

## READING BOROUGH COUNCIL

### REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

<b>TO:</b>	<b>PLANNING APPLICATIONS COMMITTEE</b>		
<b>DATE:</b>	<b>1 JUNE 2022</b>		
<b>TITLE:</b>	<b>POTENTIAL SITE VISITS FOR COMMITTEE ITEMS</b>		
<b>SERVICE:</b>	<b>PLANNING</b>	<b>WARDS:</b>	<b>BOROUGH WIDE</b>
<b>AUTHOR:</b>	<b>Julie Williams</b>	<b>TEL:</b>	<b>0118 9372461</b>
<b>JOB TITLE:</b>	<b>Acting Planning Manager</b>	<b>E-MAIL:</b>	<b>Julie.williams@reading.gov.uk</b>

#### **1. PURPOSE AND SUMMARY OF REPORT**

- 1.1 To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended to this report with an officer note added to say if recommended for a site visit or not.

#### **2. RECOMMENDED ACTION**

- 2.1 That you note this report and confirm if the site or sites indicated on the appended list are to be visited by Councillors.
- 2.2 Confirm if there are any other sites Councillors consider necessary to visit before reaching a decision on an application.
- 2.3 Confirm how the site(s) agreed to be visited will be carried out - accompanied by officers or unaccompanied.

#### **3. THE PROPOSAL**

- 3.1 Appended to this report is a list of applications received that may be presented to Committee for a decision in due course. Officers will normally indicate if a site would benefit from being visited to inform your decision making or Councillors may request that a site is visited.
- 3.2 A site visit will help if the impact of the proposed development is difficult to visualise from the plans and supporting material or where concerns raised by objectors need to be seen to be better understood.
- 3.3 While officers try to make site visit recommendations before a report comes to Committee sometimes it will become apparent at Committee, during consideration of an application, that Councillors should ask for a deferral to allow a visit to be carried out to assist in reaching the correct decision.

- 3.4 Accompanied site visits consist of an arranged inspection by a viewing Committee, with officers in attendance and by arrangement with the applicant or their agent. Applicants and objectors however will have no right to speak but may observe the process and answer questions when asked. The visit is an information gathering opportunity to inform decision making.
- 3.5 Unaccompanied site visits can take place when the site can be easily seen from public areas and Councillors can visit when convenient to them. In these instances, the case officer will provide a briefing note on the application and the main issues to be considered by Councillors when visiting the site.
- 3.6 It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

#### **4. CONTRIBUTION TO STRATEGIC AIMS**

4.1 The processing of planning applications contributes to creating a sustainable environment with active communities and helping the economy within the Borough as identified as the themes of the Council's Corporate Plan:

1. Healthy Environments
2. Thriving Communities
3. Inclusive Economy

#### **5. COMMUNITY ENGAGEMENT AND INFORMATION**

5.1 Statutory neighbour consultation takes place on planning applications.

#### **6. EQUALITY IMPACT ASSESSMENT**

6.1 Officers when assessing an application and when making a recommendation to the Committee, will have regard to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

#### **7. LEGAL IMPLICATIONS**

7.1 None arising from this report.

#### **8. ENVIRONMENTAL AND CLIMATE IMPLICATIONS**

8.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

8.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

#### **9. FINANCIAL IMPLICATIONS**

9.1 The cost of site visits is met through the normal planning service budget and Councillor costs.

## **10. BACKGROUND PAPERS**

Reading Borough Council Planning Code of Conduct.

### **APPENDIX 1**

#### **Potential Site Visit List:**

##### **Ward: Emmer Green**

**Application reference:** 220189

**Application type:** Full Planning Approval

**Site address:** 205-213 Henley Road, Caversham, Reading, RG4 6LJ

**Proposal:** Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-209 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

**Reason for Committee item:** Major Application

##### **Ward: Emmer Green**

**Application reference:** 220409

**Application type:** Full Planning Approval

**Site address:** Caversham Park, Peppard Road, Caversham, Reading, RG4 8TZ

**Proposal:** Redevelopment of Caversham Park for 64 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings, including conversion of the existing buildings Bursars House, The Lodge and 2 Caversham Park Drive (Class C3), 5 market dwellings (Class C3), 28 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court and associated parking and landscaping following

**Reason for Committee item:** Major Application

##### **Ward: Katesgrove**

**Application reference:** 220244

**Application type:** Full Planning Approval

**Site address:** 75-77 London Street, Reading, RG1 4QA

**Proposal:** Proposed demolition of buildings to rear (Olympia Hall) and erection of 12 flats with associated parking, landscaping and courtyard garden and conversion of ground floor of Nos. 75-77 to 3 flats

**Reason for Committee item:** Major Application

##### **Ward: Kentwood**

**Application reference:** 220463

**Application type:** Full Planning Approval

**Site address:** Unit 8, Stadium Way, Reading, RG30 6BX

**Proposal:** Change of use of vacant unit to use as an indoor climbing centre (Use Class E(d)), minor amendments to building elevations/entrances, provision of cycle/bin storage and associated works

**Reason for Committee item:** Major Application

##### **Ward: Park**

**Application reference:** 211714

**Application type:** Full Planning Approval

**Site address: 70-78 Wokingham Road, Reading, RG6 1JL**  
**Proposal: Demolition of hotel and erection of 14 apartments.**  
**Reason for Committee item: Major Application**