

06 December 2023



**Reading**  
Borough Council  
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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	221880/FUL & 221881/LBC
<b>Site Address:</b>	23-24 Market Place, Reading
<b>Proposed Development</b>	<p>221880FUL - Change of use of first, second and third floors from Class E to 4 x 1 bed flats and 1 x 2 bed flats (C3 use)</p> <p>221881LBC - Internal and external alterations including new ventilation outlets to rear elevation associated with proposed change of use of first, second and third floors from Class E to 5 flats (C3 use) under planning application ref. 221880</p>
<b>Applicant</b>	Sykes Capital Ltd
<b>Report author</b>	Matt Burns, Principal Planning Officer
<b>Deadline:</b>	Originally 29 <sup>th</sup> March 2023, but an extension of time has been agreed with the applicant until 5 <sup>th</sup> January 2024
<b>Recommendation</b>	As per main report
<b>S106 Terms</b>	<p>To include:</p> <ol style="list-style-type: none"><li>1. To secure an <b>affordable housing contribution</b> of £82,250 towards the provision of Affordable Housing within the Borough of Reading. Payable prior to first occupation and index-linked from the date of permission.</li><li>2. To secure <b>private waste collection arrangements</b> for the development for all waste streams (general waste, recycling and food waste), including collection of waste directly from the communal bin store on a weekly basis and a stipulation that no bins are to be kept on the public highway at any time.</li></ol> <p>In order for officers to work efficiently and effectively, it is suggested that minor changes to the Heads of Terms and details of the legal agreement during the negotiations, where necessary, are delegated to officers.</p>

<b>Conditions</b>	As per main report
<b>Informatives</b>	As per main report

## **1. Affordable Housing**

- 1.1. Paragraph 7.6 of the main agenda report sets out that the Applicant has agreed to provide a policy complaint contribution towards affordable housing provision within the Borough. Officers can now confirm that this equates to a contribution of £82,250, which would be secured by way of a section 106 legal agreement, with the contribution to be paid in full prior to occupation of the first dwelling.

## **2. Conditions**

- 2.1 Officers can confirm that all the recommended pre-commencement conditions have been agreed with the Applicant in accordance with section 100ZA of the Town and Country Planning Act 1990 and the Town and Country Planning (Pre-commencement Conditions) Regulations 2018 (as amended).

Case Officer: Matt Burns