

UPDATE REPORT

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

ITEM NO.

Ward: Abbey

App No: 191848/FUL

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

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

Applicant: Greyfriars Church

Agent: Bluestone Planning

Date validated: 26/11/2020

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

RECOMMENDATION:

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

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

1. READING CIVIC SOCIETY RESPONSE

- 1.1 Paragraph 4.4 of the main report advises that no response had been received from the Reading Civic Society, a response has now been received.
- 1.2 The Civic Society are pleased with the input from Historic England (HE) and the substantial work that has been undertaken thus far. As such, the Civic Society has no objection to the proposed works, and is pleased with ensuring a high quality material finish by condition as recommended in the main report.
- 1.3 The Civic Society has requested clarification on the point relating to Archaeology, and suggested that “on-site and proper excavation” be carried out at the site due to the potential for archaeological findings. This is in line with the consultation response received from Berkshire Archaeology, and is reflected in condition 5 ‘Pre-commencement program for archaeological works’ which Berkshire Archaeology will

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

2. TRANSPORT MATTERS

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

3. NOISE MITIGATION

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

4. CLARIFICATION OF MAIN REPORT

- 4.1 Officers would note that section 7.9 of the report has been included in error and as such should not be read in conjunction with the remainder of the report. Please disregard.

5. CONCLUSION

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

Case Officer: Anthony Scholes