

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 2 nd February 2022	ITEM NO. 12 Page no: 117
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Ward: Minster

App No: 211928/REG3

Address: Land adjoining 24 Lesford Road, Reading, RG1 6DX

Proposal: Temporary Change Use of private amenity land for the purpose of providing temp parking for a period of 18 months (part retrospective).

Applicant: Reading Borough Council

Date validated: 02/12/2021

Target Date: 27/01/2022

Extended target date: 04/02/2022

RECOMMENDATION:

GRANT Planning Permission subject to conditions and informatives as per the main report

1. Plans Considered

The following plans and documents were submitted on 31st January 2022:

- Temporary Parking Plan - HTA-A_DR_003 Rev C

2. Consultation on Amended Plan

Internal Consultee

- 2.1 Reading Borough Council Transport Development Control have been consulted on the revised parking layout and have confirmed that the revised plan is acceptable. Therefore, there are no objections.

3. Appraisal

- 3.1 As stated in paragraph 2.6 of the committee report for this application, some inaccuracies on the plans were raised with the applicant. The revised Temporary Parking Plan has been submitted that now accurately demonstrates the arrangement that has been constructed on site to date. The locations of bollards, height barriers, signage and 11 vehicle parking spaces have all been demonstrated on the revised plan.
- 3.2 The vehicle parking spaces are slightly smaller than as proposed on the original plan (each are now 4.8m x 2.4m as opposed to 5m x 2.5m), however, 11 spaces are still available on site. The reduction in space size is due to the central location of the height barrier to the north, aligning with the height barrier which has been installed. The first space has been removed to allow access to the site.
- 3.3 The location of the height barriers are located centrally and in line with the recently installed dropped kerbs at either end of the site. Two 1.1m high bollards are positioned either side of the height barrier.

3.4 The proposed layout is considered to accurately and acceptably demonstrate the one-way system and vehicle parking layout. The proposed parking layout is therefore considered in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan.

4. Conclusion

4.1 The officer recommendation remains to grant planning permission subject to the conditions and informatives as outlined in the main report.

Case Officer: David Brett

Appendix 1: Plans

