

## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 17<sup>th</sup> July 2019

ITEM NO. 11

**Ward:** Abbey

**Application No.:** 182054/FUL

**Address:** 20 Hosier Street, Reading, RG1 7JL

**Proposal:** Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

**Applicant:** Inception (Reading) Sarl (c/o Moorgarth Group Ltd)

**Date Valid:** 15/1/2019

**Application target decision date:** Originally 16/4/19, extension of time agreed 9/9/2019

### RECOMMENDATION

As main report with following amendments / additions :

Amended description of development to read :

Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

Legal Agreement to secure the following :

3. A financial contribution of £97,000 to fund a Feasibility Study for Public Realm improvements to Hosier Street in the form tree planting and resurfacing works; and implementation of these works

#### Conditions:

Amended

22. Hours of compliance condition: The Class A3/A4 premises shall not be used by members of the public outside the hours of 06:00 - 24:00 (last food order 23:00) Monday to Sunday

Additional

25. That the A4 use class within the permitted ground floor restaurant/bar remains ancillary to the A3 use class.
26. Pre occupation the measures set out in the submitted "20 HOSIER STREET, READING, RG1 7JL - DRAFT CRIME PREVENTION STANDARDS" document dated July 2019 received by the Local Planning Authority 16<sup>th</sup> July 2019 shall be implemented and thereafter retained.
27. Pre-occupation the measures set out in the submitted 'Fire Strategy' dated 3<sup>rd</sup> July

2019 shall be implemented and thereafter retained.  
28. Pre- commencement Standard building floor levels details required

**1. Further information submitted**

- 1.1 The applicant has formally agreed the financial sum of £97,000 for Public Realm improvements to Hosier Street to be secured via the S106 Legal Agreement.
- 1.2 The applicant has submitted a document entitled “20 HOSIER STREET, READING, RG1 7JL - DRAFT CRIME PREVENTION STANDARDS” dated July 2019 received by the Local Planning Authority 16<sup>th</sup> July 2019.
- 1.3 The applicant has agreed an amendment to the description of development to confirm that within the restaurant (A3)/bar(A4) use sought, the A4 use is ancillary. Also in relation to the proposed opening hours the applicant is seeking that this unit be open to the public until 24.00 with the last food order at 23.00.

**2. Officer Assessment**

- 2.1 The S106 sum agreed was as sought by officers and is therefore considered to be acceptable.
- 2.2 It is noted that the content of the submitted ‘Draft Crime Prevention Standards’ document submitted by the applicant for this Premier Inn Hotel does not meet all the criteria to achieve a Secured by Design accreditation as requested by the Police CPDA. However it is considered that the measures set out can sufficiently safeguard the future guests/customers of the proposed hotel development. It is therefore considered this matter can be dealt with by condition to secure the measures set out within the submitted document.
- 2.3 In relation to the hours of use the agreed amended description of development states that the A4 (bar use) will be ancillary to the A3 (restaurant use) of this ground floor element of the scheme. This is to seek to ensure that this unit is not used solely for A4 Bar use. The hours have also been agreed as no use by members of the public outside the hours of 06:00 - 24:00 (last food order 23:00) Monday to Sunday. Therefore in line with comments from Licencing officers, subject to the above condition the specified opening hours, within the Cumulative Impact Area, are considered to be acceptable.

Correction to Submitted Plans -

Proposed Ground Floor Plan 18370 0310 P05 dated 2/7/2018