

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 1st June 2022

ITEM NO. 13

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Ward: Southcote

App No: 211728

Address: Dellwood Hospital Liebenrood Road

Proposals: Outline application considering access, appearance, layout and scale for the partial demolition, conversion and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration)

Applicant: Montpelier Estates Ltd

Deadline: 1st July 2022

RECOMMENDATION:

Amended as follows:

~~Delegate to Assistant Director of Planning, Transport and Public Protection Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 01/07/2022 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:~~

- ~~– An Employment Skills and Training Plan (construction phase)~~
- ~~– Use of the development as a C2 care home only~~

GRANT full planning permission subject to the conditions set out in the main agenda report plus the following additional conditions:

29. Use of the development as C2 care home use only
30. Pre-commencement submission and approval of a construction phase employment and skills plan

1. Amended Recommendation

- 1.1 Since publication of the main agenda report the Applicant has confirmed that they agree to provide a construction phase employment and skills training plan and do not intend to take up the option of providing an equivalent financial contribution as per the terms of the adopted Employment Skills and Training Supplementary Planning Document 2013 referenced in paragraph 6.63 of the main report. As it is now confirmed that a financial contribution will not be required the provision of

an employment, skills and training plan can be secured by way of planning condition rather than a section 106 obligation.

- 1.2 It is also now recommended that the use of the development as a C2 care home only is secured by way of a planning condition instead of a section 106 obligation. This is on the basis that there are no permitted development rights to change from C2 care home to C3 (Residential Dwellinghouse) or C2A (Secure Residential Institution) use, which the terms of the proposed section 106 obligation sought to restrict. Therefore, such a change of use would require planning permission in its own right. Whilst the Local Planning Authority has secured the use of care homes as C2 use only by way of section 106 in some instances previously this has generally been on developments where self-contained units/apartments are proposed where the distinction between C3 (Residential Dwellinghouses) and C2 care homes use is more blurred and where the level of care options available is more limited. Given the nature and type of accommodation proposed in the current application, which Officers consider is clearly articulated and set out for a C2 care home, it is considered that the use can be reasonably be controlled by way of a condition.
- 1.3 On the basis of the above the Officer recommendation is no longer subject to completion of a section 106 legal agreement.

Case Officer: Matt Burns