

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th January 2021

Ward: Battle

App No: 201391/FUL

Address: Land At, 362 Oxford Road, Reading, RG30 1AQ

Proposal: Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description).

Applicant: Stonegate Homes

13 Week Target Date: 29 Jan 2021

RECOMMENDATION:

AMENDED RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to:

- i) **GRANT** full planning permission, subject to the satisfactory completion of the Section 106 agreement;

The S106 to include the following heads of terms:

- Secure the agreed level of on-site affordable housing consisting of 2 x 1-bed, 5 x 2-bed, 1 x 3-bed, of which x5 would be for affordable rent and x3 shared ownership.
- £64,700 Open Space contribution to improve and extend facilities within the ~~Thames Parks~~ **Kensington Recreation Ground and Portman Road Park** - payable before first occupation;
- Secure a construction phase Employment Skills and Training Plan or equivalent financial contribution. As calculated in the Council's Employment Skills and Training SPD (2013) - payable on commencement.

All financial contributions index-linked from the date of permission.

Or;

- i) Refuse full planning permission if ~~sustainability matters not resolved or~~ the S106 agreement is not completed by ~~29 January 2021~~ **14th April 2021** (unless the Head of Planning, Development and Regulatory Services Officers agree to a later date for completion of the legal agreement)

Conditions:

1. As per main agenda report.

1. Corrected recommendation

- 1.1 Within the main agenda recommendation, the Open Space contribution should have referred to those two nearest areas of public open space, Kensington Road Recreation Ground and Portman Road Park, and not 'Thames Parks'. This has been updated.
- 1.2 Under the 'or' (i) section within the recommendation, it refers to sustainability matters not being resolved. This was an error, as there no sustainability matters to resolve. This has been removed from the resolution.
- 1.3 Finally, if approved, the date for which the legal agreement must be completed by (originally the 29th January) causes significant and insurmountable funding problems for the applicant. As it is considered extremely unlikely that an agreement could be completed within such a short arbitrary time period, officers have extended this to a period of 12 weeks from resolution. Clearly, it would be in the interests of all parties for the agreement to be completed in advance of this date, and the revised date is considered reasonable and does not prevent this from occurring.

Office: Brian Conlon