

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th March 2023
ITEM NO. 13

Ward: Emmer Green

App No.: 221312

Address: Reading Golf Club, 17 Kidmore End Road, Emmer Green

Proposal: Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), ~~29 (CMS)~~, 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy

Applicant: Vistry Thames Valley

Target 16 Week Decision Date: 27/01/2023

Extended Deadline: 12/04/2023

RECOMMENDATION:

As per the main agenda report but with the following changes to recommended conditions (proposed changes shown ~~crossed through~~ and underlined):

13. Dwelling Mix - No change to proposed dwelling mix without written prior approval from the LPA

15 Boundary Treatments - No dwelling within each phase of the development to be occupied until commencement of development of any dwellings full details of boundary treatments for that phase have been submitted and approved

16. Landscape Management Plan - Prior to commencement occupation of the development full details of management and maintenance of all landscaped areas to be submitted and approved

19. Prior to commencement of development (excluding demolition and preparatory works) a habitat enhancement scheme and timetable for implementation to be submitted and approved

29. Construction Method statement (CMS) - Prior to commencement of development a CMS to be submitted and approved (Should application 230024APC be approved, which is item 18 on the agenda, then this condition would change to a compliance condition to require the development to be undertaken in accordance with approved construction method statement)

43. Security Strategy - Prior to occupation commencement of the development details of a security strategy to be submitted and approved.

45. Play Facilities - Prior to occupation commencement of the development details of all on site play facilities and equipment to be submitted and approved

Application Description

- 1.1 Reference to condition no. 29 (Construction Method Statement) has been removed from the application description given this is being considered under separate application ref. 230024APC (Item 18 on the agenda).

Recommended Conditions

- 1.2 Condition no. 29 in the recommendation box of the main agenda report has been amended to state that if the Construction Method Statement is approved under application 2300114APC then this condition would be amended to a compliance condition to require the development to be carried out in accordance with the approved construction method statement.
- 1.3 Condition no. 13 (Dwelling Mix) has been amended to correct a typographical error where the word 'mix' was missing.
- 1.4 Condition no.s 15 (Boundary Treatment) and 16 (Landscape Management) have been amended to require submission and approved of details prior to occupation of the development instead of prior to commencement of the development, which reflects the requirements of the existing outline permission.
- 1.5 Condition no. 19 (Habitat Enhancement Scheme) has been amended to allow demolition (of clubhouse building) and preparatory works (including clearance of scrub and agreed tree removal works) to take place before details under this condition are submitted to and approved by the LPA. Details under the condition would still be required to be submitted and approved prior to commencement of the development but without precluding preparatory activities from taking place. The RBC Ecology Adviser raises no objection to this change which relates to proposed ecological enhancements such as bat/bird boxes and hedgehog holes in fencing and not existing ecological features of the site.
- 1.6 Condition no.s 43 (Security Strategy) and 45 (Play Facilities) have been amended to correct a typographical error to state that submission and approval of the details under these conditions is required prior to occupation of the development instead of prior to commencement of the development, which reflects the requirements of the existing outline permission. When approved the details under condition no. 43 (Security Strategy) would be required to be implemented prior to occupation and the details under condition no. 45 (Play Facilities) to be implemented prior to occupation of the 100th dwelling which would again reflect the requirements of both conditions on the existing outline permission. No changes to these conditions are proposed.

Public Consultation

- 1.7 Since publication of the main agenda report the Applicant has provided details of their own public consultation events that have taken place since this application (and the other applications on the agenda) was submitted. This includes a series of meetings at Vistry's Offices, online and on-site with local residents' groups, individual local residents and Emmer Green Ward Councillors.
- 1.8 The Applicant has summarised the issues raised at the most recent event held at Vistry's Offices on 20th March 2023 in respect of this application as relating to:
- The proposed changes to the energy strategy
 - Provision of utilities to the site
 - Proposed design
 - Contact with Highdown Secondary School and Emmer Green Primary School
 - Arranging regular meetings with Vistry/residents/Cllrs

Biodiversity

- 1.9 As set out under paragraph 6.74 and 6.75 of the main agenda report the proposed variation application includes information submitted to satisfy condition no. 22 of the existing outline permission which requires submission and approval of a scheme to demonstrate that the development would provide a 10% net gain in biodiversity and hedgerow units to include proposals for both on-site and off-site mitigation.
- 1.10 The submitted information in respect of condition no. 22 is still under review by Officers and the LPA's Ecology adviser and therefore Officers are not recommending any changes to condition no. 22 as part of this application. As such, condition no. 22 would remain as per the extant outline permission and still requires the biodiversity net gain details to be submitted and agreed with the LPA prior to commencement of the development.

Other

- 1.11 Paragraph 2.5 of the main agenda does not make reference to condition no. 9 (Energy Standard Assessment Procedure - As Built) which as per the recommendation box in the main agenda report, is proposed to be amended to allow the 'as built' SAP details to be submitted and approved prior to occupation of the penultimate dwelling within each phase of the development as opposed to prior to occupation of the first dwelling within each phase. This change is considered reasonable given the dwellings needs to have been built in order for the as built assessment of the energy performance of the development to be carried out.
- 1.12 The following drawing/plan references listed under paragraph 2.7 of the main agenda report are amended as follows to reflect the latest versions of the relevant plans (proposed changes shown ~~crossed through~~ and underlined):
- Landscape Masterplan (dwg no. VYH23781 10 Rev D)
 - Proposed Site Sections (dwg no. VYH23781 16 Rev B)

- Construction Environmental Management Plan (ref. P3063 *Rev 1.3*)
- External Works Sheet *1 of 5* (6452-MJA-SW-XX-DR-C-400-P3)
- External Works Sheet *2 of 5* (6452-MJA-SW-XX-DR-C-401-P4)
- External Works Sheet *3 of 5* (6452-MJA-SW-XX-DR-C-402-P4)
- External Works Sheet *4 of 5* (6452-MJA-SW-XX-DR-C-403-P3)
- External Works Sheet *5 of 5* (6452-MJA-SW-XX-DR-C-404-P3)
- ~~Pond A Sections (dwg no. 6452-MJA-SW-XX-DR-C025-P1)~~
- ~~Pond B Sections (dwg no. 6452-MJA-SW-XX-DR-C-026-P1)~~

1.13 The recommendation remains as per the main agenda report but with amendments to the recommended conditions and the application description as above.

1.14 The Applicant has also agreed an extension of time for determination of the application and completion of the section 106 legal agreement until 12th April 2023.

Case Officer: Matt Burns