

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 31 May 2023

ITEM NO. 11

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Ward: Norcot

Application No.: 221130/FUL

Address: 103 Dee Road, Tilehurst, Reading

Proposals: Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping (amended description)

Applicant: Bellway Homes Limited (Thames Valley)

Application target decision date: Originally 10/11/2022; a formal extension of time until 24th August 2023 agreed

RECOMMENDATION:

As per the main agenda report, with an update at the Planning Application Committee meeting confirming the trigger(s) for the Affordable Housing units

1. Additional Information

- 1.1 Since the publication of the main agenda report, revised plans have been received showing 4 additional trees to be planted along the Spey Road frontage:



- 1.2 The applicant has confirmed that they would also provide further trees along this frontage subject to feasibility – there is a sewer along the frontage and further survey work is required to establish the exact location of the sewer.
- 1.3 The inclusion of additional trees is welcome, providing further visual and biodiversity benefits. The Council's Transport Officer is satisfied that there would be no unacceptable impact on visibility splays and any concerns over

services could be resolved with suitable tree pit design. It is considered that any further possible tree planting can be dealt with through the discharge of Condition 14 which requires submission and approval of all soft landscaping details.

2. Conditions Clarification

- 2.1 Since the publication of the main agenda report, the wording of the proposed pre-commencement conditions has been reviewed by the applicant and officers. The conditions themselves have been agreed; however, the trigger points for certain works are currently under discussion. This would not affect any of the report content and as per the recommendation at the top of the main agenda report, delegation to Officers is sought to make any changes to the wording of conditions (and obligations) as may reasonably be required.

3. Typographical Error

- 3.1 The recommendation at the top of the main agenda report is altered to read:
- ii) Refuse full planning permission if the S106 agreement is not completed by ~~30th June 2022~~ *24th August 2023* (unless the Assistant Director for Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement)
- 3.2 This does not affect any of the report content.

Case Officer: Ethne Humphreys