

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES	
READING BOROUGH COUNCIL	ITEM NO. 11
PLANNING APPLICATIONS COMMITTEE: 2nd February 2022	Page no: 99

Ward: Minster

App No: 190629/REG3 & 190722/LBC

Address: Yeomanry House, Reading

Proposals: **190629/REG3** - Use of building as a day nursery and Office. Internal and external alterations to listed building

190722/LBC - Listed Building Consent for internal and external alterations associated with use of building as a day nursery and Office.

Applicant: Reading Borough Council

Deadline: Originally 28/06/2019 - an extension of time has been agreed

RECOMMENDATION:

GRANT Planning Permission and Listed Building Consent subject to conditions and informatives as per the main report and to include the following condition:

- Details of bin storage to be submitted and approved (pre-commencement)

1. Further Consultee Comments

1.1 Since the publication of the main agenda report, the Council's Conservation and Urban Design Officer has confirmed that there is no objection to the proposals on heritage grounds subject to conditions as outlined in the main report.

2. Additional Condition

2.1 An additional condition is proposed requiring details of bin storage to be provided, which was omitted in error in the main agenda report.

2. Natural Environment - Trees/Landscaping Clarifications

2.1 Additional information has been received from the Natural Environment Team regarding impact on existing trees. As part of the proposals it is proposed to remove the following 10 trees:

T2 Yew - C category

T4 Holly - C Category

T5 Holly - U Category

T12 Sycamore - C Category

T15 Sycamore - C Category

G2 - 5x young Prunus (Cherry) - all U Category

- 2.2 Of the above 10 trees, 6 are U category which are to be removed for Arboricultural reasons due to their health and condition. Of the 4 C category trees, the removal of T15 is considered acceptable due to risk it would present to children given its less than optimum form resulting in structural weakness. The removal of T12 is considered acceptable as it is a self-set (self-seeded) tree very close to adjacent buildings. Whilst T2 and T4 do not 'need' to be removed for the same reasons, there are issues relating to their health (there are defects present and limited life expectancy) and as such, the development is an opportunity to remove and replace them with better quality trees, with a long-life expectancy. Category C trees are not normally considered to be a constraint to development and the Council's Natural Environment Officer has confirmed that there is no objection to their removal subject to appropriate replacement planting being secured.
- 2.3 Further to the above, the applicant has been advised that details of new tree planting will need to be secured under the planning permission. During the course of the application, an indicative landscaping scheme was requested but this has not been forthcoming. However, officers remain of the opinion that a suitable landscaping scheme could be achieved and secured by way of a pre-commencement landscaping condition. This is recommended in the main agenda report which will secure replacement planting details.
- 3. Conclusion**
- 3.1 The officer recommendation remains to grant planning permission and listed building consent subject to the conditions and informatives as outlined in the main report and the additional condition outlined above.

Case Officer: Ethne Humphreys