

26 June 2024



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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Emmer Green
<b>Planning Application Reference:</b>	220409FUL & 220410LBC
<b>Site Address:</b>	Caversham Park, Peppard Road, Caversham, RG4 8TZ
<b>Proposed Development</b>	<p>220409/FUL Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 2 croquet lawns &amp; 2 bowling greens, refurbishment of tennis court, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description)</p> <p>220410/LBC Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions and outbuildings. Works associated with the residential conversion of Bursars House and, The Lodge Caversham Park Drive (amended description)</p>
<b>Applicant</b>	Beechcroft Developments Ltd
<b>Report author</b>	Matt Burns - Principal Planning Officer
<b>Deadline:</b>	Originally 16 <sup>th</sup> June 2022 but an extension of time has been agreed with the applicant until 31 <sup>st</sup> July 2024
<b>Recommendation</b>	<p>As per main report but with addition of the following: (new text in <i><b>italics and bold</b></i>):</p> <p><b><u>220410/LBC</u></b> <b><i>Grant listed building consent, subject to the recommended conditions</i></b></p>
<b>S106 Terms</b>	As per main report but with amendments to the following obligations (changes shown in <i><b>italics and bold</b></i> ):

	- <b><u>Zero Carbon Offset financial contribution (new build C3 dwellings only)</u></b> : As per the Sustainable Design and Construction SPD 2019. If zero carbon is not achieved the scheme must instead achieve a minimum of a 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus provide a financial contribution of £1,800
<b>Conditions</b>	As per main report.
<b>Informatives</b>	As per main report.

## 1. RECOMMENDATION

- 1.1 A recommendation for the listed building consent application is added to the recommendation box having been missed from the main agenda report in error.

## 2 CHANGES TO S106 OBLIGATIONS

- 2.1 The s106 obligation relating to zero carbon off-setting is amended to clarify that this would only apply to the new build C3 dwellings within the development (those located within the proposed north eastern, eastern and western parcels of development), as per Policy H5 (Standards for New Housing) of the RBC Local Plan 2019 and the RBC Sustainable Design and Construction SPD 2021. As set out within paragraphs 7.230 to 7.244 of the main agenda report the other parts of the proposed development, relating to non C3 uses, are subject to different sustainability requirements and standards.

## 3 CORRECTIONS AND CLARIFICATIONS

- 3.1 At paragraph 3.1, in the table after paragraph 3.3 and within paragraphs 3.30, 3.31, 7.9, 7.224 and 7.249 of the main agenda report, the proposed public access arrangements for the development are referred to as being from dusk to dawn when this should state dawn to dusk.
- 3.2 Paragraph 5.26 of the main agenda report is amended as follows (new text in *italics and underlined*):

5.26 *A total of 70* letters of objection have been received in response to the various rounds of public consultation on the applications that have taken place *(60 objections were received on the original plans and a further 10 in response to the amended plans)*.

3.3 Under paragraph 5.31 of the main agenda report it should be noted that the comments from Councillor Mitchell were made in respect of the original plans and not the revised plans submitted during the course of the application.

3.4 Paragraph 7.116 of the main agenda report is amended as follows (new text in *italics and underlined*):

7.116 In terms of the north eastern parcel the advice received (in relation to the previous plans) noted that this would introduce a group of modern buildings in an area of previously completely undeveloped land that is currently lightly wooded with relatively recent plantings. It was advised that the proposals would significantly decrease the surviving extent of parkland in this part of the site and create a highly developed outlook and character for the parkland to the north of the main house. The advice goes on to consider that the five buildings proposed would dominate the immediate area, extending built form into a currently undeveloped location, creating a modern developed character for the northern part of the park, and even more so when considered in the context of the proposed increased car parking, extended pavilion, and associated sports/leisure uses. The advice was that this part of the development should be removed completely or at the very least the development should be very significantly reduced in scale and footprint and set back to the east.

3.5 Paragraph 7.205 of the main agenda report is amended as follows (deletions ~~crossed through~~ and new text in *italics and underlined*):

7.206 Within the Applicant's Transport Statement the trip rates for the proposed residential elements of the scheme have been broken down into residential mixed/affordable housing, residential assisted living, residential retirement units and care home. The proposed development is anticipated to result in a reduction in the traffic generation of the Site compared to its extant use. For context, it should be noted that the house and its grounds have been used by the BBC as its Monitoring Station, together with 257 Parking Spaces (extant use). The proposed uses would reduce the level of parking to ~~247~~ 254 Parking Spaces.

3.6 Paragraph 7.215 of the main agenda report is amended as follows (deletions ~~crossed through~~ and new text in *italics and underlined*):

7.215 A total 51 parking spaces are proposed for the Eastern Parcel (36 Parking Spaces for Land to the East and 45 18 Parking spaces for Land to the North) which equates to 1.25 parking spaces/unit and therefore below the SPD standards as shown in the table below.

**4. Historic England – possible request to ask the Secretary of State to call the application in**

- 3.7 Within paragraph 5.9 of the main agenda report the comments received from Historic England are set out and state that if the Local Planning Authority (LPA) is minded to grant planning permission for the proposed development, in light of their objection, they request that they are notified of this, so that they can decide whether or not they wish to write to the Secretary of State (SoS) to request that they call the application in for their determination. The need to notify the SoS of the decision is not a statutory requirement on the LPA in this instance. Referral to the SoS is only a statutory requirement for LPAs in relation to planning applications recommended for approval, and where Historic England object, that would impact on heritage assets of world heritage importance or for listed building consent applications relating to Grade I and II\* Listed Buildings; none of which are applicable to the application site. In this instance it would be Historic England asking the SoS to call the application in as a third party on a non-statutory basis. It should be noted that anyone can request an application is called in by the SoS if they have good reason to do so.
- 3.8 Therefore, if Planning Applications Committee resolves to grant planning permission as per the officer recommendation, officers would then notify Historic England of this. But, at the time of writing this update report, there has been no request received from the SoS to call the application in and officers have received no further indication or confirmation from Historic England as to whether or not they will request a call in. Therefore, at this moment the officer recommendation remains unchanged. In the event that Historic England do decide to request that the SoS call the application in, then the SoS would likely write to the LPA and request that a decision is not issued until they have had time to consider whether or not to call in the application.