

UPDATE COMMITTEE REPORT

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

ITEM NO.

Ward: Abbey

App No.: 191924/FUL

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

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

Applicant: Elstree Land and Sovereign Housing Association

Deadline: 20/03/2020

RECOMMENDATION:

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

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

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

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

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

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

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

Informatives:

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

1. Background

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