

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 17

PLANNING APPLICATIONS COMMITTEE: 5th September 2018

Ward: Whitley

App No.: 180698

App Type: FULL

Address: 448a Basingstoke Road

Proposal: Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (724sqm) use, with glazing to replace roller door (amended)

Applicant: Reading Family Church

Date valid: 26th April 2018

Minor Application: 8 week target decision date: 21st June 2018

Agreed Extension of time date: 25th October 2018

Planning Guarantee: 26 week date: 25th October 2018

RECOMMENDATIONS

As on the main report, but with the following amendment to the S106 Heads of Terms:

THE SECTION 106 LEGAL AGREEMENT TO SECURE THE FOLLOWING:

Amended - Transport:

- Off-site provision for additional parking - The applicant has agreed a licence with Ultima Properties Ltd, which provides for the use of up to 266 additional parking spaces on Sundays and on agreed other Christian festival days for a period of 5 years. Upon expiration of this agreement or early termination, the applicant is required to:

Option a) Secure a new agreement or arrange for adequate alternative parking facilities for a minimum of 100 no. parking spaces, details of which must be submitted and approved by the local planning authority within 6months prior to expiry of the licence, or the applicant to present evidence that additional off-site parking is no longer required and for this to be approved in writing by the LPA. In the event that this is not the case, or not sufficiently demonstrated to the LPA then proceed to Option b)

Option b) A revocation or discontinuance order to be implemented by the LPA which would restrict the overall use of the site. Under option b) it would be specified that the applicant accepts that they would not be entitled to statutory compensation under the 1990 Act.

1. TRANSPORT UPDATE

- 1.1 Further to matters raised by RBC's Legal Officer it has been agreed with the Applicant that an amended recommended S106 Heads of Terms for off-site parking provision be included. Essentially, this is to ensure that should there not be the availability of off-site parking at the end of the licence period with Ultima that there are mechanisms in place to either provide alternative off-site parking, or that the Applicant demonstrates that the additional number of spaces is no longer required, or if neither of these obligations can be met, for the Local Planning Authority to have the provision to place restrictions on the use.

- 1.2 The proposed minimum off-site additional parking provision, of 100 no. spaces, is based on the aggregated figure when the Council's maximum parking standards per use is applied. Although it is accepted that there is likely to be some shared use of the car park between the proposed use classes, until there is further data evidence on actual use available to the contrary, it is considered prudent to apply the maximum standards.