

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9th October 2019

ITEM NO. 14

Ward: Peppard

App No: 190835/FUL

Address: 199-203 Henley Road and land to the rear of 205-207 Henley Road

Proposal: Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping

Applicant: Signature Senior Lifestyle Ltd

Date validated: 18/06/2019

Application target decision date: 17/09/2019 Extension of time: 30/10/2019

RECOMMENDATION:

As per the main agenda report but the recommendation is no longer 'subject to' submission of a suitable Sustainable Drainage Strategy (SuDs) following submission of acceptable information in this respect.

The following additional conditions are also proposed:

39. All on-site facilities to operate as ancillary to the C2 Care Home use only
40. Pre-commencement badger sett survey to be submitted and approved
41. No demolition or tree removal until a licence for works impact upon bats has been submitted and approved
42. Pre-commencement construction environmental management plan to be submitted and approved and implemented.
43. Pre-commencement SuDs detailed to be submitted and approved, implemented and retained thereafter
44. Pre-commencement SuDs implementation, maintenance and management scheme to be submitted and approved

The following conditions from the main agenda report are to be amended as follows:

3. Pre-commencement submission and approval of external materials details to be amended to require submission and approval of these details prior to the

commencement of any above ground works

5. Pre-commencement provision of the visibility splays to the new access road to be amended to require provision prior to first use of the new access road

8. Pre-commencement submission and approval of a hard and soft landscaping scheme to be amended to include ecological mitigation and enhancement measures

32. Pre-commencement submission and approval of external lighting scheme to be amended to require submission and approval of these details prior to first occupation of the building

35. Pre-occupation submission and approval of BREEAM certification to be amended to require submission and approval of these details within 3 months of first occupation of the building

1. Ecology

1.1 The main agenda report summarised the ecology mitigation and enhancement measures proposed as part of the development but noted that final comments from the RBC Ecological Consultant on these proposals were still outstanding. Final consultation comments have now been received.

1.2 Policy EN12 (EN12: Biodiversity and the Green Network) of the emerging New Local Plan sets out that on all sites, development should not result in a net loss of biodiversity and seeks that development should protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site and provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.

1.2 The RBC Ecological Consultant is satisfied with the ecological mitigation and enhancement measures proposed and conditions are recommended to secure detailed submissions in respect of these and to secure their implementation and maintenance. A condition is also recommended to require a badger sett survey to be undertaken prior to any clearance of vegetation and depending on findings of the survey submission and approval of a licence for works near a badger sett. Conditions are also recommended to secure submission and approval of a bat works license and a construction environmental management plan to ensure construction works are managed to protect the biodiversity of the site.

1.3 Officers are satisfied that the on-site biodiversity mitigation and enhancement measures would not result in any net loss of biodiversity on site and would satisfactorily preserve the green link to rear of the site along the Berry Brook. The measures proposed and retention of large area of green space to the rear of the site in the form of the communal sensory garden are considered to be an improvement above that provided under the existing planning permission on the site for residential dwellings where this area would have been segregated to form part of

the private residential gardens of the dwellings. The proposals are considered to accord with Policy CS36 (Biodiversity) and DM17 (Green Network) and emerging Policy EN12.

2. Drainage (SuDs)

2.1 The main agenda report set out that a drainage scheme had been submitted as part of the application and that this was being reviewed by the Council's SuDS Manager. Following submission of amended details the drainage report sets out that the proposals would reduce the run off rate from the current position and includes provision of a soakaway and drainage for the new road. A detailed SuDs scheme along with its implementation and future maintenance arrangements are to be secured by way of conditions. The proposals are considered to accord with emerging Policy EN18 in this respect. Therefore, the officer recommendation is no longer 'subject to' these details being agreed.

3 Other

3.1 An incorrect version of the road adoption plan has been included on page 157 (and referenced on page 147) of the main agenda report. The correct version of the plan (drawing ref. 3141.09 - Extent of New Access Road Proposed for Adoption - 09.10.19) is included as part of this update report.

3.2 An additional condition is recommended to ensure the on-site facilities included within the development (eg restaurant, hairdressers) remain ancillary to the proposed C2 care home use and cannot operate as independent standalone businesses. This is to control against any potential increase in vehicle movements to the site if these facilities began to operate independently.

3.3 The trigger for some of the proposed conditions is also recommended to be adjusted to assist in implementation of the proposed development. The following conditions with the recommendation box on the main agenda report are proposed to be amended:

- The trigger for submission of details under condition no. 3 (external material samples) is to be amended from prior to commencement of development to prior to commencement of above any above ground works. This would allow the applicant to commence any preparatory below ground works.
- The trigger for condition no.5 (provision of visibility splays) to be amended from prior to commencement of development to prior to first use of the access road. The road needs to be built first so this would allow that to happen and the condition would still require the splays to be retained thereafter.
- The trigger for condition no. 32 (external lighting scheme) is to be amended from prior to commencement of development to prior to first occupation of the building. This is a late stage design element and so is not considered necessary at pre-commencement stage.

- The trigger for condition no. 35 (BREEAM Certification) is to be amended from prior to first occupation to no later than 3 months from first occupation of the building. This would allow greater flexibility for the applicant in obtaining certification which can be a lengthy process and usually needs data from the operation and management of the use to be able to gain the certification)

3.4 An objector/neighbour who wishes to speak at the committee but is unable to attend has provided a copy of their speech which is set out below. Unless stated, Officers are satisfied that the points raised within the speech are addressed within the main agenda report.

Mr Chairman and members of the Planning Committee

Planning Application number 190835 (199 to 203 Henley Road – 82 bed care home)

We object to the above planning application for the following reasons:-

A four storey building of the proposed size is totally out of keeping with the locality.

Even though the land slopes away from the main road, the Care Home will still tower above any of the current dwellings on the southern side of the A4155 and Ruskin, thereby reducing their privacy.

The proposed access road to the development will increase the existing traffic congestion on the A4155 and make the entrance to the site a genuine safety hazard. Traffic from the western side of the entrance will sit in a new third lane which has no traffic control. The width of the main road, with its existing parking bays and road islands, can only allow a narrow entrance lane to the development, drivers turning right will sit in a vulnerable position, potentially unsighted because of the curvature of the road and legally parked vehicles. Residents living on the southern side of the road already sit with trepidation whilst waiting to turn into their driveways.

The planned on-site parking is inadequate and will almost certainly overflow onto the A4155 and its verges thereby increasing the road safety issues.

When the Ruskin development was agreed it was planned to cater for any extension, in the easterly direction, to go via the Ruskin site. A road exists to the rear of the main block of flats which terminates at present against the garden of 199 Henley Road. This clearly is the obvious entrance point for any easterly development as it is already carrying traffic and is controlled by traffic lights.

If the current residents of the Ruskin houses, which border on 199 Henley Road, are claiming “squatters rights” to this short dead-end road for their own parking, it would seem appropriate, if this road were to be extended, to give them parking facilities to the rear of their properties within the existing garden of 199 Henley Road (Officer comment: only the scheme as proposed can be considered. The proposals do not impact upon the existing parking provision for any house within the Ruskin development)

The only letters of support shown on your website are on a pro-forma document which makes us wonder if it was given out by the developer and is therefore biased.

We have no objection to the principle of a Care Home. However we feel that it should be a size and design to blend in with the current dwellings as well as standing on the northerly part of the site away from the current floodplain.

Officer: Matt Burns



Road Adoption Plan

