

## COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 8<sup>th</sup> September 2021

**Ward:** Southcote

**App No.:** 210647/REG3 & 210746/LBC

**Address:** Prospect Park, Liebenrood Road, Reading

**Proposals: 210647/REG3** - Provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

**210746/LBC** - Listed Building Consent for provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

**Applicant:** Reading Borough Council

**Deadline:** 21<sup>st</sup> July 2021 (210647/REG3) and 7<sup>th</sup> July 2021 (210746/LBC) and an extension of time has been agreed to 30<sup>th</sup> September 2021

### RECOMMENDATION:

#### **210647/REG3**

#### Conditions to include:

- 1) TL1 - standard time limit 3 yrs.
- 2) AP1 - Approved plans.
- 3) Details of the play equipment and materials (pre-commencement)
- 4) Details of the fencing designed to incorporate planting to soften appearance (pre-commencement)
- 5) Zebra crossing improvements (pre-occupation)
- 6) No external lighting
- 7) Vegetation clearance to avoid bird nesting season (March-August)
- 8) Hours of demolition/construction works (compliance)
- 9) No burning of materials or green waste on site (compliance)
- 10) AMS and TPP (pre-commencement)
- 11) Landscaping scheme (pre-commencement)
- 12) Scheme for replacement tree planting elsewhere in the Borough to include timetable for provision (prior to first use)

#### Informatives to include:

1. IF1 - Positive & Proactive
2. IF2 - Pre-commencement conditions seen and agreed by applicant
3. IF5 - Terms and Conditions
4. IF6 - Building Control
5. IF7 - Complaints about construction
6. I11 - CIL not liable
7. S106

8. Separate Advertisement Consent
9. Associated Listed Building Consent

**210746/LBC**

**Conditions to include:**

1. LB1 - Time Limit Listed Building (works)
2. LB2 - Approved Plans
3. Details of play equipment and materials (to be submitted)
4. Details of fencing (to be submitted)

**Informatives to include:**

1. IF1 - Positive and Proactive
2. IF2 - Pre-commencement conditions
3. IF5 - Terms and Conditions
4. Associated Planning Permission

**1. INTRODUCTION**

- 1.1 The application site is within Prospect Park which is a Grade II 19<sup>th</sup> century Registered Park and Garden which forms the setting of the Grade II listed late 18<sup>th</sup> century Prospect House (now Mansion House). Prospect Park is located to the west of Reading lying between Tilehurst Road, Liebenrood Road, Bath Road and Honey End Lane. The park comprises a bowls green, grass sports pitches, tennis courts, multi-use games/5 a side courts, pavilion, a children's play area, a wooded area and informal park land. An 85 space car park is located off the main vehicle access from Liebenrood Road with Mansion House and its car park further up the drive.
- 1.2 The pavilion itself currently provides football changing rooms, showers and toilets, the play services offices, staff room/toilet and integrated works garage and storage room.
- 1.3 To the front of the pavilion is a courtyard and shrubbery area and to the rear a works yard and storage containers with access from the car park.
- 1.4 Prospect Park is designated as Local Green Space "EN7Wo" as per the Proposals Map in the Reading Borough Local Plan 2019.
- 1.5 The two applications are referred to committee owing to them being Council's own (regulation 3) development.
- 1.6 The site location plan together with an aerial view and site photograph area shown below:



Site location plan (not to scale)



Aerial view



Front of the pavilion

## 2. PROPOSAL

- 2.1 It is proposed to convert the existing underused and redundant garage space on the east side of the pavilion building and the area directly in front and to the rear of the pavilion into a mix of indoor and outdoor leisure and recreational facilities.
- 2.2 More specifically, the proposals would incorporate the following:
- an indoor low ropes activity for children age 7 and under
  - an outdoor 9 hole mini-golf course (which would allow for wheelchair access)
  - a small café facility with indoor and outdoor seating area
  - new toilet facilities, including an accessible changing places facility
  - an outdoor education area to support the existing play services educational outreach work
- 2.3 The pavilion currently includes changing and toilet facilities for use during sporting events. It is also currently used by the Reading Play Service, who provide play facilities for children aged 0-13 to encourage learning and socialising. These facilities are to be retained as part of the proposal. The existing football changing facilities within the pavilion will also remain.
- 2.4 Community Infrastructure Levy (CIL): the proposal is CIL liable, but leisure is not a chargeable use, as set out in the Council's CIL Charging Schedule.

## 2.5 SUBMITTED PLANS AND DOCUMENTS:

Location Plan

Site and Block Plan

Current Layout 2915 (L) 003 dated 12<sup>th</sup> April 2019

Current Elevations 2915 (L) 004 dated 12<sup>th</sup> April 2019

Proposed Layout 2915 (L) 005 dated 23<sup>rd</sup> April 2021

Proposed Elevations 2015 (L) 006 dated 21<sup>st</sup> April 2021

Planning Statement dated April 2021

Heritage Statement by Avalon dated April 2021

Preliminary Ecological Appraisal ref R2718/a dated March 2021

Transport Statement ref 05500 dated April 2021

Received 27<sup>th</sup> April 2021

Additional Elevations 2915 (L) 007 dated 01/06/2021

Received 1<sup>st</sup> June 2021

Tree Protection Plan 03595P\_TPP\_01 Rev A dated 21/07/2021

Received 23<sup>rd</sup> July 2021

Transport Statement Addendum ref 05500 dated July 2021

Received 27<sup>th</sup> July 2021

Arboricultural Impact Assessment ref 03595R dated August 2021

Received 12<sup>th</sup> August 2021

## 3. PLANNING HISTORY

There is numerous planning history for Prospect Park however the most recent and relevant to this proposal is as follows (not including applications for the Mansion House):

190537/PRE - Conversion of internal garage to internal play area, conversion of office to café, install external fencing at front of pavilion for new mini-golf zone, remove / replace line of trees at rear of pavilion and extend fenced area for new external play zone. Observations Sent.

210644/REG3 & 210745/LBC - New playground with reinstatement of existing playground back to informal parkland at Prospect Park a Grade II Registered Park and Garden. Permitted 04/08/2021.

090271/NMA - Retrospective Minor Amendment to planning consent 07/00166/REG3 for demolition of existing toilet to be erected in another location. Agree 28/08/2009.

070361/REG3 - Demolition of existing public toilet and new toilet to be erected in another location. Permitted 24/05/2007.

060758/REG3 - Conversion of disused tennis courts into floodlit all-weather multi-use games area with 3m high fencing. Floodlighting to new games area and existing tennis courts. Permitted 02/10/2006.

## 4. CONSULTATIONS

### 4.1 Statutory

#### Historic England

- 4.1.2 Do not consider it necessary for the application to be notified to Historic England.

#### The Gardens Trust (formerly known as Garden History Society) & Berkshire Gardens Trust

- 4.1.3 On the Pavilion, we have no objection to the proposed development but we hope RBC would take the opportunity for the road/car park surfaces and surrounds to be improved/repared and the new complex screened appropriately, bearing in mind the small pond and slope beyond the complex.

### 4.2 Non-statutory

#### RBC Conservation & Urban Design Officer

- 4.2.1 Confirmed agreement with the Council's previous Heritage consultant who commented at the pre-application advice stage that whilst there was no objection to the proposals in principle, the addition of a high chain link fence around the golf area to the front of the pavilion would be visually intrusive and unsympathetic to the character of the Registered Park and Garden. It was suggested that this element should be re-designed to provide a more sympathetic solution.

#### RBC Transport

- 4.2.2 Further to revised information, no objection subject to conditions, discussed further below.

#### RBC Natural Environment

- 4.2.3 Following initial comments advising that a more detailed Arboricultural Impact Assessment (AIA) was required, a new AIA was submitted. In principle, there is no objection to the proposals; however, a clear plan is required showing the layout (play equipment locations, hard surfacing) within the yard so that it is consistent with that indicated on the Tree Protection Plan.

#### RBC Ecology Consultant

- 4.2.4 No objection subject to conditions, discussed further below.

#### RBC Berkshire Archaeology

4.2.5 No objection.

RBC Environmental Health - Environmental Protection

4.2.6 No comments received; however, no concern raised at pre-application stage.

RBC Leisure and Recreation

4.2.7 No comments received; however, comments at pre-application stage: *“This is an exciting investment opportunity to improve an existing leisure and sporting facility and increase participation in physical activity”*.

**5. Publicity**

5.1 Notification letters were sent to properties along Liebenrood Road and 4 site notices were put up around the site.

5.1.2 On neighbour letter of objection received, concerns summarised as follows:

- additional play equipment would ruin the park
- already sufficient play equipment available
- insufficient parking

**6. RELEVANT PLANNING POLICY AND GUIDANCE**

6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

6.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

6.1.3 The application has been assessed against the following policies:

**6.1.4 National**

National Planning Policy Framework (2021)

National Planning Policy Guidance (2014 onwards)

The relevant sections of the NPPF are:

Section 2 - Achieving Sustainable Development

Section 6 - Building a Strong Competitive Economy

Section 8 - Promoting Healthy and Safe Communities

Section 9 - Promoting Sustainable Transport  
Section 11 - Making Effective Use of Land  
Section 12 - Achieving Well-Designed Places  
Section 15 - Conserving and Enhancing the Natural Environment  
Section 16 - Conserving and Enhancing the Historic Environment

#### 6.1.5 Local

Reading Borough Local Plan (November 2019):

CC1: Presumption in Favour of Sustainable Development  
CC2: Sustainable Design and Construction  
CC6: Accessibility and the Intensity of Development  
CC7: Design and the Public Realm  
CC8: Safeguarding Amenity  
EN1: Protection and Enhancement of the Historic Environment  
EN2: Areas of Archaeological Significance  
EN4: Locally Important Heritage Assets  
EN6: New Development in a Historic Environment  
EN7: Local Green Space and Public Open Space  
EN12: Biodiversity and the Green Network  
EN14: Trees, Hedges and Woodland  
EN16: Pollution and Water Resources  
TR3: Access, Traffic and Highway-Related Matters  
TR5: Car and Cycle Parking and Electric Vehicle Charging  
OU1: New and Existing Community Facilities

#### 6.1.6 Relevant Supplementary Planning Documents (SPD) are:

Revised Parking Standards and Design (2011)  
Tree Strategy (2021)

#### 6.1.7 Other relevant documentation:

### 7. APPRAISAL

The main matters to be considered are:

- Land use principles
- Design and impact on the setting of heritage assets
- Impact on neighbouring properties
- Traffic generation and parking
- Natural Environment - trees and landscaping
- Ecology
- Other Matters

#### Land use principles

7.1 Prospect Park is a designated area of local green space under Policy EN7Wo



(Local Green Space and Public Open Space). This policy seeks that designated open space is protected from development that would result in loss of the open space, which would erode the quality of the open space through insensitive adjacent development and that would jeopardise the use or enjoyment of the open space by the public.

- 7.2 The application site is located in an area already occupied by a playground, a bowls green, a games court, tennis courts, Prospect Pavilion itself, a car park and public toilets. The use of the pavilion building would largely remain as existing with an office element to be retained (currently used by RBC) and the existing leisure facilities will remain, with this element expanded through the proposals.
- 7.3 The pavilion building and the area immediately to the front and rear, which is where the proposed leisure equipment would largely be contained, does not form part of the local green space. Given this, officers do not consider that the proposals would result in loss of any land that would jeopardise the use or enjoyment of the Prospect Park open space used by the public. It is therefore considered that this area of the park is appropriate for the installation of additional leisure/recreational facilities and the proposals are considered to complement and enhance the use and enjoyment of the wider local green space and is in compliance with Policy EN7.
- 7.4 The proposals also include an ancillary café element. This is considered to enhance the function of the facilities and its relatively small-scale nature is considered acceptable.
- 7.5 Further to the above, Policy OU1 promotes the improvement of existing community facilities. The proposal would provide significant benefits for users of the park and is considered to be in accordance with Policy OU1 in this regard.
- 7.6 However, as Prospect Park is a Grade II 19<sup>th</sup> Century Registered Park and Garden the development needs to be considered against its impact on this heritage asset which is discussed further below.

#### **Design and impact on the setting heritage assets**

- 7.7 Policy CC7 (Design and the Public Realm) requires that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is situated. Furthermore, as the site is located within a Grade II 19<sup>th</sup> Century Registered Historic Park and Garden, the impact of the proposals needs to be considered against Policies EN1 (Protection and Enhancement of the Historic Environment), EN4 Locally Important Heritage Assets) and EN6 (New Development in a Historic Context) of the Local Plan. EN1 states that *“historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced”*. EN1 continues *“applications which affect Historic Parks and Gardens will safeguard features which form an integral part of*

*the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features of setting of the park or garden, key views out of the park or prejudice its future restoration”.*

- 7.8 Paragraph 126 of the NPPF states that “*Good Design is a key aspect of sustainable development*” and paragraph 130 states that developments are “*visually attractive as result of good architecture and appropriate landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change*” and “*create places that are safe, inclusive and accessible and which promote health and wellbeing..*”. The NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving character, the quality of an area and the way it functions.
- 7.9 Paragraph 197 of the NPPF states in determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 7.10 Paragraph 199 of the NPPF details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.11 With regard to the above, the proposals have the potential to affect the heritage interests of the Park as well as the setting of the Grade II Listed “Mansion House” to the west of the site. The pavilion itself, however, is a more modern (late 20<sup>th</sup> Century) addition to Prospect Park.
- 7.12 Given the nature of the proposed internal changes to the pavilion, this element of the proposals is not considered to result in any adverse harm to any heritage asset.
- 7.13 No increase in the scale or massing of the pavilion is proposed and the external proposals will be contained to the front and rear of the pavilion. The pavilion is sited over 200m away from Mansion House and this is considered to be a sufficient distance from the proposed works to not be detrimentally impacted by the proposals.

- 7.14 The proposals have an emphasis on a design that is accessible to children of all abilities which is welcomed. Whilst the proposals will be visible from the Park, they will be set within the context of the modern pavilion and the surrounding modern sporting, recreational and educational facilities. The proposed mini-golf will not be overtly visible given its nature and the height and appearance of the climbing and archery equipment is not considered to be harmful to the character and appearance of the surrounding area given other recreational and 'play' equipment existing within the Park. However, a condition is recommended requiring details of the proposed equipment to be submitted and approved once the final design has been agreed.
- 7.15 The applicant was advised at the pre-application stage that the then proposed high-level chain-link fencing around the front of the pavilion was, due to its height and design, considered to be an intrusive and unsympathetic feature. These comments have been taken on board by the applicant, which is welcomed. The current proposals include a much lower level 'wave' fence. The lower level and design is considered to be a more sympathetic addition, whilst separating the activities from the rest of the park. The colour of the fencing will be important to help blend with the setting of the park and it is considered the suitable landscaping could be incorporated in to the fencing treatment to further reduce its visual impact. It is considered that the specific detail of the fencing can be dealt with by way of condition.
- 7.16 The comments from Berkshire Gardens Trust are acknowledged. However, it is not considered reasonable to require additional wholesale improvements to the road surfaces which are not in themselves directly linked to the development. It would be expected that RBC would maintain the park and associated roads to a good standard as part of the wider responsibilities in maintaining the park for the benefit of the public. It is, however, considered appropriate for some limited landscaping to be required to help integrate the proposals and soften the appearance around the boundaries.
- 7.17 It is recognised that the proposed leisure facilities will result in an intensification of public facilities at this end of the park. The submitted Heritage Statement highlights that "Prospect Park and Mansion House derive considerable heritage significance from the designed views across the park to the south". Given the distance to Mansion House, the position of the pavilion and that the proposed equipment would be confined to the immediate surroundings of the pavilion, the proposals are not considered to result in any adverse harm to either the character and appearance or setting of the listed building or wider historic park and garden. The proposal is therefore considered to be in accordance with policy and guidance and is acceptable.
- 7.18 Whilst indicative signage is indicated on the proposed plans, this would be subject to a separate advertisement consent application, if required, and an informative will be attached giving this advice.

### **Impact on neighbouring properties**

- 7.19 Policy CC8 (Safeguarding Amenity) seeks to ensure development protects the amenity of existing and future surrounding occupiers. Policy EN16 (Pollution and Water Resources) seeks to mitigate impacts of pollution associated with development.
- 7.20 The closest residential properties are located over 100m away from the pavilion. Given this significant distance, the proposals will not result in any material loss of amenity in terms of loss of light or privacy any or overbearing effects.
- 7.21 Whilst there will be noise associated with the proposals, this will be contained within an existing park environment. Combined with the above-referenced distance, and within the context of the range of events and activities which already take place within the park, including the nearby games area and playground, the proposals are not considered to be harmful to neighbouring properties in terms of noise and disturbance. Importantly, no objection has been received by the Council's Environmental Health team. The proposal is therefore considered acceptable in terms of its impact on neighbouring properties and is in accordance with Policy CC8.

### **Traffic generation and parking**

- 7.22 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking-related matters relating to development.
- 7.23 To establish current usage within the car park the applicant has undertaken a car park survey during four periods of the day 16:00 and 18:00 weekdays and 10:00 and 14:00 weekends. The applicant has proposed to increase the capacity of the car park by formalising the layout of the car park through the marking out of parking bays.
- 7.24 Currently the car park accommodates approximately 80 vehicles. An indicative layout of the existing car park has been provided by the applicant and by formalising the layout this will result in a more efficient use of the space as well as increasing the number of parking spaces by 21 spaces, providing a total of 101 spaces within the car park. As such, the changes to the car park layout will mitigate the potential increase in parking demand associated with the development, which could be for around 19 vehicles. The proposed formalised car park layout has been assessed by Transport officers and is considered acceptable.
- 7.25 The increase in car parking has been assessed based on TEMPro to ascertain the likely modal split for recreational / social journeys to destinations in Reading and this has been accepted identifying 33% of trips being undertaken by car. This has been assessed against the proposed maximum capacity of the proposed facilities with a reduction applied to the mini golf given that it is likely that a proportion of users would be existing park

users. This also does not take into account any car sharing which may occur. Given this, Transport officers are satisfied that the increase in car parking is acceptable.

- 7.26 In relation to the educational support, respite and play based learning activities also proposed on the site it has been stated that these facilities will be operational between 09:00 and 15:00 on weekdays in term time. Children will arrive at the site either by public transport, staff collections or school drop offs. It is not expected that this will generate additional car parking requirements as it is not a public activity with vehicle trips, being drop offs rather than requiring longer stay parking. Given the operation of these activities will be during the day in term time periods, they will not coincide with peak periods of demand for car parking and therefore there will be sufficient capacity within the car park to accommodate any vehicular drop-off trips arising from this use, particularly given the proposals to increase the capacity of the car park by formalising the parking bays. Given this, Transport officers are satisfied that these trips and parking can be accommodated.
- 7.27 No additional cycle parking is proposed as part of the proposed development. However, the applicant has provided an assessment to establish that there is sufficient spare capacity existing within the park and Transport officers are satisfied that no further cycle parking is required.
- 7.28 Given that the proposals will result in increased movements to and from the building and alterations include relocating a path to the north of the building, the proposal should also include improvements to the zebra crossing over the internal road network. This crossing currently leads to a tree trunk and wooden knee rail with the footway being angled off which is difficult to use for people with disabilities and those that are partially sighted. Revised drawings have been provided that improve the configuration of this crossing which Transport officers welcome and are acceptable.
- 7.29 Subject to the recommended condition in respect of the zebra crossing improvements, it is considered that the proposals are acceptable in transport terms and would accord with Policies TR1, TR3 and TR5.

#### **Natural Environment - trees and landscaping**

- 7.30 Policy CC7 seeks that development shall maintain and enhance the character of the area in which it is located including landscaping. Policy EN14 requires new development to make provision for tree retention and planting to assist in extending the Borough's vegetation cover.
- 7.31 During the course of the application, the proposed archery facility at the rear of the pavilion yard was moved away from under the veteran oak canopy, which is one of the most valuable trees in Prospect Park, and relocated to the existing hardstanding where the current large containers on site are located. This was done to reflect the importance of, and to

protect, the veteran oak tree. The silver birch at the front of the pavilion would remain which is also acceptable.

- 7.32 Some of the cypress trees near to the oak are proposed to be removed. Whilst it is considered that this would help the longevity of the oak the removal of these trees should be identified on the tree protection plan. The applicant has been advised of this requirement and clarification will be provided in an Update report for the Committee meeting.
- 7.33 Given the proposed felling of the cypress trees, the application should, provide replacement tree planting. The Council's Parks Team has advised that due to a tree planting programme in Prospect Park in recent years (including memorial trees, an avenue of English oak, cherry trees around the pond, the Jubilee Avenue of liquidambar and liriodendron) there are few suitable places to plant large numbers of new trees in the park.
- 7.34 In light of the above, and in this specific instance, it is not proposed to secure replacement planting on site as part of this application. However, it should be noted that the Council's Parks Team have confirmed that they are committed to ensuring a net gain in tree numbers on RBC land across the Borough, with replacement planting being focused on priority areas with low canopy cover, as defined in the Tree Strategy.
- 7.35 To secure off site planting elsewhere in the Reading Borough a condition is recommended to require a scheme for replacement planting at a ratio of 3:1. This is considered appropriate given any replacement trees would be on land controlled by the applicant (RBC).

### Ecology

- 7.36 Policy EN12 (Biodiversity and the Green Network) states that development proposals should retain, protect and incorporate features of biodiversity.
- 7.37 Whilst no major structural changes are proposed, the proposals do involve the removal of a small patch of scattered scrub, amenity grassland and introduced shrubs. A Preliminary Ecological Appraisal report has been submitted which the Council's Ecologist considers has been undertaken to an appropriate standard, concluding that the proposals are unlikely to have an impact on protected species and priority habitats. However, precautionary measures during the removal of trees and a section of scrub to avoid impacts to birds, mammals, amphibians and reptiles as well as a number of recommendations for enhancing the site to increase biodiversity have been made.
- 7.38 The Ecological report states that some vegetation clearance is to be undertaken to facilitate the works and this should be carried out outside the bird nesting season (March - August). This will be secured via a planning condition to ensure that no birds are disturbed or harmed during the works.

- 7.39 Overall, the proposals are unlikely to have any impacts on bats. However, any increase in lighting could have an impact on bat foraging and commuting. Any lighting should be designed to avoid impacts on bats and as such no additional external light should be installed without prior approval from Council. This can be secured by way of condition.
- 7.40 Given the above, and subject to the recommended conditions, there are no objections to the application on ecology grounds which is considered to accord with Policy EN12.

### **Other Matters**

#### **Equalities Impact**

- 7.41 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

#### **Environmental and Climate Implications**

- 7.42 The applicant's planning statement confirms that the design intention illustrates a sustainable designed approach with minimum intervention to the fabric of the building. The proposal improves the future longevity and use of the pavilion and immediate surrounds. Subject to approval of the materials used in the completion of the works officers are satisfied with the sustainable development approach adopted by the applicant.

## **8 CONCLUSION**

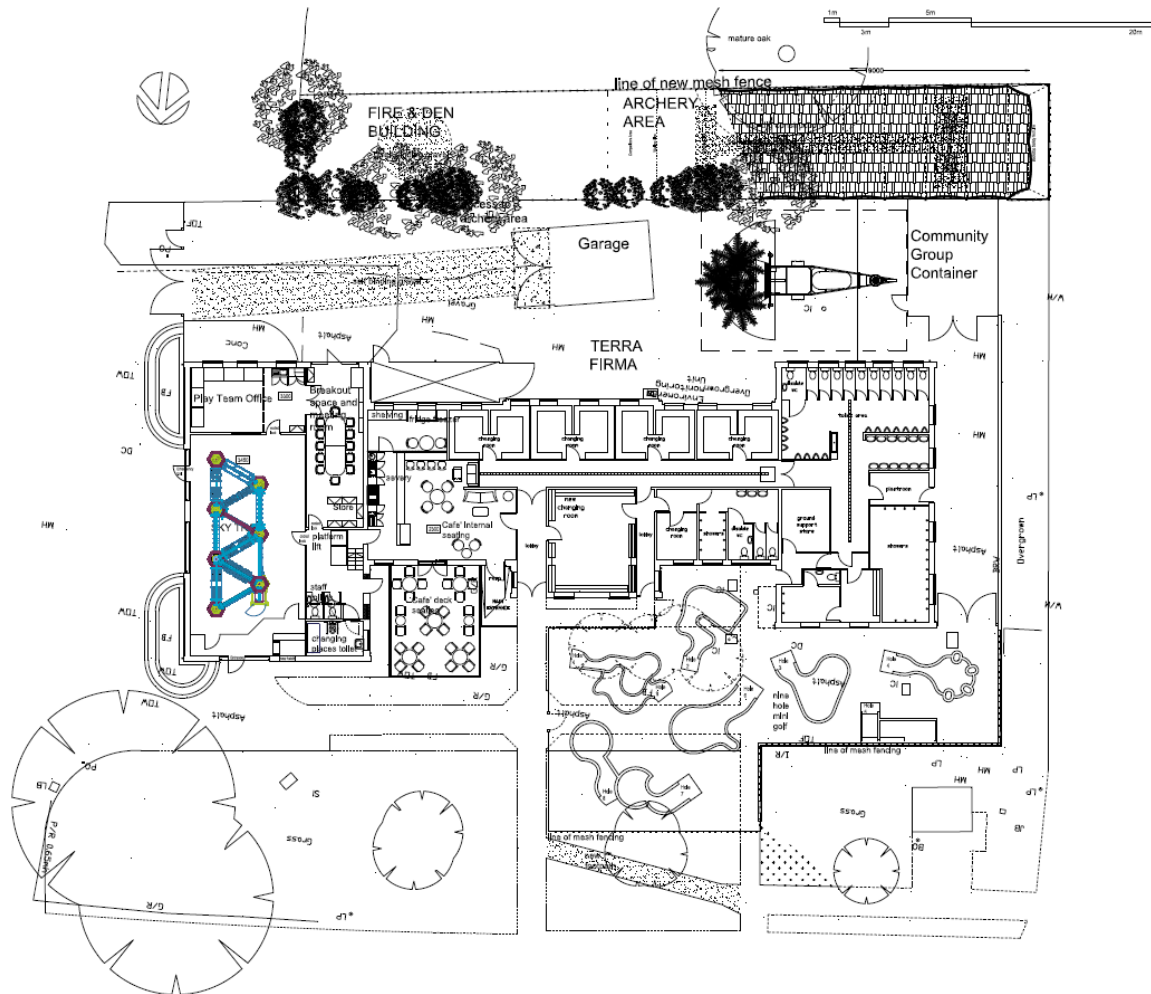
- 8.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019. The proposal will provide new leisure and recreational facilities that will meet national and local objectives and policies regarding access and participation in sport and leisure and promoting health and wellbeing. Furthermore, the proposals will provide for additional and better parking and some employment opportunities.
- 8.2 The proposals will complement the existing Prospect Park activities and are not considered to result in any adverse harm to the character and appearance of the Registered Park and Garden, and nor would it affect the setting of Mansion House to the west.
- 8.3 Officers have worked positively and proactively with the applicant on this scheme with amendments secured to address policy issues. The planning application and listed building consent applications are recommended for approval subject to conditions as detailed above.

**Case Officer:** Ethne Humphreys

**Plans Considered:**



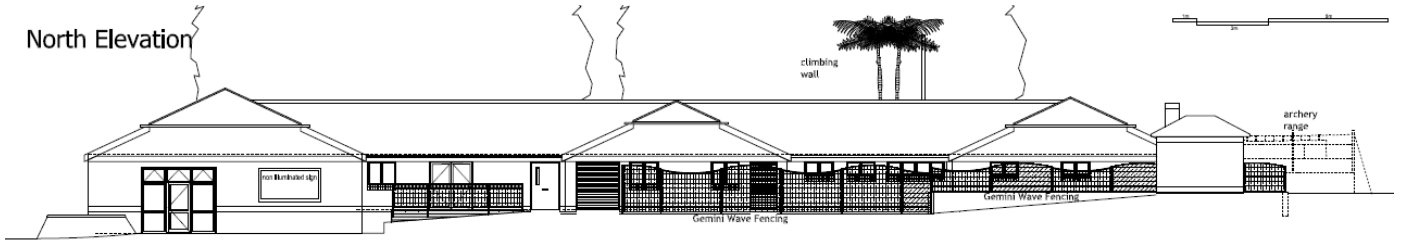
**Site Plan**



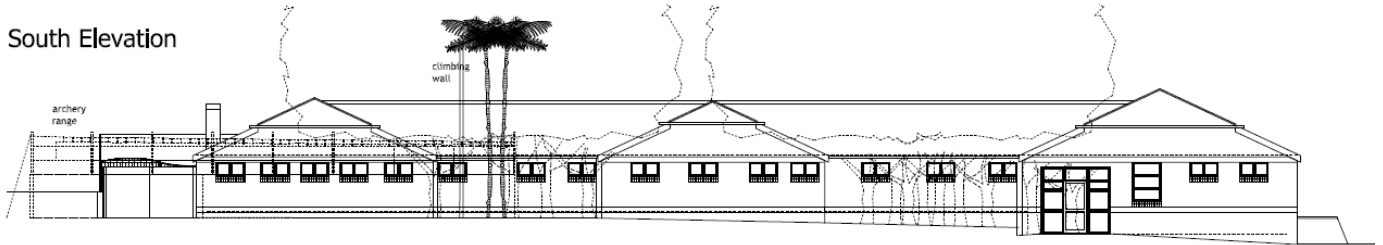
**Proposed Layout**



North Elevation



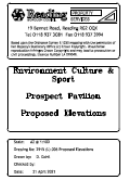
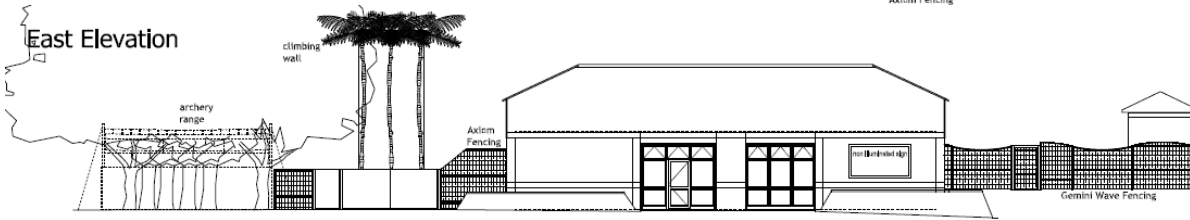
South Elevation



West Elevation

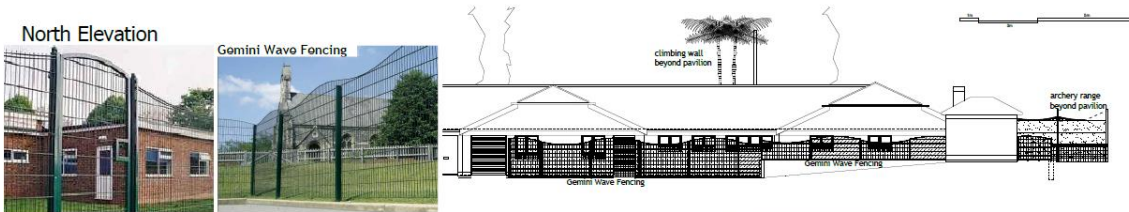


East Elevation

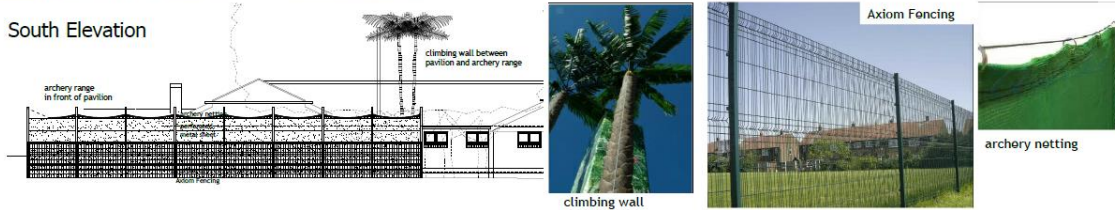


### Proposed Elevations

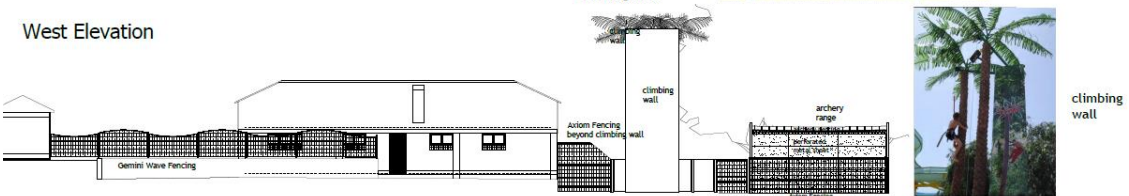
North Elevation



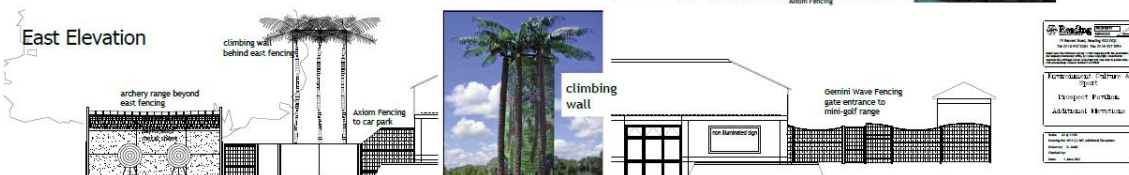
South Elevation



West Elevation



East Elevation



### Proposed Elevations