

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 7<sup>th</sup> September 2022

ITEM NO.

**Ward:** Katesgrove

**App No.:** 201138/FUL

**Address:** 12-18 Crown Street, Reading

**Proposal:** Change of use of building from 44 serviced apartments (Class C1) to 44 flats (C3) comprising of 4no studios, 27 x one bedroom and 13 x two bedroom units with associated parking

**Applicant:** Shall Do Crown Street Limited

**Major Application:** 13 week target decision date: 14<sup>th</sup> October 2020

**Extended of time date:** 28<sup>th</sup> September 2022

### RECOMMENDATION:

**GRANT Planning Permission subject to conditions and informatives as per the main report with the bin storage condition reading as follows:**

#### **Details of bin storage**

No dwelling hereby permitted shall be first occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include how refuse and recycling collections will be managed from the site (including vehicles, servicing and deliveries), the number and size and bins, number of weekly collections and measures to prevent pests and vermin accessing the bin store(s). The details shall also demonstrate that the entrance to the cycle store to the north of the building will remain accessible at all times. Thereafter refuse collection, servicing and deliveries, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and shall not be used for any purpose other than bin storage at all times thereafter.

**REASON:** In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that adequate provision is made for the storage and collection of refuse in accordance with Policies CC5, CC7 and TR3 of the Reading Borough Local Plan 2019.

#### **1. Clarification regarding the private refuse collection**

1.1 Following the main report, officers have been asked to clarify how the private refuse collection will operate.

1.2 The Transport Statement submitted with the application states that at present, refuse is stored to the rear of the site with four 1100 litre Eurobins provided, two for refuse and two for recycling. Due to the constraints of the site, with the undercroft restricting the height to the rear of the building, the existing site is serviced by a private refuse collection company. Refuse collection will continue to be undertaken by a private refuse collection company with a smaller vehicle used.

- 1.3 It is likely that refuse collection will take place weekly or bi-weekly. If a weekly private collection is agreed, a total of 5 x 1100L Eurobins would be required for the proposed development. If refuse collection were to occur bi-weekly, 3 x 1100L Eurobins will be required.
- 1.4 A dedicated refuse storage area will be provided to the north of the building as shown on the site plan in the main report. The refuse store location will ensure that no residents have to carry their refuse more than 30m.
- 1.5 The main report recommended a condition for details of bin storage to be submitted to, and approved in writing by, the local planning authority and the wording of this condition requires details of how the refuse and recycling collections will be managed along with the number and size of bins, number of weekly collections and measures to prevent pests and vermin. Full wording is shown in the recommendation above. Officers are therefore satisfied that by securing these details by way of a condition, adequate bin storage and management can be provided for the proposed development.

## **2. Conclusion**

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

**Case Officer:** Claire Ringwood