

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT, CULTURE AND SPORT

TO:	TRAFFIC MANAGEMENT SUB COMMITTEE		
DATE:	12 MARCH 2015	AGENDA ITEM:	8
TITLE:	JACKSONS CORNER, KINGS ROAD, ABBEY SQUARE- ALTERATIONS TO BUS STANDS, PARKING BAYS, ONE WAY SYSTEM AND CREATION OF LOADING BAY		
LEAD COUNCILLOR:	TONY PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT
SERVICE:	HIGHWAYS & TRANSPORT	WARDS:	ABBEY
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**1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY**

- 1.1 The new owners of the former Jacksons Site have submitted a planning application, application 141713, to refurbish and remodel the former department store building. The proposals will replace the existing ground floor with 3 new shop units and replace the upper floors with residential units.
- 1.2 The application will be determined by Planning Application Committee on the 11<sup>th</sup> March 2015 and the officers' recommendation is for Members to approve the proposals. An update on the decision will be given to Members on the night of the Traffic Management Sub Committee.
- 1.3 As a result of creating the 3 new shopping units the applicant has requested that a loading bay be created on the Kings Road given the existing delivery yard to the rear of the building and accessed from the High Street is not suitable for modern delivery methods. The provision of a loading bay has allowed Transport Officers along with officers from Reading Buses to look at the existing pedestrian congestion issues at the bus stands located in front of the building and the proposals therefore not only provide a loading bay but address the congestion issues.
- 1.4 This report seeks approval to commence the statutory process to amend the existing parking layout as detailed in Appendix 1, subject to Planning Application Committee approval from its meeting on the 11th March 2015.

**2. RECOMMENDED ACTION**

- 2.1 That the members of the Sub Committee note the report.

- 2.2 That the principle changes to the bus stands in Kings Road, the provision of loading bays in Kings Road and Abbey Square and the reversing of the one way system in Abbey Street are approved by members
- 2.3 That in consultation with the Chair of the Sub Committee, that the Lead Councillor for Strategic Environment, Planning & Transport and Ward Councillors the Head of Legal and Democratic Services be authorised to carry out statutory consultation in accordance with the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996 to advertise the proposal and subject to no objections being received to implement the proposal.
- 2.4 If objections are received to the statutory consultations, those objections will be reported back to a future meeting of the Sub Committee.

### 3. POLICY CONTEXT

- 3.1 The proposals are in line with current Transport and Planning Policy.

### 4. THE PROPOSAL

- 4.1 The existing owners of the former Jacksons Corner have submitted a Planning Application to refurbish and remodel the existing building which will create three new shopping units on the ground floor and the provision of 32 residential units.
- 4.2 To complement these changes to the building the applicant has requested a loading bay be constructed on the Kings Road given the existing facility at the rear of the building is not suitable for modern delivery vehicles. As a result of this request a scheme has been produced in consultation with Transport Officers and Reading Buses which not only provides loading bays but will resolve the congestion issues with pedestrians on the footway and buses at the two bus stands immediately in front of the building.
- 4.3 The proposals are shown on drawing JC/14/PR/L101 in Appendix 1. The proposals result in the following.
  - i) The introduction of a loading bay facility on Kings Road in the location of the existing number 17 bus stop. This loading bay would have restricted loading hours (permitted 19.00 to 7.00 and 11.00 to 16.00) reflecting the restrictions within Market Place and the Town Centre, especially as this will be the sole route to access the bay.
  - ii) The two existing bus stops will be moved further east along the Kings Road and this provides the opportunity to improve the footway provisions on the northern side of Kings Road. The footway will be widened by 1.5 metres in proximity to the revised location of the two existing bus stops which will improve pedestrian comfort in an area where there is conflict between static activity (people waiting for

buses) and those pedestrians which wish to pass along the Kings Road. All existing passenger infrastructure will be replaced.

- iii) An additional bus stop will also be provided to the east of the junction with Abbey Square, to the south of the entrance to Reading Library. The footway will also be widened at this location by 1.0 metre. The additional bus stop will act to relieve pressure on the existing bus infrastructure and is supported by Reading Buses. This stop will be used by services which also stop in Market Place.
  - iv) Due to the restrictions on the proposed loading bay on Kings Road, it is proposed that an additional loading bay is located on Abbey Street with unrestricted hours of operation. This would involve converting the existing disabled parking bays into a loading bay and relocating the disabled parking bays a short distance on Abbey Square. In order to provide access into the loading bay and given the relocated bus stops would have implications on visibility leaving Abbey Square, the one way order on Abbey Square will need to be reversed.
- 4.4 All these works will be funded by the developer and while improving the loading facilities to the new shop units will also address the long term issues of pedestrian congestion in this area.
- 4.5 While the disabled bays will be relocated on Abbey Square a short distance, the number of bays will not be reduced and therefore the provision will not be affected. While the one way will be reversed on Abbey Square the distance travelled to and from the properties along the road will not be affected but just undertaken in the alternative direction.
- 4.6 As a result of the changes there will be an increase in the current level of provision for bus stops. It should also be noted that as the loading on Kings Road will not be available for use during peak times this will provide an additional area for buses to wait.
- 4.7 The proposals have all been auto tracked to ensure that the new arrangements, especially the new loading bay, do not obstruct the flow of buses and other vehicles along the Kings Road, but further analysis will be undertaken during detailed design.
- 4.7 The applicant has stated he will undertake these works through a legal agreement and will fund all construction costs and legal costs associated with undertaking the changes.
- 4.8 However before any changes take place a statutory consultation process has to be undertaken and it is recommended that this is proceeded with to enable the require Traffic Regulation Orders to be in place before construction on the development begins.

**5. CONTRIBUTION TO STRATEGIC AIMS**

- 5.1 To promote equality, social inclusion and a safe and healthy environment for all

**6. COMMUNITY ENGAGEMENT AND INFORMATION**

- 6.1 Statutory consultation will be carried out in accordance with the Local Authorities Traffic Orders (Procedure) (England and Wales) Regulations 1996. Additional local consultation will be carried out as required.

**7. LEGAL IMPLICATIONS**

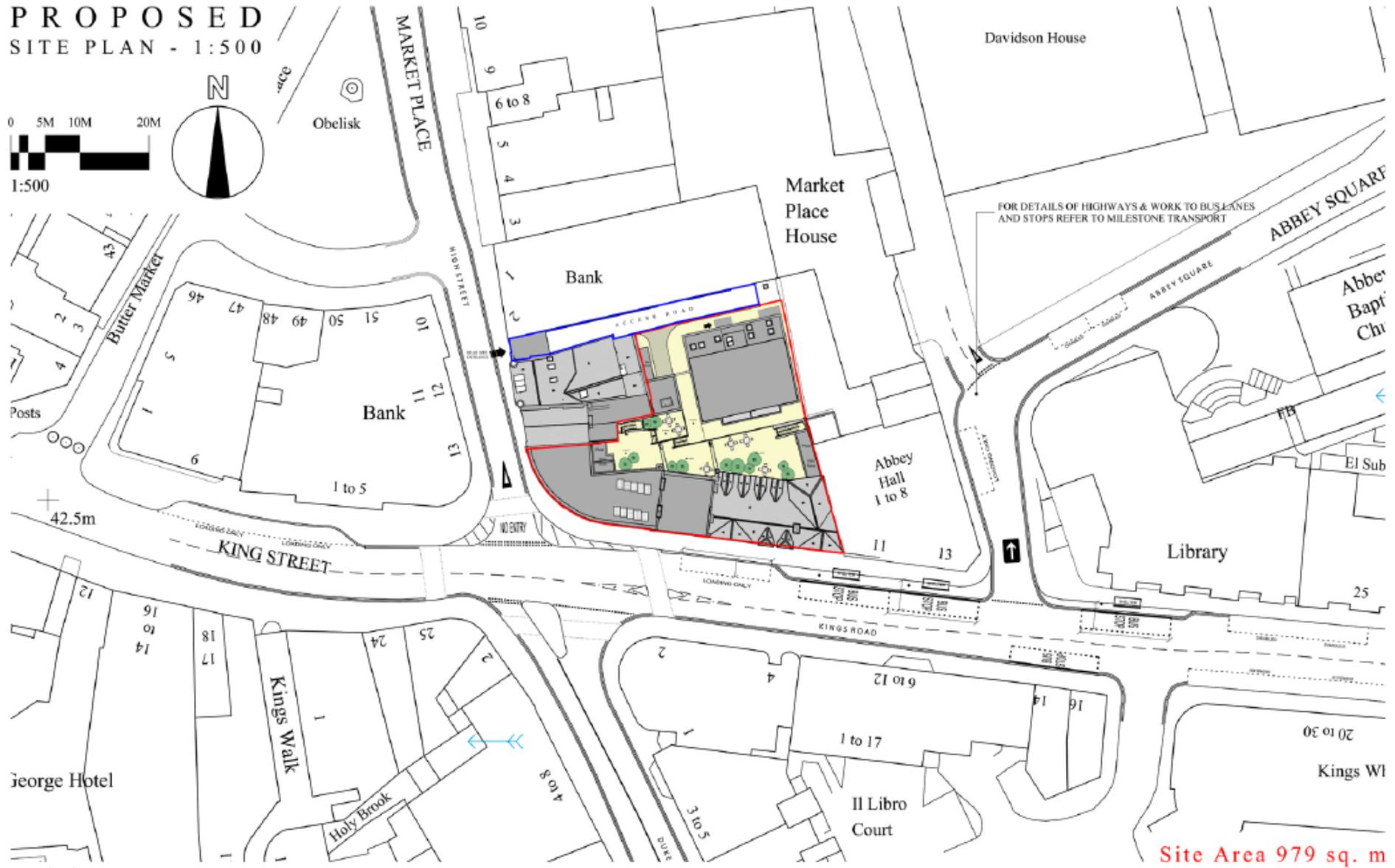
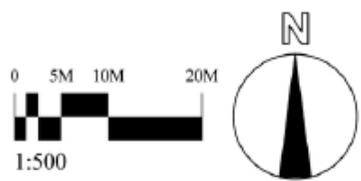
- 7.1 Any proposals for waiting/ movement restrictions are advertised under the Road Traffic Regulation Act 1984.

**8. FINANCIAL IMPLICATIONS**

- 8.1 The works and legal costs will be wholly funded by the Developer.

APPENDIX 1 - PROPOSED LAYOUT OF LOADING BAYS, BUS STOPS ALONG KINGS ROAD AND ABBEY SQUARE

# PROPOSED SITE PLAN - 1:500



Rev. Date Details

Project:  
Jacksons Corner  
Reading  
Berkshire

Context:  
**PROPOSED**  
Site Plan - 1:500

North  
Drawn By: SAR  
Date: 24.09.14  
Scale: 1:500@A3  
Rev: -

Notes:  
1. Equal dimensions to be used in preference to words.  
2. The Contractor is to check all site dimensions and setting-out levels of obstructions.  
3. The Architect's interventions in respect of any discrepancy revealed before work is open to hand.  
4. Description as illustration of preliminary systems or products is not to be taken as a guarantee or warranty of performance or quality.  
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**JC/14/PR/L101**