

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE:	ITEM NO.
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Ward: Abbey
App No.: 171808/FUL
Address: Central Jamme Mosque, 18/18a Waylen Street, Reading
Proposal: Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

RECOMMENDATION (AMENDED):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to **GRANT** planning permission subject to the completion of a satisfactory s106 legal agreement with the following Heads of Terms:

- (i) **The site/premises shall be used as a D1 Mosque only** offering space for a combination of worship, training, education and meetings activities for a **maximum of 200 people at any one time;**
- (ii) **The site/premises shall only operate in accordance with the approved travel plan; and**
- (iii) **The travel plan to be subject to annual reviews, for the duration of the development/use.**

If the agreement is not completed by 15 February 2019, delegate to the HPDRS to **REFUSE** planning permission unless the HDPRS gives his permission to any extension of time to allow the signing of the agreement and permission to be issued.

Conditions wording: officers to advise verbally at your meeting.

1. TRANSPORT UPDATE

1.1 Since the publication of the main Agenda report, officers can advise that progress has been made on the travel plan and a revised version has been received. RBC Transport Strategy advises that this latest version of the travel plan has been reviewed and is acceptable as it does not increase the car movements above that previously generated. The travel plan is to be secured through the s106 and will require annual reviews. It is therefore advised that subject to the applicant's confirmation as to the Heads of Terms for the legal agreement (awaited at the time of writing this update report), the application complies with the Council's transport policies (DM12, CS20, CS24).

2. CONDITIONS

2.1 Officers will verbally update the Committee on adjustments required to the conditions in terms of timescales and a further condition which is required.

Case Officer: Richard Eatough