

## UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 5 February 2020

ITEM NO. 13

Ward: Park

App No: 191634

Address: Hamilton Centre, 135 Bulmershe Road, Reading, RG1 5SG

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

### RECOMMENDATION:

Grant, as per the main agenda report.

This update paper consists of the following matters:

1. Additional Representations
2. Corrections
3. Approved Plans

## 1. ADDITIONAL REPRESENTATIONS

- 1.1 Following the publication of the agenda, two additional letters of representation have been received from Mr Evans at 138A Hamilton Road. These representations are in addition to three previous letters already received and summarised within the main agenda. The additional representations received are summarised as follows:

### 3<sup>rd</sup> February 2020

- Attention drawn to the culverted watercourse from Whiteknights campus and that downstream obstructions is not mentioned within any documentation.
- Surfaced playground and tennis court unlikely to interfere with the culvert but care should be taken not to erect above-ground obstructions such as a pavilion, groundsman's hut, high strength fencing, or fixed sight boards.
- As long as the dam continues to sit upstream of a populated area, it is important that someone at management level within the Council is aware.

### 2<sup>nd</sup> February 2020

- The 'Planning Statement - Summary of Amendments' defers any summary to another document - the 'HCC Framework Travel Plan' amended January 2020, and it appears impossible to find a projection of the demand for the school minibus service at all
- The new 'Appendix 1 - TRICS Assessment, Office Space' provides clear confirmation of that 17-seater minibuses only carry 16 passengers.
- The 'worst case scenario' may get worse, by miscalculating minibus demand.

- The MUGA was removed from the application, but somehow the applicant's agent has continued to communicate that in the context of Sport England guidance.
- There is still no ongoing record of the alleged 'nature garden' in the most recent plans.

Officer comments:

- 1.2 Any works that obstruct, raise or otherwise alter the flow of a culvert such as the one which flows beneath the Alfred Sutton Playing Field would require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority under Section 23 of the Land Drainage Act 1991. The requirement for OWC is independent of the need for planning permission and the granting of any planning permission does not imply or guarantee that the LLFA will grant consent. As it stands the proposed works do not result in any works which would require OWC and therefore no further action required.
- 1.3 To clarify, The Council's Transport Officers have undertaken a detailed assessment of the information submitted and verified TRICS data independently to that supplied by the applicant. Notwithstanding this, the conclusion remains that the proposed use as a SEMH school would result in a net-reduction in vehicles movements when compared to the sites previous permitted use as a Sixth Form college. The additional observations relate largely to matters covered in the main report.
- 1.4 Regarding Sport England's position, their comments were unconditional and did not require the provision of alternative facilities in the wider site. Their position was based upon on the conclusion that the peripheral land being lost met their playing field Exception Test E3.
- 1.5 Officers are therefore satisfied that all matters have been appropriately addressed within the original committee report.

## 2 CORRECTIONS

- 2.1 Members and interested parties should be aware that a formatting misalignment has occurred during publication of the PAC report. This had caused the illustration arrows within Figure 4 and 7 of this item within the main agenda to misalign showing incorrect reference points. Corrected versions of these illustrations are included below:

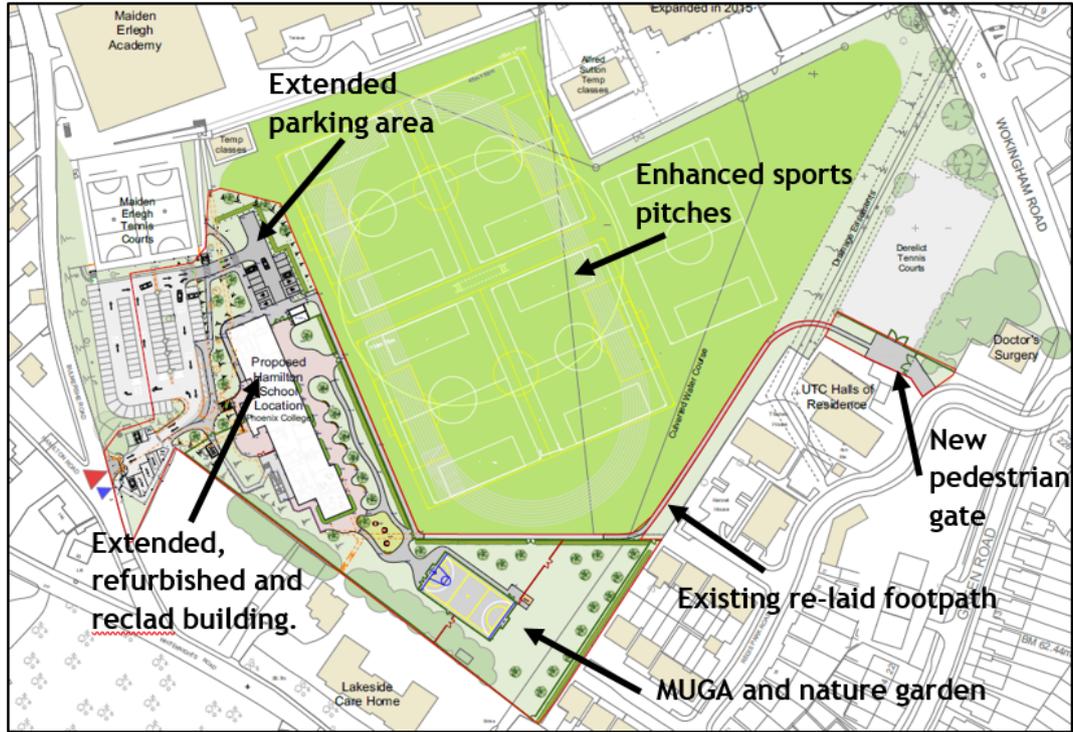


Figure 4 - Proposed site plan (annotated)

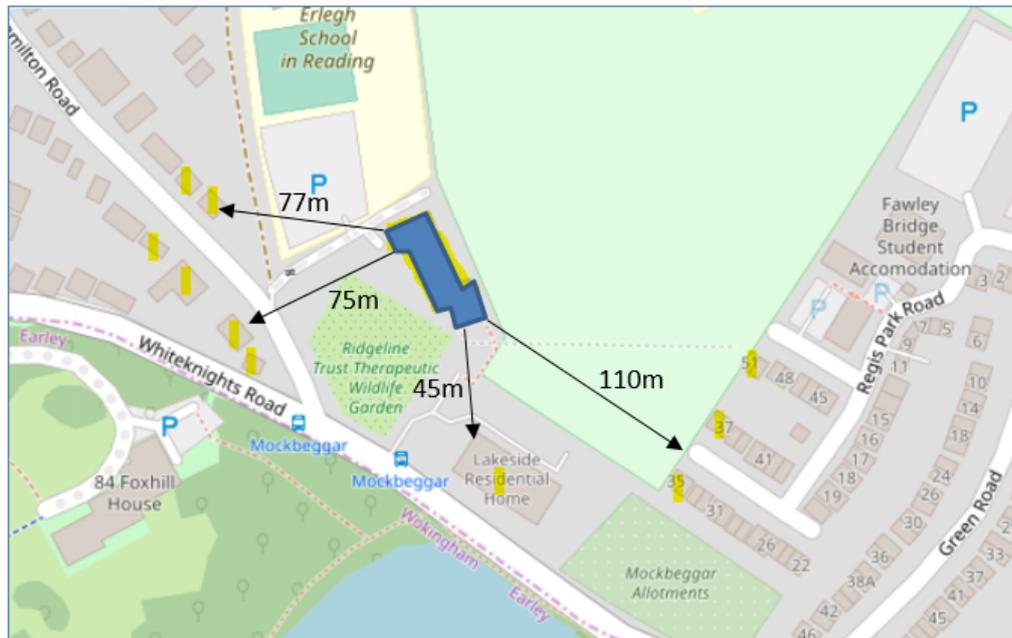


Figure 7: Neighbouring properties highlighted and their proximity to the existing building.

3. APPROVED PLANS

3.1 The following plans have been considered as part of this application:

I Information Only											Z Contract Documents				P For Planning					
D For Comment											C Site Issue/Construction									
B for Billing											R For Record									
A for Approval											T For Tender									
											01	2	13	22						
											03	10	12	01						
											19	19	19	20						
TMS	ORIGIN.	ZONE	LEVEL	TYPE	ROLE	DWG. NO.	DESCRIPTION	SUITABILITY	REV.	SIZE	SCALE									
E03700	HCC	RF	00	DR	A	1405	Proposed Grd Floor Sht 1	info		A1	1 : 100	x								
E03700	HCC	NB	01	DR	A	1406	Proposed Grd Floor Sht 2	info		A1	1 : 100	x								
E03700	HCC	RF	00	DR	A	1407	Proposed First Floor Sht 1	info		A1	1 : 100	x								
E03700	HCC	NB	01	DR	A	1408	Proposed First Floor Sht 2	info		A1	1 : 100	x								
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 1	design				x	x							
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 2	design				x	x							
E03700	Siteline			SV	HC	2	Topo and Utility Sheet 3	design				x	x							
E03700	Siteline			SV	HC	200	Existing Elevations survey	design				x	x							
E03700	Siteline			SV	HC	300	Existing Building survey	design				x	x							
E03700	Siteline			SV	HC	400	Existing Section survey	design				x								
E03700	Soprema						Roof survey	design				x								
E03700	HCC	XX	XX	DR	A	1000	Location Plan	P	P2				x							
E03700	HCC	XX	XX	DR	A	1000	Existing Site Plan	P	P1				x							
E03700	HCC	XX	XX	DR	A	1500	Proposed Site Plan	P	P1				x						P4	
E03700	HCC	XX	XX	DR	A	1600	Perspectives	P					x							
E03700	HCC	XX	XX	DR	A	2000	Proposed Ground Floor	P					x							
E03700	HCC	XX	XX	DR	A	2001	Proposed First Floor	P					x							
E03700	HCC	XX	XX	DR	A	2004	Proposed Roof Plan Sheet 1	P					x							
E03700	HCC	XX	XX	DR	A	2005	Proposed Roof Plan Sheet 2	P					x							
E03700	HCC	XX	XX	DR	A	3004	Existing & Proposed Elevations	P					x							
E03700	HCC	XX	XX	DR	A	3102	Existing & Proposed Sections	P					x							
E03700	HCC	XX	XX	DR	L	7000	Proposed Site GA	P	P3				x							
E03700	HCC	XX	XX	DR	L	7002	Proposed Car Park Layout Strategy	P	P1				x							P3
E03700	HCC	XX	XX	DR	L	7005	Proposed ATP Detail Area Plan	P	P1				x							
E03700	HCC	XX	XX	DR	L	7102	Existing Sports Pitch Layout	P	P3				x					P3	P3	
E03700	HCC	XX	XX	DR	L	7103	Proposed Sports Pitch Layout	P	P1				x						P4	P5
E03700	HCC	XX	XX	DR	L	7007	Proposed Planting Plan	P	P1										P1	
E03700	HCC	XX	XX	DR	L	7800	Demolitions & Tree Protection	P	P3										P1	P3
E03700	HCC	XX	XX	SC		AppB	Design & Access Statement	P												
E03700	HCC	XX	XX	SC		AppC	Ecological Appraisal	P												
E03700	HCC	XX	XX	SC		AppE	Transport Statement	P												P2
E03700	HCC	XX	XX	SC		AppF	Framework Travel Plan	P												P2
E03700	HCC	XX	XX	SC		AppG	GIR Hamilton Centre	P												
E03700	HCC	XX	XX	SC		AppH	Noise Impact Assessment	P												
E03700	ECH	XX	XX	DR		AppI	Below Ground Drainage	P												
E03700	HCC	XX	XX	DR		AppJ	Above Ground Drainage	P												
E03700	HCC	XX	XX	SC		AppK	Archaeology	P												
E03700	ECH	ZZ	XX	DR	C	1001	Swept Path Analysis	P	P01											x
E03700	ECH	ZZ	XX	DR	C	1002	Swept Path Analysis	P	P01											x
E03700	ECH	ZZ	XX	DR	C	1003	Swept Path Analysis	P	P01											x
E03700	ECH	ZZ	XX	DR	C	1004	Swept Path Analysis	P	P01											x
E03700	ECH	ZZ	XX	DR	C	1005	Swept Path Analysis	P	P01											x
E03700	ECH	ZZ	XX	SC	C		Flood Risk Assessment	P												x

Case Officer: Brian Conlon