

UPDATE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 13th November 2019

ITEM NO. 10

Ward: Abbey

Application No.: 191096/FUL

Address: "Unit 16" North Street, Reading, RG1 7DA

Proposal: Redevelopment of site to provide 295sqm of office space (Class B1(a) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.

Applicant: Atlas Controls

Date Valid: 04/07/2019

Application target decision date: Originally 03/10/19, but extensions of time have been agreed until 30th November 2019

RECOMMENDATION:

Approve as per the main agenda report but with an additional section 106 heads of terms proposed as follows:

- Management Plan (detailing long term maintenance operations and responsibilities associated with the green wall planting) to be secured as part of the legal agreement (with the legal agreement being delegated to officers to determine, as per the main recommendation).

1. Green Wall

- 1.1 The applicant is aware of concerns regarding the long-term management of the green wall planting in terms of responsibility and its continuity.
- 1.2 As per the main agenda report, the acceptance of the green wall is based upon:
 - It's various benefits (para 6.24);
 - The commercial imperative of its maintenance (para 6.20) and
 - That its implementation will be secured via a landscaping condition (para 6.23)
- 1.3 Given the concerns raised, the applicant has proposed that the long-term maintenance of the green wall planting be safeguarded through a Management Plan, which will be secured as part of the S106 Legal Agreement. The Management Plan would confirm the maintenance operations associated with the green wall planting and detail the various responsibilities for the implementation and long-term operation of the plan (e.g. a building management company).
- 1.4 In this capacity, the Management Plan would secure the operation, responsibility and continuity of the green wall maintenance through the

rigorous strictures of the Legal Agreement. The applicant also considers that this further demonstrates their commitment to the green wall, which is fundamental to the success of the scheme.

2. Other Matters

- 2.1 There is a typographical error in paragraph 6.33 of the main agenda report which is corrected as follows:

“In terms of privacy and overlooking, it is initially noted that the proposed accommodation is located sufficient distance away from existing nearby residential occupiers outside the application site. This is discussed in more specific detail in the ‘amenity for nearby occupiers’ section below (from the opposite perspective) but equally applies to future occupiers too. Given the nature of the proposal there would be no loss of privacy or overlooking between different units at the site.”

- 2.2 The recommendation remains as currently published, with the additional heads of terms.

Case Officer: Ethne Humphreys