

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 8

PLANNING APPLICATIONS COMMITTEE: 8th September 2021

Ward: Abbey

App No.: 211010

Address: Land to the west of Abattoirs Road

Proposal: Part Retrospective application for the erection of 40 no. sleeping units and 3no. support units for rough sleepers, to be used temporarily for a period of 5 years.

Applicant: Reading Borough Council

Deadline: 14/9/2021

Planning Guarantee 26 week target: 18/1/2022

RECOMMENDATION:

GRANT Planning Permission subject to conditions and informatives

As on main report with amended and additional conditions as follows:

CONDITIONS TO INCLUDE:

Amended

- 7) DC76 - Cycle Parking to be submitted and approved as specified prior within 3 months of occupation
- 13) Secure access system and CCTV to be provided prior to occupation and retained with 24-hour on-site monitoring and the cameras to be of a standard which enable good image capture and are sited appropriately for unobstructed views.

Additional

- 14) DD6 - Visibility Splays as submitted.
- 15) Within 2 months of occupation the Traffic Regulation Order for a no right turn at the junction of Caversham Road and Abattoirs Road shall be installed.

1. AMENDED/ADDITIONAL INFORMATION

Transport

1.1 Amended plans have been received, which the Transport Development Control Manager has confirmed resolve the matters raised regarding:

- Refuse vehicle tracking for accessing the site;
- Visibility splays for the junction of Caversham Road and Abattoirs Road and at the entrance to the site; and
- Location of the refuse storage.

- 1.2 No cycle storage has been provided and, therefore, a revised drawing is still required illustrating a dedicated cycle store for both staff and residents. The Transport Development Control Manager would accept this in the form of lockable sheds and has recommended a condition as included above.
- 1.3 With reference to Transport's comments in the main report (para. 4.8) in terms of the requirement for a no right turn at the junction of Abattoirs Road and Caversham Road, an additional condition is included above.

Crime Prevention Design Advisor, Thames Valley Police

- 1.4 Comments have been received from Thames Valley Police as follows and they have no objection to the scheme:

“Having discussed the application with my colleague Sgt Cutler we have no significant concerns in relation to the site and therefore, do not wish to object to the application. However, we do make the following comments and recommendations.

Whilst this is a residential development our understanding is an office will be present on site and staffed at all times to support the residents. Management procedures, therefore, should be robust and address the potential for crime and anti-social behaviour ensuring the security of both occupants, staff and the community as a whole.

We understand formal surveillance will be present. Consideration should be given to conducting an operational needs assessment to ensure cameras meet the required standard for a good image capture and are sited appropriately.

The application refers to secure vehicle and pedestrian entrances. Again, our understanding is that these are via dedicated entrances without the need to utilise the access for any of the neighbouring residential blocks. Vehicle and pedestrian gates should be able to prevent unauthorised access, however, these should be visibly permeable to allow surveillance into and from the site and vehicle gates should be constructed to prevent pedestrian access. Access controls must be present and managed via electronic fob or card to allow staff to quickly and easily manage the development allowing access to be provided or revoked with limited delay. Pin pad codes should not be used as it is not possible to know who the access code has been passed to whilst over time the keys can show wear and tear making it possible to identify codes. A visitor entry system should be present connecting to staff and allowing them both an audio and visual communication prior to allowing access.

That is the case

The application refers to the use of 2m palisade fencing which is usually more appropriate for industrial settings. Visibly permeable

vertical railings (1.8m minimum) would provide a level of security better suited for a residential setting.

Planning Officer comments:

With respect to the proposed CCTV system and quality of image an amended condition is recommended as included above (no.13).

In terms of vehicle and pedestrian gates these will prevent unauthorised access and will be visibly permeable. It is the case that the access controls would be either a fob or card system.

TVP has made comments on the industrial nature of the fencing, however, this is largely as existing and its replacement would be unviable for such a scheme. The fencing would be visibly permeable.

Plans and other information

1.5 Further amended plans were submitted as follows:

- Site Vehicle Tracking - Drawing no: 201123-103.02, received 7th September 2021
- Site Elevations: A, B & C - Drawing no: 201123-015.02, received 6th September 2021
- Site Layout - Drawing no: 201123-114.04, received 6th September 2021
- Site Block Plan - Drawing no: 201123-102.04, received 6th September 2021

Conclusion

1.6 The recommendation remains as in the main report save for further suggested and amended conditions as included above.

Case Officer: Alison Amoah