

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:

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- 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.

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- 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:

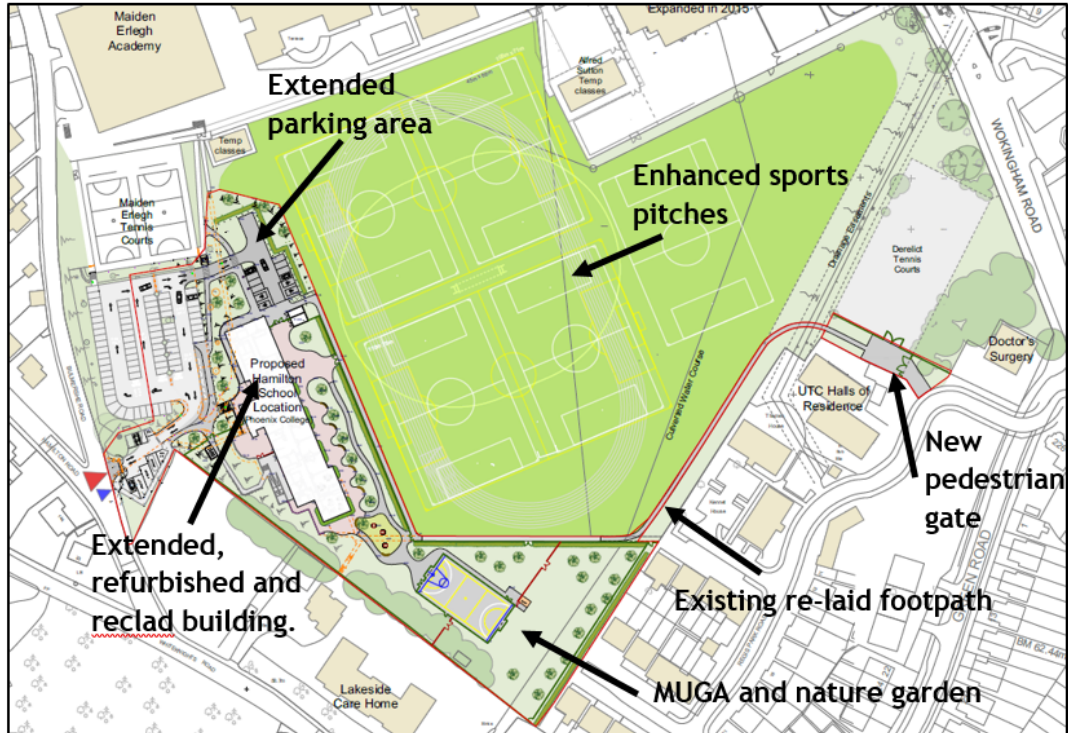


Figure 4 - Proposed site plan (annotated)

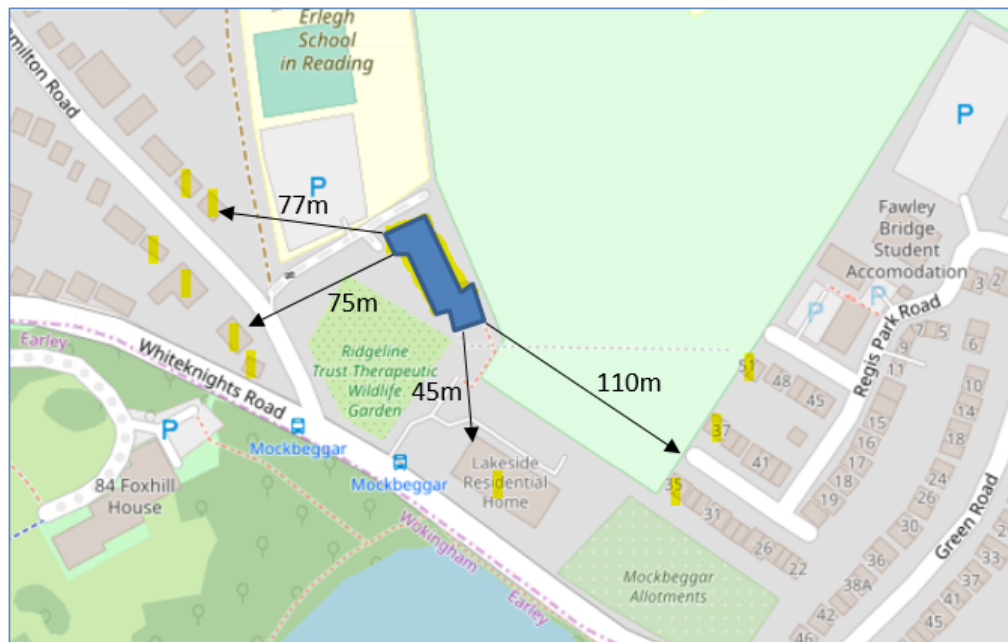


Figure 7: Neighbouring properties highlighted and their proximity to the existing building.

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 P3 | |
| E03700 | HCC | XX | XX | DR | L | 7800 | Demolitions & Tree Protection | P | 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