULTATIONS

(i) Statutory

COMAH (EA and HSE)

- 4.1 The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development and also within at least one Consultation Distance, has been considered using HSE's Land Use Planning Methodology. The assessment indicates that the risk of harm to people at the proposed development is such that HSE's advice is that there are sufficient reasons, on safety grounds, for advising against the granting of planning permission in this case.
- 4.2 Major hazard sites/pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at an installation and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation. Where hazardous substances consent has been granted (by the Hazardous Substances Authority), then the maximum quantity of hazardous substance that is permitted to be on site is used as the basis of HSE's assessment.
- 4.3 *Planning Officer note:* The Officer sought clarification as to whether the 'advise against' response related to the nature of the proposed scheme, the proposed numbers of people who might use the site or both. Clarity was sought as to why the existing/ previous use of the site for B1, with up to 150 employees, would be considered differently to the proposal with regard to risk. The HSE responded as follows:

"HSE's advice was determined by a combination of the consultation zone where the development was located and the sensitivity level of the proposed development. This is assessed for each individual development type. An 'Advise Against' response for any single development type will dominate HSE's overall consultation.

Development type:

*Workplace - Sensitivity Level (SL) 2 within an Inner Zone = Advise Against
Indoor Use by Public - SL 2 within an Inner Zone = Advise Against
Institutional Accommodation and Education - SL 3 within an Inner Zone = Advise Against.*

In determining its advice, HSE does not take into account any existing use which a site may have, or any existing developments in the surrounding area. Although originally, HSE (through PADHI+) did take the existing use of a site into account when providing advice on a proposed development, this was removed in March 2008 following a review of HSE's land use planning methodology. That review identified that taking the existing use of a site into account could result in HSE not advising against developments which were clearly incompatible with the residual risks posed by a major hazard site."

4.4 EA - Consulted, but no response received at the time of writing

(ii) Non-Statutory

Environmental Protection and Nuisance

4.5 The applicants indicate that noise nuisance is unlikely and from looking at the proximity of the site to residents, nuisance does indeed appear unlikely. Additionally, the applicant proposes measures to prevent disturbance to local residents (6.19 of the D&A Statement). I therefore have no objections to the proposed change of use.

Emergency Planning - RBC

4.6 No comments/ issues.

ONR

4.7 I have consulted with the emergency planners within West Berkshire Council, which is responsible for the preparation of the Burghfield off-site emergency plan required by the Radiation Emergency Preparedness and Public Information Regulations (REPPiR) 2001. They have provided adequate assurance that the proposed development can be accommodated within their off-site emergency planning arrangements. The proposed development does not present a significant external hazard to the safety of the nuclear site. Therefore, ONR does not advise against this development.

Reading UK CIC

4.8 Thank you for asking for my comments on the change of use application, which I note is from an existing employment site (B1 use including office, light industrial and R&D) to a mix of B1 office, D1 (church, community) and A3 (community café).

4.9 While the loss of employment space is always of concern (particularly in south Reading where there is a real need for good quality, permanent job opportunities) I note that this change of use could potentially bring additional benefits to the community. This would be in terms not just of community spaces, but also Reading Family Church's expressed interest in delivering training, supported employment projects and creating a variety of new jobs on the site - as well as much needed start-up work spaces.

- 4.10 If the Borough Council is minded to support the application I would suggest, to ensure these good intentions are given every chance of success, that a formal agreement is developed with Reading Family Church. This could provide a framework for the delivery of training and employment support. Ideally this would cover content and timescale, and link the Family Church with other community organisations and agencies already delivering programmes in south Reading. I believe this would provide a good basis for delivering *sustainable and worthwhile* projects for the benefit local residents.
- 4.11 As the Borough's delivery partner for Employment and Skills Plans, Reading UK would of course be happy to provide any necessary guidance and information to Reading Family Church if required.

Transport -RBC

- 4.12 Transport initially commented and requested additional information as follows to support the parking provision for the weekday/evening and Saturday uses:
- Information regarding the maximum number of participants/users must be submitted for each of the intended uses at the proposed site.
 - A timetable for the proposed use should also be included to determine the number of users on-site at any one time
 - How the parking spaces will be allocated for the users of the site.
 - Details of how the users would travel to the site. i.e, walk, cycle, public transport, private car. Surveys can be undertaken from existing users (where data is available).
- 4.13 Further to the receipt of additional information Transport's comments were as follows:
- 4.14 "This application is for a change of use to a mixed B1/A3/D1 use to accommodate the Reading Family Church (TRFC) at the former Ultima building at 448a Basingstoke Road. The Reading Family Church (TRFC) is a registered charity and has now grown to a faith community of around 500 people.
- 4.15 To date the varied church activities have been undertaken from a variety of sites in Reading. The applicant requires a single site to create a permanent place of worship, administration and activity centre. The total floorspace is to be enlarged by the addition of a 72m² mezzanine (1735m² of B1 included).
- 4.16 The proposed worship/community/small office use proposed will directly serve the local community and Reading as a whole. It is also stated that the proposed use will continue to provide office floorspace for small firms as well as rooms for groups such as Community Toddler Group, Youth Group, Job Club and a community café.
- 4.17 The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide;
- 1 space per 8 fixed seats and/or 1 space per 16msqm open hall
 - 1 space per 50sqm of B1(a) use
 - 1 space per 5sqm of A3 use
- 4.18 However, the Council's adopted Parking Standards and Design SPD also states that;

“Where comprehensive and mixed-use development schemes are likely, developers are encouraged to provide shared parking facilities which are likely to generate peak parking levels during different periods of the day”.

- 4.19 The site provides 50 parking spaces which are illustrated on the block plan (Drwg no. 899/02 Rev C). The applicant confirms that the whole site will form a single planning unit and be under a single management, coordinating and controlling parking, safety and out of hours use. Therefore, shared parking facilities are considered acceptable in the context of the proposed uses and peak parking levels on the site.
- 4.20 A comprehensive statement has been produced on behalf of the applicant which assesses the floor area of the proposed uses in detail. The D1 area consists of an open hall of 460sqm with the remainder ancillary small rooms storing furniture and equipment for playgroup, staff kitchen and youth sports. The D1 element of the site will be used for Reading Family Church meetings and services which are mainly undertaken at the weekends and evenings which will generate the largest number of people on the site and the most demand for on-site parking.
- 4.21 The typical Sunday morning church attendance attracts approximately 400 people [Adults 275 and 125 children]. At times when high numbers are on-site (weekend services), all 50 on-site parking spaces will be available. However, it is evident from the congregation size that the demand for parking will outstrip the availability of on-site parking. Therefore, the applicant has agreed a licence with Ultima Properties Ltd which provides for use of up to 266 additional nearby parking spaces on Sundays and on agreed other Christian festival days (Christmas day, Good Friday, Pentecost etc) for a period of 5 years. It is anticipated that this will be extended/renewed when necessary. The applicant is happy to accept a condition that requires them to submit details to confirm that arrangements have been made in a similar way in future years. In principle, this is acceptable but it should form part of the S106 agreement.
- 4.22 The proposed B1 use floor area equates to 1735sqm which is to be divided between church activities, job and other training and advice groups and local small employers/associated charities. It is stated that nearly 75% of the 1735sqm is for training and advice groups which will generate a lower parking demand than typical B1 office use. Therefore, the applicant proposes to allocate 25 parking spaces to the small office suites and 5 spaces to the ground floor classroom area in addition to 5 spaces to the staff/management team.
- 4.23 The hall will also be used for Parent and Toddler groups and after school/holiday clubs which will be run Monday-Friday during the day and will not coincide with the Reading Family Church meetings and services. 20 unallocated parking spaces will be available for the community uses on the site during the daytime period. Given that the community uses will serve the local area, it is expected that these uses provide the best opportunity to promote sustainable travel which should be promoted through the Travel Plan (discussed later in the report).
- 4.24 In terms of the A3 use, the café will be open to passing trade but is more likely to be used by those already on the site for other activities. In view of this, no parking spaces will be allocated to the A3 use and any demand generated by passing trade will need to be accommodated within the 20 unallocated parking spaces. I am happy with this arrangement given the proposed uses on the site.
- 4.25 It should be noted that the B3031 Basingstoke Road and the surrounding highway network all have ‘No Waiting’ (DYL) parking restrictions preventing on-street parking. The access road serving the site is also restricted with ‘No Waiting’ (DYL)

parking restrictions. Penalty Charge Notices are issued by the Council's Civil Enforcement Officers if vehicles are parked illegally, therefore, there is limited opportunity for overspill parking in the local area. However, the applicant must ensure that the parking spaces within the site are appropriately managed and measures are in place during peak time to prevent vehicles travelling directly to the site without a secured parking space. Therefore, it is suggested that a car park management plan is secured by condition which includes a parking allocation plan for the daytime uses.

- 4.26 The applicant is required to produce a Travel Plan which covers all the proposed uses to initiate modal shift away from the private car and towards more sustainable modes. A Travel Plan has been submitted which details all travel modes to and from the site. This does not however include an assessment of how people currently travel to the site, does not include measures to promote alternative modes including car sharing amongst its congregation and does not provide incentives to encourage visitors to travel by foot, cycle and public transport where it is reasonable and practicable to do so. In addition, in order for a Travel Plan to work successfully, a Travel Plan Coordinator should be appointed. They will be the person responsible for the effective implementation of the Travel Plan and the measures it contains, as well updated the Travel Plan as necessary. However, I am happy for this to be dealt with by way of a condition.
- 4.27 In line with promotion of sustainable modes, the development must make provision for secure cycle parking within site. In accordance within the adopted Parking Standards, 1 space per 50sqm should be provided for D1 Places of worship/Church Hall and 1 space per 200m² for B1(a) office use.
- 4.28 The applicant has indicated that 18 cycle parking spaces are available within the site. Short stay spaces are available at the front of the site and staff cycle parking spaces are located at the rear of the building but additional information is required to ensure the provision comply with the Council's standards. However, I am happy to deal with this by condition."
- 4.29 *Planning Officer note:* Transport had no objections subject to conditions, S106 obligations and informatives as set out in the recommendations above.

(iii) Public Consultation

- 4.30 Nos 373-379a (odd), 387 and 397-401 (odd) 444, 446, 448 and 452 Basingstoke Road were consulted and a site notice was displayed. 180 no. support responses were received summarised as follows:
- Support the work of the church and the range of outreach projects that the church offer
 - Excellent track record of Reading Family Church in running, promoting and supporting innovative and much-needed initiatives across a range of groups of people with particular needs e.g. Starting Point (providing mentoring for young people who struggle to gain access to employment).
 - Provide a great community hub and a hub for small business and charities which is needed in this area
 - As council funding for these services are reduced because of government restraints, a community church dedicated to serving the local community and beyond, will be of great benefit to Reading. The community groups offered provide a much needed gap in society with the withdrawal of public services;
 - Would have a positive effect on the local community where there is an increasing need for community space and support in this area.

- There is at present no church easily available for the residents of Green Park, Reading Gateway and Kennet Island and RFC would be accessible for all adults and children from these developments to make use of or be a part of.
- Having a community centre on the doorstep of Kennet Island would be a real asset in terms of distributing emergency food parcels to local people in need
- The purpose of the building would not just be a place of worship, but a place of resource, rest, recovery and transformation for some of the most vulnerable people in our society.
- This church is doing a considerable amount to encourage community cohesion and serving the underprivileged of the local area.
- "In my opinion providing Reading Family Church with change of use is a no brainer. Given that much provision into Whitley, an area of deprivation, is being stopped by the council because of their enforced budget cuts, a change of use provides the church with the ideal opportunity to plug the gaps & give the local community the support it needs and deserves. RFC boasts over 400 members who are committed financially and practically to make a positive impact on the people living in the local area. The possibilities are endless, especially with the church eldership pledging to members who can create and implement innovative ways to support the local community. What's not to like!"
- "I am particularly excited that this site proposed by the church for their Sunday meeting and mid-week activities will serve a massive number of new houses recently build/being built in the immediate area. With new homes at Kennet Island(1,300), Green Park Village(737), Royal Elm(618) and Reading Gateway(175) not to mention plans to grow Reading South of the M4. I firmly believe that Reading needs more community facilities precisely in this area and Reading Family Church is offering this to the town under this change of use application. Regardless of religion, the church also already serves the town in so many ways....."

Response from Cllr Ennis: "The Church are inclusive and supportive of working with communities throughout the Reading area and they have been particularly supportive with vulnerable people who need assistance and help. If they were to succeed in their application then this would enhance their work further and help communities which I represent."

Response from Cllr James: "I would like to support this application by the Reading Family Church to convert the usage of this building. I believe that the use of the building is suitable for the area and will provide benefits to the community, faith group and local businesses. That particular area, close to Kennett Island is not well served by community facilities.

I believe the group will comply with the conditions placed upon them and will be responsible owners of the building. As many of their members live in my ward, I would like to support their application."

Response from Alok Sharma MP: "I have recently met with Mr Sean Green, founding Pastor of Reading Family Church. At our meeting, Pastor Green informed me of the above planning application submitted by RFC for Change of Use of the building at 448a Basingstoke Road, Reading, based in my constituency. Pastor Green informed me that RFC has been provided with 160 bays for parking which should mitigate any congestion issues at this site. Pastor Green also explained that RFC has projected that the community centre will generate a profit through a coffee shop, with 45 per cent of the profit being used for the community and the remaining 55 per cent being used for office purposes, including a proposed school business centre.

During my time as an MP, I have been impressed with the outreach work the church undertakes and I welcome their aim to invest these profits back into the local community. Also, given that there is a plan to mitigate potential congestion, I am supportive of this planning application."

4.31 One letter of objection from Procter and Gamble:

"We write on behalf of our client, Procter & Gamble ('P&G'), to submit representations in relation to the planning application currently pending determination at the above address (Ref: 18/0698). A P&G factory is located directly to the southwest of the proposed application site at 452 Basingstoke Road, as shown by the red line plan appended to this Letter. The site is currently occupied by a subsidiary company, Gillette Management LLC. Current operations on site include manufacturing alongside research and development within laboratory units and office space.

We understand that an application has been made to the Borough Council to change the use of 448a Basingstoke Road from office, research and development purposes (Use Class B1) to a mixed use facility (Use Classes B1/A3/D1), albeit primarily a church. We have reviewed the documents forming and supporting this application to inform this objection.

My client has concerns regarding the proposed change of use from a lightly used warehouse/office to a family church, not least the intensification of the site and the associated increase in levels of people to this location. Our concerns are set out in the following paragraphs.

The P&G factory is identified as a Control of Major Accident Hazards ('COMAH') site by Reading Borough Council's Sites and Detailed Policies Document ('SDPD'). The HSE consultation zone, as depicted in Figure 1 below, shows that the adjacent site falls within the red circle. As such, consultation with the Health and Safety Executive ('HSE') and Environment Agency ('EA') is imperative. We request clarification that these statutory bodies have been consulted by the LPA, to ensure the risk to the proposed development has been adequately assessed.

Specifically, Policy DM20 advises against locating development in the vicinity of such sites or pipelines, due to concern over the adverse health and safety risks to the surrounding population and environment. This Policy has, therefore, been explicitly drafted to prevent the eventuality currently being proposed by Reading Family Church.

We consider that the change of use would unacceptably place users at risk of hazardous substances. The operation of a family church would result in increased occupancy compared to its current purpose as a warehouse/office.

The P+G factory is a very sensitive use with flammable substances. In particular, the site's gas tank control room abuts the boundary, next to which a community café use is proposed. Given the proximity, we are concerned that social activities such as BBQs, firework demonstrations and smoking could put the operation of P+G's factory at risk, given their flammable substances and sources of ignition. It is therefore considered that the family church would not be a compatible use for the site due to the safety risk.

Moreover, in terms of the principle of the use proposed, the site sits within the Bennet Road Core Employment Area where the loss of employment land, most notably Class B8, is strictly resisted by Policies CS10, CS11 and CS12. The proposed change of use is therefore contrary to this policy, as it would result in a loss of

780sqm of employment land. The proposal would, therefore, be harmful to the economy and would not support the aspirations of the Local Development Framework and the Sustainable Economic Development Strategy.

In addition, there is a road tanker offload operation which takes place in close proximity to the proposed development. This is a pre-existing and essential operation to the site. We have concerns that this process may result in noise complaints from the users of the proposed development, due to the proximity of the scheme.

We therefore object to the change of use of the warehouse at this location. We would be grateful if we were kept informed of this application's progress through to determination. Should the application be reported to Planning Committee, we reserve the right to take the opportunity to present our objection to Members."

- 4.32 *Planning Officer note:* The officer provided further information and this resulted in P&G agreeing that using a means to control the external uses on site would be an acceptable way of making the use more compatible with the P&G site.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- 5.2 The following national and local planning policy and guidance is relevant to this application:

Relevant Policies:

National Planning Policy Guidance

National Planning Policy Framework (NPPF)

Reading Borough Local Development Framework Core Strategy Document (2008, altered 2015).

Policy CS1 (Sustainable Construction and Design)

Policy CS2 (Waste Minimisation)

Policy CS3 (Social Inclusion and Diversity)

Policy CS4 (Accessibility and the Intensity of Development)

Policy CS7 (Design and the Public Realm)

Policy CS9 (Infrastructure, Services, Resources and Amenities)

Policy CS10 (Location of Employment Development)

Policy CS11 (Use of Employment Land for Alternative Uses)

Policy CS12 (Maintaining a Variety of Premises)

Policy CS20 (Implementation of Reading's Transport Strategy)

Policy CS22 (Transport Assessments)

Policy CS23 (Sustainable Travel and Travel Plans)

Policy CS24 (Car/Cycle Parking)

Policy CS31 (Additional and Existing Community Facilities)

Policy CS34 (Pollution and Water Resources)

Policy CS38 (Trees, Hedges and Woodland)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012, altered 2015)

Policy SA1 (South Reading Development Principles)

Policy SA2 (South Reading Strategic Development Sites)
Policy SD1 (Presumption in Favour of Sustainable Development)
Policy DM1 (Adaption to Climate Change)
Policy DM3 (Infrastructure)
Policy DM4 (Safeguarding Amenity)
Policy DM12 (Access, Traffic and Highway-Related Matters)
Policy DM18 (Tree Planting)
Policy DM19 (Air Quality)
Policy DM20 (Hazardous Installations)
Policy SA12 (Core Employment Areas)

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)
Revised Sustainable Design and Construction (2011)
Employment, Skills and Training (2013)
Planning Obligations Under S106, April 2015

Emerging Local Plan - Submission Draft Reading Borough Local Plan (March 2018)

Policy EM3 (Loss of Employment Land)
Policy EM4 (Maintaining a Variety of Premises)
Policy OU1 (New and Existing Community Facilities)

Background evidence to emerging local plan

Reading Employment Area Analysis, March 2018

6. APPRAISAL

6.1 The main issues to be considered are:

- (i) Principle of Development
- (ii) Transport and Accessibility
- (iii) Residential Amenity
- (iv) Environmental Effects
- (v) Design & Appearance
- (vi) Landscape
- (vii) Sustainability
- (viii) Infrastructure Provision (S106 and Community Infrastructure Levy)

(i) Principle of Development

6.2 The site is within the Core Employment Area under Sites and Detailed Policies Document Policy SA12 (SA12c: South of Basingstoke Road). Core Strategy Policy CS11 explicitly states that within the Core Employment Area, the overall level of employment land should be maintained. Proposals that would result in a loss of such uses will not be permitted. The following assessment therefore considers the proposal with regard to whether the benefits of the scheme introduces other material considerations, which would outweigh the loss of some employment use on the site.

6.3 The emerging policy (EM3) in the Submission Draft Reading Borough Local Plan (March 2018) states:

"Where, in exceptional circumstances, it can be demonstrated that a site in a Core Employment Area has no long-term prospect of employment use, a related alternative commercial use or a use ancillary to the employment use may be considered that would not result in a significant reduction in jobs."

6.4 The supporting text (para 4.13.3) goes on to state that:

"...on some exceptional sites within the CEA, there may not be any long term prospect of re-use or redevelopment for employment, and in these cases it is preferable for a site to be used for an alternative commercial use that complements the area than for it to be vacant in the long-term, for instance five years or more. For example, some of the older industrial areas contain large sites that were tailored to the needs of a specific type of operation that no longer exists or operates in the same way, making it unviable to re-let, either in its existing form or sub-divided, in the long-term. If there is also no long-term prospect of redevelopment of these sites for employment, alternative commercial uses under this policy may be considered."

6.5 Evidence has been presented by the applicant that the property has been marketed since June 2015 with no interest from B use class users, and that the existing set up of the building does not lend itself to modern business requirements. The building was designed and constructed at a time when companies required high office content warehouse facilities. The submitted letter from Sharps Commercial identifies that that this position has changed over time with companies requiring more traditional high bay warehouse space with up to 10% office space, or the office and warehouse space separate. As is recognised in the emerging policy the application building was tailored to the needs of a specific operator.

6.6 As supporting evidence to the emerging local plan an employment area analysis was undertaken (2018), which included identifying which employment areas are critical to the economy of Reading and the surrounding area and should be protected, and which areas may have potential for release to other uses. The application site is defined in this document as within Plot 1 of Manor Farm with the potential to be released from the Core Employment Area in isolation. However, Plot 1 also includes the Proctor and Gamble (P&G) site (at 452 Basingstoke Road - immediately to the south of the application site). This is recognised as being a major employer, so its loss from the Core Employment Area would have a serious impact on the town, and therefore the whole plot was not identified for release from the Core Employment area. However, the application site is not part of P&G and therefore should not come under the same level of protection.

6.7 The proposal allows for about 2/3rds of the building to be retained for B1 use, including the provision of a suite of flexible office units at first floor for rent to community groups, small start-ups, social enterprises, charities and local businesses etc, which would meet the requirements of Policy CS12, and emerging Policy EM4, in increasing the number of start-up units. 60 full time employees are proposed.

6.8 The remainder of the proposed use would provide significant community benefits both through the provision of community facilities, including a place for Christian worship (proposed for 65 days of the year), but also the benefits generated from the wide range of outreach programmes offered by the church. These include:

- Meetings to support adults with learning difficulties;
- Sure Start Christmas parties;
- Youth group;
- South Reading Churches annual funday
- Food bank with Readifood
- Community Toddler Group
- Parenting courses
- Preparation courses for couples wanting to get married
- Emotional/ spiritual support for couples and individuals

- Advocacy advice group
 - Lunch time club for the elderly/ lonely
 - After School Clubs
 - Holiday Clubs
 - Children's Saturday Club
 - Schools work to assist in delivering religious education requirements
- 6.9 There are also wider employment related benefits from the Job Club run in partnership with the local job centre and work with 16-24 year old NEETS ('not in employment, education or training').
- 6.10 The proposed community uses are supported by Policy CS31 (Additional and Existing Community Facilities), emerging Policy OU1, and National Policy (NPPF Paras 17 & 70), particularly where this will involve co-location of facilities on a single site, and in locations where there is a choice of means of travel. Policy SA1 (South Reading Development Principles) sets out that *"development will contribute to the provision of community services and facilities..."*.
- 6.11 NPPF part 8 'Promoting healthy and safe communities' states in para 92 that to "provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments....";
- 6.12 The Sites and Detailed Policies Document specifically sets out issues to be addressed in South Reading and refers to the three Super Output Areas of South Reading falling within the uppermost 5% of deprived areas in England in respect of Education and Skills; and one area falls within the uppermost 10% of deprived areas in England in respect of Income. Overall, Whitley and Church are Reading's most disadvantaged wards. In addition South Reading presently suffers from shortfalls in various community facilities, in particular within the education sector. These shortfalls add to other deprivation.
- 6.13 The principle of this mixed use, albeit it would involve some loss of employment space, is considered to be acceptable. It would not set a precedent as it is a unique offer, very different to other church schemes previously proposed within the Borough within Core Employment areas, because it would offer a combination of ongoing B1 use, including start-up units, alongside the wider community benefits, which include those activities with wider employment benefits. It is located on the edge of the Core Employment Area, and where the use would not detrimentally effect the ongoing employment use of adjoining sites. It would meet national and local policy aims with regard to providing a community facility and especially as it would be located in a specific area of deprivation of the Borough.
- 6.14 Reading (UK) CIC, the Council's economic development company, sets out that the scheme "would provide a good basis for delivering sustainable and worthwhile projects for the benefit of local residents". In particular the start -up spaces are much needed. They advise that a formal employment skills and training agreement is developed with the Church, which would provide a framework for the delivery of training and employment support, and would link the Church with other community organisations and agencies already delivering programmes in south Reading.
- 6.15 It is recommended that conditions are included to ensure that a minimum area of the building is retained for specific uses and that the identified benefits and

existing activities/ outreach work by the Church are secured through a training outputs/ delivery plan to be developed and agreed with Reading (UK) CIC.

(iii) Transport and Accessibility

- 6.16 The applicant has submitted a range of supporting transport information to demonstrate that the proposed mixed use scheme would provide opportunity for shared parking, i.e. that applying maximum parking standards (as adopted) to each use would not be appropriate in this instance. The applicant has indicated that the on-site car park is more than sufficient for the normal usage of the site. In addition a travel plan has been submitted and details provided of a typical week timetable showing the anticipated numbers using the site for different uses and modes of transport used.
- 6.17 It is proposed to allocate 20 spaces for the small office suites, 5 for the church/site activities management team and 5 for café use, leaving the remaining 20 unallocated. It is proposed that church services would be supported with the additional off-site parking with warden directing attendees.
- 6.18 Further to the submission of additional information Transport has raised no objection with respect to relevant policies CS23, CS24 and DM12, subject to recommended conditions for vehicle parking to be provided, bicycle plans to be approved, car parking management plan, travel plan and review. In addition a S106 obligation to ensure the on-going provision of additional off-site parking.
- 6.19 However, the Church has secured, via a private licence agreement with Ultima Properties Ltd, the use of up to 266 additional parking spaces on Sundays and on agreed other non-working days. This is located at Gainsborough House, Manor Farm Road, Reading. Transport has confirmed that as the proposed scheme would rely on this overflow parking that this would need to be secured via a Section 106 agreement. An obligation is included within the recommendation above.

(iv) Residential Amenity

- 6.20 The applicant has advised that the proposed scheme would typically attract 400 people on a Sunday morning service and in the evening ca 80 people. During weekdays the maximum number of people using the site would fluctuate depending on the specific timetable of activities, but would be unlikely to exceed 108 at any one time, which is below the maximum number when Ultima was using the site.
- 6.21 The maximum number would increase on weekends in association with hiring out of the space for events and church services. The proposed uses would be from 9am to 10pm Monday-Fridays, Sundays and Bank Holidays and 8am-11pm on Saturdays.
- 6.22 The key guiding policies regarding amenity are set out in Policy DM4: Safeguarding Amenity, which identifies a number of matters which would affect amenity. The one of specific relevance in this case is noise and disturbance.
- 6.23 The nearest residential properties are 40m away (at their nearest point) from the site and are 'sandwiched' between the Basingstoke Road and the access road serving the site and adjacent commercial premises (off Manor Farm Road). There is clearly background noise from the traffic using the main arterial route and movements along Manor Farm Road. This is evident for seven days a week with a range of commercial premises on Basingstoke Road open all week as well as journeys within the wider network. It is not considered that there would significant additional disturbance created by transport movements to and from the site.

- 6.24 Conditions are recommended to restrict the hours of use and to ensure no amplified music outside certain hours.
- (iv) **Environmental Effects**
- 6.25 This site is identified as potential contaminated land, but the proposal does not include for any ground or enabling works which could bring receptors into contact with contaminants. There is no objection on these grounds from Environmental Protection and Nuisance.
- 6.26 The site is located in the outer zone of AWE Burghfield and adjacent to Proctor and Gamble (P&G) a top tier COMAH (Control of Major Accident Hazards) site. In accordance with Policy DM20, ONR, and the COMAH authority (EA and HSE) were consulted.
- 6.27 Policy DM20: Hazardous Installations states that "...development in the vicinity of hazardous sites or pipelines, will not be permitted unless it has been satisfactorily demonstrated that the amount, type and location of hazardous substances would not pose adverse health and safety risks to the surrounding population and environment; and that any necessary special precautions to limit other potential societal risks to acceptable degrees would be put in place prior to the development commencing."
- 6.28 An 'advise against' response was received from HSE. They advised that the method of assessment, which changed after March 2008, does not take into account existing land uses. In other words if a new employment site were being proposed on the application site their response would also be advise against. The current objection seems to suggest that it was acceptable for ca 170 people to work adjacent to the COMAH site without risk, whereas the proposed use with occasional higher numbers on site would be at risk.
- 6.29 It is considered relevant to note that in 2009 when P&G sought hazardous substances consent for the increased storage of LPG from 152 tonnes to 319 tonnes (09/00867/HAZARD) that the HSE concluded that the risks to surrounding population, arising from the proposed operations would be so small that there were no significant reasons on safety grounds for refusing the consent. The EA also advised that the proposal would have a low environmental risk and raised no objection to the proposal.
- 6.30 P&G, as the operators of the COMAH site, and controlled through a range of legislation, initially objected to the proposal based on the following:
- The change of use would unacceptably place users at risk of hazardous substances. The operation of a family church would result in increased occupancy compared to its current purpose as a warehouse/office.
 - The P+G factory is a very sensitive use with flammable substances. In particular, the site's gas tank control room abuts the boundary. Concerned that social activities such as BBQs, firework demonstrations and smoking could put the operation of P+G's factory at risk, given their flammable substances and sources of ignition. It is therefore considered that the family church would not be a compatible use for the site due to the safety risk.
 - The proposal is contrary to policies CS10, 11 and C12 as it would result in the loss of 780sqm of employment land. The proposal would, therefore, be harmful to the economy and would not support the aspirations of the Local Development Framework and the Sustainable Economic Development Strategy.

- There is a road tanker offload operation which takes place in close proximity to the proposed development. This is a pre-existing and essential operation to the site. We have concerns that this process may result in noise complaints from the users of the proposed development, due to the proximity of the scheme.
- 6.31 The officer entered into dialogue with P&G's agent and provided further information some of which resulted from discussions with the applicant's agent.
- 6.32 The following is a response to the issues raised. The lawful use of the site is B1 (a-c), which has unrestricted occupancy. The previous user had around 170 permanent members of staff plus visitors, with the potential capacity for more. The proposed development would, for the majority of the time have fewer people on site than the previous use. This also needs to be considered in the context of surrounding permissions, which have significantly increased the number of residences and commercial premises within the relevant COMAH consultation zones, and for which HSE has not advised against.
- 6.33 In addition to this P&G have a responsibility to manage their site and are controlled under relevant COMAH legislation, however no precautions are required for adjoining land in other ownership. Applying the HSE's advice for the proposed scheme would effectively sterilise the area or limit the use of other land in the identified employment area. The HSE and EA responses to the 2009 Hazard Substances Consent, as referred to above, indicate that the risks for surrounding land uses is minimal.
- 6.34 Safety Legislation for COMAH sites is enforced by HSE and P&G accept that this should reduce the risk of an accident to a low level, but it does not eliminate the hazard completely and therefore some risk remains. However, the same would be true, for example, of fire risk. The point is that the main risks are controlled within the P&G site itself. Of note is that applicant has advised that the current owner of the site and former occupier for over 20 years (Ultima) was never notified at any time that the storage tanks at P&G presented any danger to 448a, nor that there should be any limitations to on-site activities, nor any suggestion to review risk factors for their long established workforce.
- 6.35 Using the HSE's own risk criteria, the proposed use as a workplace would fall below the 100 people threshold. With regard to the community use, HSE's concern over large community spaces (i.e. over 250sqm) is related to the expectation that a larger space might lead to difficulties in coordinating emergency evacuation. The applicant has advised that as the proposal site would be under single management this would mean that if the community space were in use, the remainder of the building would be empty, apart from site management/security responsible for ensuring safe evacuation in any incident.
- 6.36 Through further discussion with P&G it was determined that P&G's main concern was the potential for uncontrolled external activities, which they considered would take place in association with the proposed use. It should be noted that the existing permitted use had kitchen facilities and there was no restriction on smoking outside. Indeed the smoking area was by the boundary shared with the P&G site.
- 6.37 The applicant has confirmed that they do not propose to hold outdoor activities, apart from the occasional gas bbq or hog roast, and have developed a detailed evacuation plan for the building, and agree to a recommended condition to control the use of the outdoor space. P&G have confirmed that they consider controlling the external activity would be an acceptable way to make the use more compatible with their site, and the planning officer liaised with them regarding the

recommended condition wording, which they confirmed was suitable. An informative is also recommended advising the applicant to liaise with P&G regarding any measures to include in the evacuation plan in the event of a gas leak emergency event at the P&G site.

- 6.38 Therefore, it is considered that the difference between the residual risks of the existing and proposed use would not be significant and indeed there would be the opportunity to reduce the risk, achieved through the proposed control of activity in the outside areas, which is not the case at present.

(v) **Design & Appearance**

- 6.39 The proposals include limited changes to the external appearance of the existing buildings. These would include the removal of the roller-shutter door and replacement with double storey height glazing and new entrance door into the church entrance/ community café, and a canopy over the existing entrance. The proposed design and materials would be acceptable and would accord with Policy CS7.

(vi) **Sustainability**

- 6.40 In line with Policy CS1, the proposal should seek to incorporate sustainable construction and design features. The agent has confirmed that “as the applicants refurbish areas of the building it will be brought up to modern standards. The building is already double glazed and has adequate insulation in the walls and roof. It is proposed to:
- Replace inefficient boilers and heating systems with modern low energy equivalents.
 - Decondition the old air conditioning system as per legal requirements.
 - Where possible installing Air Source Heat Pumps for heating and cooling office areas.
 - Install building management systems (BMS) to control heating and lighting in the occupied areas of the building and prevent wasted energy in unoccupied areas.
 - Replace the lights with highly efficient LED lighting
 - Install new systems to reduce water usage in the toilets and installation of small local hot water heaters to reduce long hot water pipe runs and the risk of waterborne disease.

- 6.41 Such works are considered to meet policy requirements.

(vii) **Infrastructure Provision (Section 106 and Community Infrastructure Levy)**

- 6.42 The proposed scheme requires overflow parking spaces on an adhoc basis and the recommendation includes for a S106 legal agreement which includes this obligation.
- 6.43 The development would involve the creation of additional floorspace, which would be liable for Community Infrastructure Levy (CIL). However, there is no charge for B1 use within this location, therefore the scheme would not be chargeable.

(viii) **Equality**

- 6.44 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and

civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

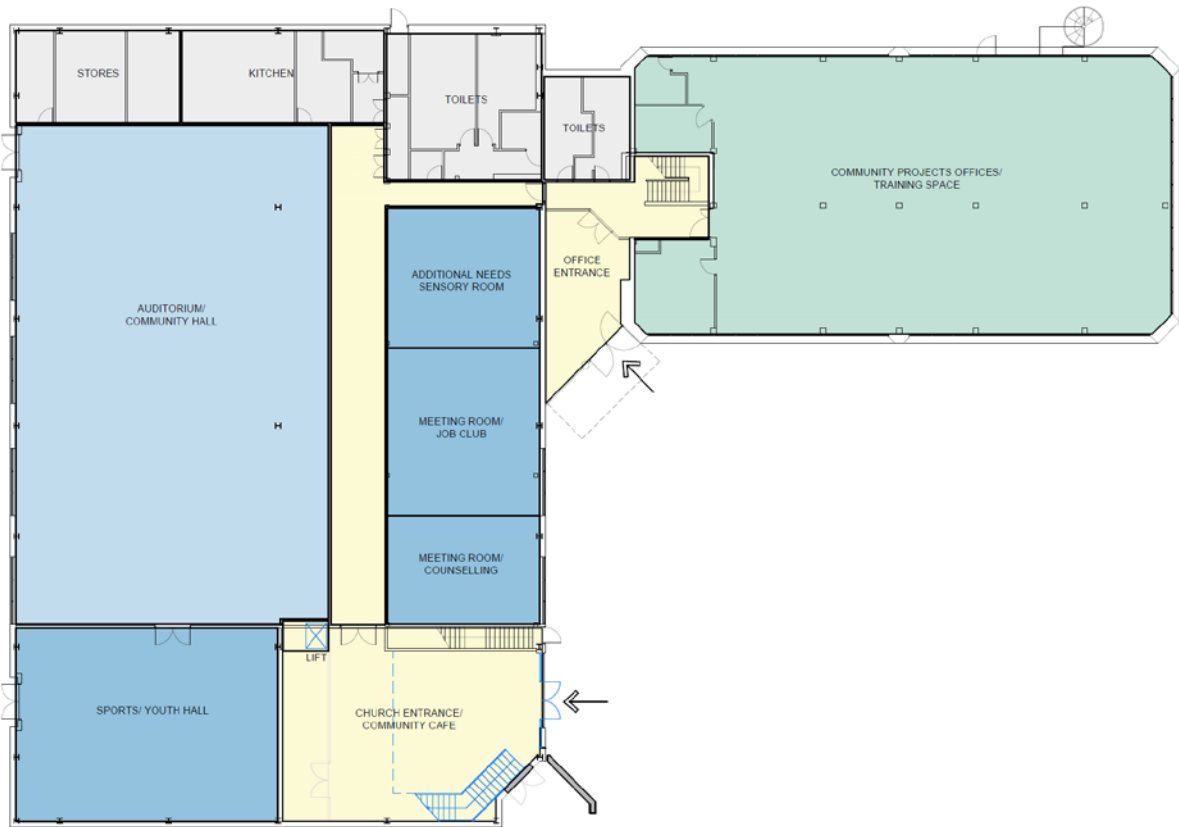
- 6.45 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development, and indeed the proposal includes for community outreach projects which specifically benefit the key equality protected characteristics including age and disability. Appropriate consideration has been given to those with disabilities using the proposed facilities.

7. CONCLUSION

- 7.1 Although the site would involve the loss of some employment floor space, which is contrary to adopted local policy, the significant community benefits, combined with the retained employment uses are considered to outweigh this loss. The application is therefore recommended for approval as set out in the Recommendation on the first page of this report.

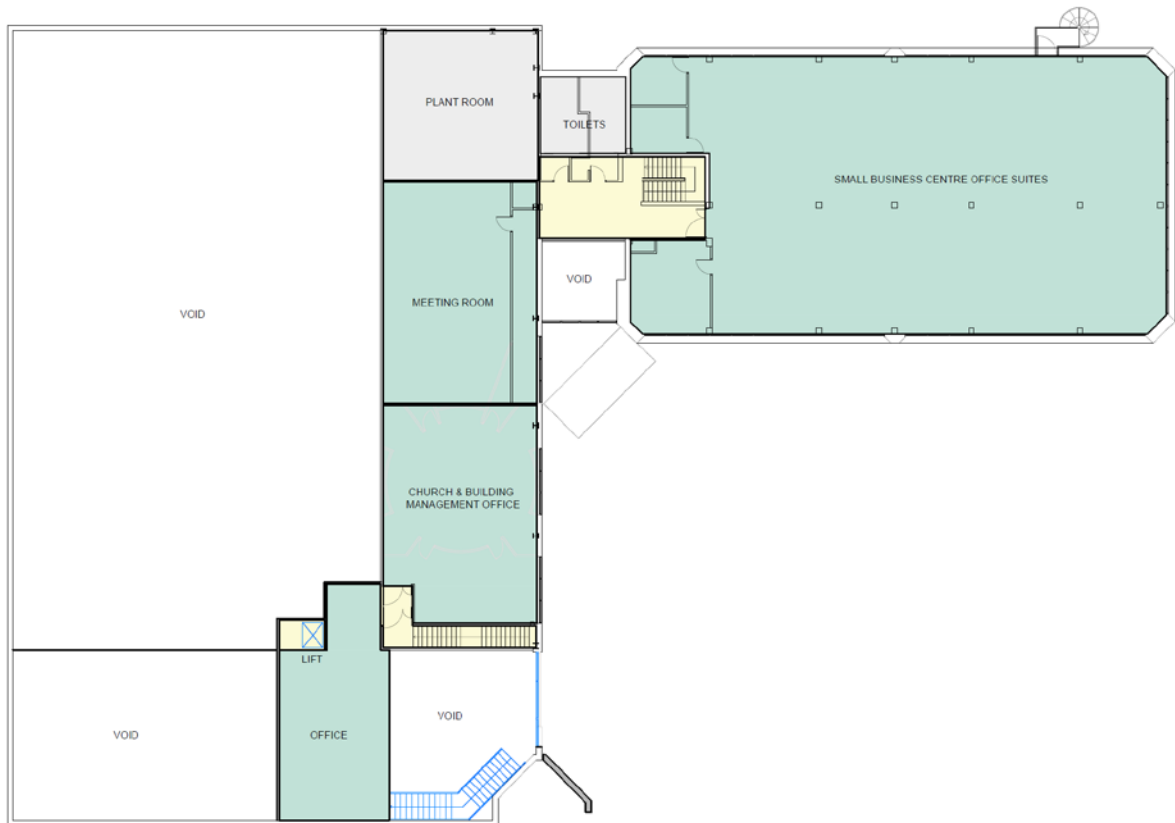
Case Officer: Alison Amoah

APPENDIX 1 - PLANS



PROPOSED GROUND FLOOR PLAN

23.11.17 Amended following client comments A
20.04.18 Minor amendments B



PROPOSED FIRST FLOOR PLAN

23.11.17 Amended following client comments | A
20.04.18 Minor amendments | B



VISUAL 1

PROPOSED VISUAL IMPRESSIONS



VISUAL 2

COMMITTEE REPORT
BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL **ITEM NO. 18**
PLANNING APPLICATIONS COMMITTEE: 5th September 2018

Ward: Out of Borough

App No.: 180855 ADJ (South Oxfordshire District Council ref P18/S1522/O)

Address: Land adjacent to Highdown Avenue, Emmer Green, Reading RG4 8QS

Proposal: Outline application to establish the principle for use of the site for Class C3 Residential occupation; means of access from Highdown Hill and density of Class C3 residential to be determined under this application.

Applicant: Mr Sunny Nahal

Date validated: 2nd July 2018 (by South Oxfordshire District Council)

Major Application: South Oxfordshire District Council 13 week target decision date: 13th October 2018.

RECOMMENDATION: need NPPF

1. That South Oxfordshire District Council be informed that Reading Borough Council OBJECTS to the application on the following grounds:
 - a) Development beyond the Reading Borough Council boundary at this location has not been subject to any detailed assessment through the Local plan process by either Reading or South Oxfordshire Council. The proposed development is inappropriate piecemeal development that does not accord with adopted planning policy, that has not been properly planned and makes no provision for necessary infrastructure and is therefore considered to be unacceptable in principle. Reading Borough Council therefore objects to the submitted scheme contrary to para 49 and 50 of the National Planning Policy Framework (NPPF).
 - b) Visibility at the proposed junction of Highdown Avenue and Highdown Hill Road is substandard, and the increased traffic generated by the development would be a hazard to road users, and in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.
 - c) Highdown Hill Road is unsuitable, due to its substandard width, to accommodate the additional vehicular traffic, pedestrian and cyclists which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.
 - d) The proposed development is unlikely to function or operate in a sustainable manner, taking account of the predicted generation of vehicular traffic and the site's relatively remote location, which is poorly served by public transport links and pedestrian/cycle routes. The proposal would therefore be contrary to Core Strategy Policy CS4 and NPPF Para 110.
 - e) It is not considered that the quantum of development proposed on this sloping site would retain the local landscape character or enhance biodiversity within and surrounding the site and is unacceptable on this basis. The proposal would therefore be contrary to NPPF Para 170.

f) The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, open space/leisure facilities (encompassing the use of Emmer Green Recreation Ground and Bugs Bottom), air quality and the provision of affordable housing. No clear plan or mechanism to secure appropriate mitigation to these impacts has been secured without which the scheme is considered unsustainable and contrary to para of the National Planning Policy Framework Para 54.

2. If South Oxfordshire District Council is minded to approve the application, it should jointly work with Reading Borough Council to identify infrastructure pressures in the local area and direct new provision accordingly.

South Oxfordshire District Council is sent a copy of this report and all comments received for their information and use.

1. INTRODUCTION

1.1 Reading Borough Council (RBC) has been consulted on the above planning application by South Oxfordshire District Council (SODC). The majority of the application site is within South Oxfordshire District, but sited directly adjacent to the administrative boundary of Reading and existing residential development within Reading. The site is located to the west of Highdown Avenue and would be accessed via this existing private road. The western end of the roadway that forms Highdown Avenue is shown within the applicants red line and is sited within Reading Borough. The site is bounded to the south by Gravel Hill and to the north and west by mixed woodland, Reading Golf Course and open countryside beyond.

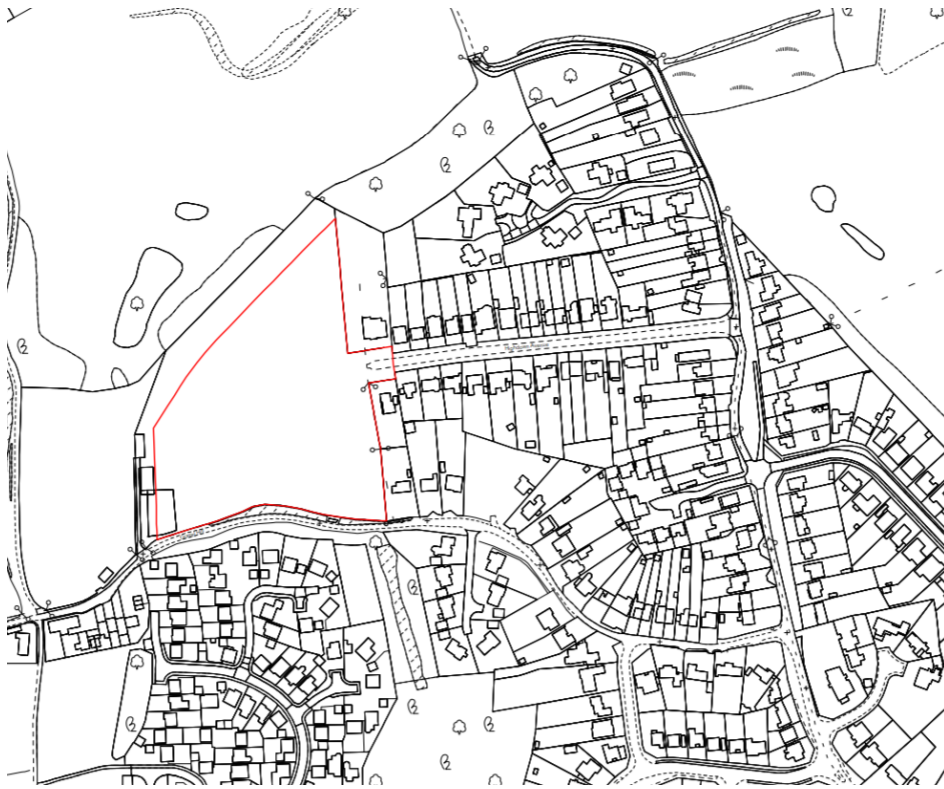
1.2 The site was formally agricultural land but currently contains structures and a ménage associated with equestrian use of the site and storage containers at the entrance to the site, as viewed from Highdown Avenue.

1.3 As a consultee rather than the determining authority, RBC was given 14 days to comment on this application. SODC have agreed to extend this deadline for comment in order that the application can be considered by this Planning Committee, as the proposal is defined as 'major' development; and its comments forwarded.

2.0 PROPOSAL

The proposal specifies the application has been submitted in Outline to establish the principle for use of the site for Class C3 Residential use. This application seeks to consider land use (residential), means of access (via Highdown Avenue) and Density (indicative layout plans show approximately 39 semi detached dwellings). Indicative plans are set out at the end of the report. All other matters are Reserved for further consideration.

Site Location Plan



Aerial Photograph (from submitted information)



3. RELEVANT PLANNING HISTORY

N/A

4. CONSULTATIONS

4.1 South Oxfordshire District Council has carried out its own consultations including residential properties within Reading Borough adjacent to the application site. Reading Borough Council has additionally carried out its own consultation exercise and consulted all properties on Highdown Avenue, and properties directly south of the site to the south of Gravel Hill. A site notice was also erected by the Reading Borough Council case officer at the junction of Highdown Avenue and Highdown Hill Road.

4.2 For clarity the consultation exercise was undertaken twice as the application was validated in error by SODC and consultation responses sought; the application was then not considered to be valid until further information was provided. On receipt of this further information the application was correctly considered to be valid and consultation responses re-issued.

RBC's consultation responses are outlined below:

RBC Transport Strategy: Object

Transport Comments

Access

The proposals comprise the development of up to 40 residential units with associated landscaping and parking. The proposed development will maintain the existing access point to the site from Highdown Avenue, running in an east to west direction to the eastern edge of the site.

As stated above access is to be gained from the western end of Highdown Avenue which is a 5m wide shared surface private road. Highdown Avenue is accessed from Highdown Hill Road which again has no dedicated pedestrian footway.

Visibility splays have been provided at the Highdown Avenue / Highdown Hill Road junction and these equate to 2.4m x 18m to the north and 2.4m x 25m to the south. The TA has stipulated that these visibility splays comply with a 20mph speed, however the visibility splay requirement for a 20mph speed as stated within DfT document Manual for Streets is 2.4m x 25m and therefore the visibility splay to the north does not comply with this requirement. Irrespective, the actual speed limit of Highdown Hill Road is 30mph and therefore a visibility splay of 2.4m x 43m would be required in both directions again to comply with DfT document Manual for Streets.

Given that the proposed visibility splay does not comply with National standards the Highway Authority could not accept any increased traffic generation at this junction.

The full length of Highdown Avenue and Highdown Hill Road have no footway provision and given the carriageway width they would be unsuitable to promote as a shared surface as it is likely conflict would occur between vehicles and pedestrians and cyclists. The current

width of Highdown Hill Road is 4.7m for its majority but does decrease at certain points, with the minimum width being 3.3m just south of the Highdown Avenue / Highdown Hill Road junction.

Figure 7.1 (below) of Department for Transport document Manual for Streets identifies carriageway widths to meet the required demands.

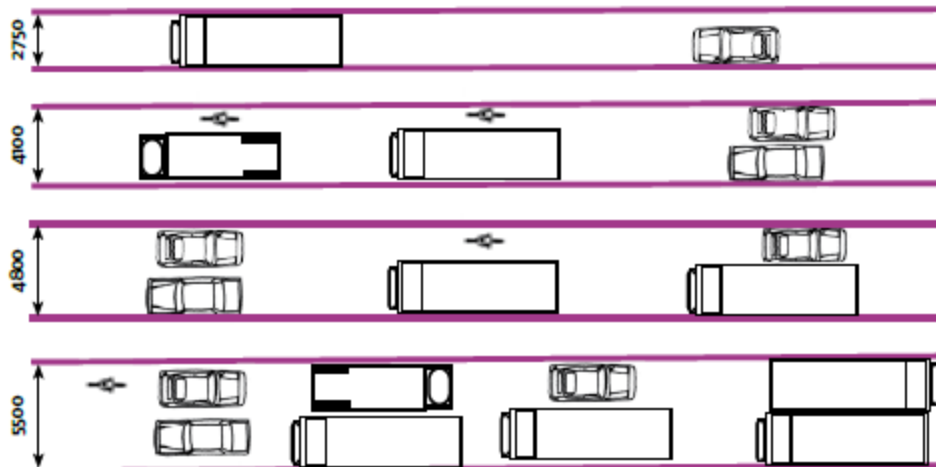


Figure 7.1 Illustrates what various carriageway widths can accommodate. They are not necessarily recommendations.

Manual for Streets continues to state the following at Paragraph 7.2.2:

Carriageway widths should be appropriate for the particular context and uses of the street. Key factors to take into account include:

- *the volume of vehicular traffic and pedestrian activity;*
- *the traffic composition;*
- *the demarcation, if any, between carriageway and footway (e.g. kerb, street furniture or trees and planting);*
- *whether parking is to take place in the carriageway and, if so, its distribution, arrangement, the frequency of occupation, and the likely level of parking enforcement (if any);*
- *the design speed (recommended to be 20 mph or less in residential areas);*
- *the curvature of the street (bends require greater width to accommodate the swept path of larger vehicles); and*
- *any intention to include one-way streets, or short stretches of single lane working in two-way streets.*

All of the above highlighted sections are appropriate in this case and a carriageway width along with the addition that National Cycle Network Route 5 which also runs along Highdown Hill Road would need to be taken into account when determining the carriageway requirements. Without including the provision for pedestrians the carriageway width would need to be a minimum of 4.8m in width and therefore is unsuitable to accommodate additional traffic.

Officers would also stress that Paragraph 7.2.10 of DfT document Manual for Streets states:

However, shared surfaces can cause problems for some disabled people. People with cognitive difficulties may find the environment difficult to interpret. In addition, the

absence of a conventional kerb poses problems for blind or partially-sighted people, who often rely on this feature to find their way around. It is therefore important that shared surface schemes include an alternative means for visually-impaired people to navigate by.

In this case no dedicated footway is provided for pedestrians and none are proposed.

By increasing further traffic along these routes will only further encourage the use of the private car to travel as those currently walking and cycling will feel more vulnerable especially when travelling in the dark.

The National Planning Policy Framework (NPPF) requires developments to be sustainable which includes travel to and from the proposed application site. Paragraph 29 states:

Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.

The eastern site boundary is located approximately 900m from bus route 23 / 24, that provides links to the north and the south. This is however in excess of double the recommended 400m walking distance to gain access to bus services along which the route provides no dedicated footways for a distance of approximately 550m. The remainder of which the dedicated footway is between 1.2m and 1.6m and would be less than the recommended minimum width of 2m as stipulated within DfT document Inclusive Mobility.

The TA has highlighted that the site is accessible to a range of facilities by foot highlighting a 25 minute walking distance, however many of the acceptable walking distances taken from IHT would be within this with the specified 900m distance to the bus stop identified as a 10 minute walk.

IHT Providing for Journeys on Foot

	Town Centres	Commuting / School Sight Seeing	Elsewhere
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred Maximum	800m	2000m	1200m

As is mentioned above there are no continual dedicated footways or street lighting between the application site and the bus services and other local facilities. Given this and the distances exceed National Guidance this will not encourage the use of an alternative mode of transport and therefore the main option of all trips would be the private motor vehicle which is unsustainable and therefore contrary to policy.

It is considered that the location of the site is unlikely to function / operate in a sustainable manner therefore increasing journeys made by the private car and in addition the proposal would generate additional traffic movements along Highdown Hill Road which is substandard in respect of carriageway width, adversely affecting road safety and the flow of traffic.

Trip Generation

The applicant has used the Trip Rate Information Computer System (TRICS), TRICS is the national standard system of trip generation and analysis in the UK and Ireland, and is used

as an integral and essential part of the Transport Assessment process. It is a database system, which allows its users to establish potential levels of trip generation for a wide range of development and location scenarios, and is widely used as part of the planning application process by both developer consultants and local authorities and is accepted by Inspectors as a valid way to ascertain likely trip generation.

Having reviewed the TRICS data provided officers are not content that all of the sites selected are comparable to the application site. Officers have therefore undertaken their own assessment and this has identified that the resulting trip rates are similar to those provided by the applicant. Officers are therefore happy to accept the trip rates submitted.

These trip rates equate the following trip generation as taken from Table 2.2 of the TA:

Table 2.2: Trip Generation: All Modes (40 dwellings)

	Vehicles		Walking		Cycling		Public Transport		People	
	Arr	Dep	Arr	Dep	Arr	Dep	Arr	Dep	Arr	Dep
AM Peak 08:00- 09:00	6	15	2	8	0	1	0	1	10	32
PM Peak 17:00- 18:00	13	6	4	2	1	0	1	0	24	11
Daily Total Trip Rate	180		69		9		9		326	

Given the number of movements proposed and the existing road widths do not comply with National Guidance the Highway Authority are unable to accept any further development, especially as this is likely to result in conflict between vehicles and pedestrian / cyclists.

As a result of the above the Highway Authority objects to the proposed development on the following grounds.

Reasons for Refusal

Visibility at the proposed junction of Highdown Avenue and Highdown Hill Road is substandard, and the increased traffic generated by the development would be a hazard to road users, and in conflict with Core Strategy Policy and CS20 and Sites and Detailed Polices document Policy DM12.

Highdown Hill Road is unsuitable, due to its substandard width, to accommodate the additional vehicular traffic, pedestrian and cyclists which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, in conflict with Core Strategy Policy CS20 and Sites and Detailed Polices document Policy DM12.

The proposed development is unlikely to function or operate in a sustainable manner, taking account of the predicted generation of vehicular traffic and the site's relatively

remote location, which is poorly served by public transport links and pedestrian/cycle routes. The proposal would therefore be contrary to Core Strategy Policy CS4.

RBC Environmental Health -

Construction and demolition phases

Concerns are raised regarding potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

The following conditions are therefore recommended:

Control of Noise and Dust - CMS to be submitted

Hours of Working - The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

No Bonfires - no waste to be burnt on site

RBC Trees - This site is located to the north of Gravel Hill a single width country lane with strong rural character. The vegetation and trees along the banks of the highway close above the road creating a tunnelled effect and a sense of enclosure. The trees and vegetation along the Borough boundary and adjacent to the public footpaths (although of variable quality), are important to the rural and verdant character of the area and provide valuable screening between the developed residential areas to the south - from the more rural landscape to the north.

In addition to identified landscape qualities, the bank on the north side of Gravel Hill is also indicated as: 'Local Wildlife Sites, Local Nature Reserves and Areas of Biodiversity Action Plan Habitat' and therefore functions as a wildlife corridor and a detrimental effect on this should be avoided.

Any future residential development within the site would be greatly enhanced by the retention of trees on and adjacent to the site. It is noted that the trees on site are not currently subject of a Tree Preservation Order therefore we would ask Officers within South Oxfordshire District Council to consider serving a temporary Area TPO on the site to ensure trees cannot be felled in order to improve the development potential of the site.

RBC Ecology - To be updated at your meeting.

RBC Housing - Have confirmed Reading Borough has a need for affordable housing.

RBC Education - Education would need to consider the additional school places needed for the new residents. Based on the yield calculation for pupils, 39 households would require an additional 12 primary and 6 secondary school places.

Within the catchment area at Primary level, there are several schools which are currently full with waiting lists, and limited places available at the remaining schools. The primary school and secondary school pupil forecasts indicate that within the locality we expect to see a high proportion of school places filled by Reading children. As this development would sit within Oxfordshire, the likelihood of children gaining a school place at a Reading school would be dictated by the Councils admissions policy, and given the popularity of Reading schools, pupils from the new development would be unlikely to gain a place. Without a clear strategy in place for new resident parents to place their children in an Oxfordshire school, they should not rely upon a Reading school to provide a school place for their children.

RBC Leisure - It is note that there is no public open space within the development nor opportunities for children and young people to play and participate in sport.

The closest play area and sports pitch to the proposed development are at Emmer Green Recreation Ground, while the closest public open space is at Bugs Bottom which is very popular with dog walkers.

Both these sites will be used by the residents of the proposed development, particularly Bugs Bottom which is less than 100m away. We would therefore be looking to secure a financial contribution by way of mitigation to improve access, infrastructure and leisure/sporting opportunities to cater for the increase in use at these sites as there are no other facilities within South Oxfordshire nearby.

Further information and analysis of the potential impacts on increased recreational pressure and their mitigation will need to be provided by the applicant to help in determining the appropriate and proportionate level of contribution required.

There is already significant use of both Bugs Bottom and Emmer Green Recreation Ground by local residents and in the absence of any measures to ensure they are not adversely affected by the proposals, we would object to this application.

PUBLIC CONSULTATION:

Reading Borough Council has received 70 letters of objection (combined total of both rounds of consultation) at the time of writing this report. These letters will be passed to South Oxfordshire District Council. The following issues were raised:

- Object due to Highdown Avenue being a private road on which there are no pavements, street lights or road drainage, resulting in additional vehicles having a negative impact on residential amenity and the safety of residents and particular children that play on the road.
- Surrounding access roads and local road junctions are inadequate for any increase in traffic including the junction of Tredegar Road, St. Barnabas Road and Surley Row.
- The development would detrimentally affect a nearby National Cycle Route and Bridleway.

- The Highdown Avenue Management Association Limited state as owner of the road it does not consent to Highdown Avenue being used to access the proposed development site.
- Nitrogen dioxide in the air has been demonstrated to be above acceptable levels in central Caversham, especially where traffic queues, object to these levels being increased.
- The application does not accord with the distribution strategy for housing in South Oxfordshire and there is great pressure for additional housing in both Reading and South Oxfordshire with land adjacent to the northern RBC boundary coming under increasing scrutiny; for example the substantial application off Peppard Road currently at appeal.
- Local services (GPs and schools in particular) are already over- stretched. The recent closure of Priory Avenue has already resulted in extra pressure being put on Emmer Green Surgery.
- Removal of vegetation would erode the rural character of this land adjacent to Emmer Green and detract from the character and appearance of the local area.
- The proposal would have a harmful impact on local wildlife.
- The site slopes leading to issues with drainage were the site to be developed.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 National Planning Policy Framework (NPPF) (March 2012):
Promoting Sustainable Transport paragraph 31 and 35
Planning Conditions and Obligations paragraph 203

5.2 South Oxfordshire (SODC) will consider their respective planning application in relation to their adopted planning policies and supplementary planning guidance.

6. APPRAISAL

The main considerations are:

- a. Legal context
- b. Principle of Development / Housing Need
- c. Transport considerations
- d. Landscape, Ecology and Visual Impact
- e. Infrastructure

Legal Context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

6.2 Whilst it does not fall to RBC to determine this planning application submitted to South Oxfordshire District Council, the Council may make comments as a consultee,

and can determine any future application for the area of the site within Reading Borough Council.

Principle of Development / Housing Need

- 6.3 The application site is not allocated in the South Oxfordshire Local Plan (Core Strategy and Local Plan) nor in its emerging 2033 Local Plan (to date). Development adjacent to the border with Reading or anywhere in the vicinity of Reading has not been the subject of any discussions with South Oxfordshire District Council under the Duty to Cooperate as Reading has sought agreement with the adjoining Local Authorities within Berkshire.
- 6.4 This is primarily because Reading Borough is a small urban authority with administrative boundaries particularly to the southern, eastern and western parts that divide existing developed areas within other Berkshire Authorities. The character of the boundary with South Oxfordshire differs as this boundary effectively separates the built form within Reading from the primarily open countryside within South Oxfordshire. Reading Borough Council has not sought development in South Oxfordshire as a location for accommodating future growth of Reading in part because of the rural nature of the area such as the application site. Consequently no work has been undertaken to plan for the prospect of such cross boundary development.
- 6.5 Therefore development beyond the Borough boundary within the application site has not been subject to any detailed assessment through the Local plan process by either Reading or South Oxfordshire Council. Further development in the area of the boundary of SODC with RBC, over and above what is currently planned, will have significant infrastructure impacts which need to be properly taken account of and planned for. There are severe transport issues in this part of Reading and recent work has established that there are severe capacity issues relating to the provision of education places. The proposed development does not accord with adopted planning policy, is premature and has not been properly planned, and would form inappropriate piecemeal development; it is therefore considered to be unacceptable in principle. Reading Borough Council therefore objects to the submitted scheme on this basis.

Transport Considerations

- 6.6 As set out in the RBC Transport consultation response above, Transport officers have considered the proposal and object to the application on three separate grounds. Additionally the impact of the increase in traffic movements within Reading Borough would be required to be mitigated by a financial contribution. It is noted that Highdown Hill is a private road however access/ownership rights over this roadway are not a material planning consideration. This matter would have to be resolved between the interested parties on the grant of any planning permission.

Landscape, Ecology and Visual Impact

- 6.7 Due to the current open rural nature of the application site it contains wildlife habitats and mature vegetation, in particular on the site boundaries. As set out

above the trees and vegetation along the Borough boundary and adjacent to the public footpaths, are important to the rural and verdant character of the area and provide valuable screening between the developed residential areas to the south - from the more rural landscape to the north. In addition to identified landscape qualities, the bank on the north side of Gravel Hill is also indicated as: 'Local Wildlife Sites, Local Nature Reserves and Areas of Biodiversity Action Plan Habitat' and therefore functions as a wildlife corridor and a detrimental effect on this should be avoided. Further ecology comments to be updated at your meeting.

- 6.8 Officers therefore do not consider that the quantum and layout of development on this sloping site would retain the local landscape character or enhance biodiversity within and surrounding the site, and object to the proposal on this basis.

Infrastructure

- 6.9 It is acknowledged that due to the proximity of the development to the Borough boundary, that there will be use of social and community infrastructure within Reading Borough as a result of this development. Therefore appropriate measures should be secured to mitigate the impact on surrounding infrastructure.
- 6.10 Leisure services have noted that there is no public open space within the development nor opportunities for children and young people to play and participate in sport. Therefore new residents would utilise the Emmer Green Recreation Ground, and the public open space at Bugs Bottom, which is less than 100m away. A financial contribution by way of mitigation to improve access, infrastructure and leisure/sporting opportunities to cater for the increase in use at these sites as there are no other facilities within South Oxfordshire nearby is therefore required.
- 6.11 In relation to education, new occupants of the proposed development cannot rely upon a Reading school to provide a school place for their children as additional pupil places should be provided within the administrative boundary of South Oxfordshire. In relation to the provision of affordable housing within the scheme due to the proximity of the proposed development to the boundary with Reading an element of the affordable housing secured should go to meeting the local needs of Reading Borough. These matters will be brought to the attention of South Oxfordshire District Council.
- 6.12 This mitigation must be secured by either a S106 Legal Agreement or the CIL mechanism which South Oxfordshire District Council currently operates. On this basis Reading Borough Council further objects to the proposal if appropriate mitigation measures are not secured fully in the areas affected.

7. CONCLUSION

- 7.1 It is recommended that:

1. That South Oxfordshire District Council be informed that Reading Borough Council OBJECTS to the application on the following grounds:
 - a) Development beyond the Reading Borough Council boundary at this location has not been subject to any detailed assessment through the Local plan process by either Reading or South Oxfordshire Council. The proposed development does not accord with adopted planning policy, is premature and has not been properly planned, and would form inappropriate piecemeal development; it is therefore considered to be unacceptable in principle. Reading Borough Council therefore objects to the submitted scheme contrary to para 49 and 50 of the National Planning Policy Framework (NPPF).
 - b) Visibility at the proposed junction of Highdown Avenue and Highdown Hill Road is substandard, and the increased traffic generated by the development would be a hazard to road users, and in conflict with Core Strategy Policy and CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.
 - c) Highdown Hill Road is unsuitable, due to its substandard width, to accommodate the additional vehicular traffic, pedestrian and cyclists which would be generated by the proposed development. This would have an adverse effect on road safety and the flow of traffic, in conflict with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12 and NPPF Para 110.
 - d) The proposed development is unlikely to function or operate in a sustainable manner, taking account of the predicted generation of vehicular traffic and the site's relatively remote location, which is poorly served by public transport links and pedestrian/cycle routes. The proposal would therefore be contrary to Core Strategy Policy CS4 and NPPF Para 110.
 - e) It is not considered that the quantum of development on this sloping site would retain the local landscape character or enhance biodiversity within and surrounding the site and is unacceptable on this basis. The proposal would therefore be contrary to NPPF Para 175.
 - f) The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, open space/leisure facilities (encompassing the use of Emmer Green Recreation Ground and Bugs Bottom), air quality and the provision of affordable housing. No clear plan or mechanism to secure appropriate mitigation to these impacts has been secured without which the scheme is considered unsustainable and contrary to para of the National Planning Policy Framework Para 54.
2. If South Oxfordshire District Council is minded to approve the application, it should jointly work with Reading Borough Council to identify infrastructure pressures in the local area and direct new provision accordingly.

South Oxfordshire District Council is sent a copy of this report and all comments received for their information and use.

Case Officer: Susanna Bedford

Plans:

Submitted Masterplan plan ref L(1)201-2



Axonometric view



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