

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th November 2015

ITEM NO. 15

Ward: Park

App No.: 151511/REG3

Address: East Reading Adventure Playground Association, Palmer Park, Reading
Proposal: Expansion of ERAPA Community Centre using modular construction to accommodate relocated Riverside Day Nursery, plus associated external works.

Applicant: Reading Borough Council

RECOMMENDATIONS

Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT permission subject to the receipt of amended plans which remove the access from Haywood Court but (ii) to REFUSE permission should this information not be submitted and/or found to be unacceptable by 13th November 2015 unless the Head of Planning, Development and Regulatory Services agrees to a later date for the decision to be issued.

All other conditions and informatives as per your report but including the following conditions:

1. Bicycle storage
2. Travel Plan
3. Annual Review

Informatives to include:

1. Damage to the highway
2. Works affecting the highway
3. Decay detection

1.0 Consultations

1.1 Sport England

1.1.1 Sport England placed a holding objection following a concern that the proposal may impact on the adjacent football pitch and cricket wicket. Sport England required a dimensioned drawing showing the proposal in relation to the pitches and also advised that some protection from balls may be required. A landscape proposal was submitted on the 30th October 2015.

1.1.2 Sport England advised that the site forms part of, or constitutes a playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory

requirement.

- 1.1.3 Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy - 'A Sporting Future for the Playing Fields of England'.
- 1.1.4 Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.
- 1.1.5 The submitted Landscape Proposal showed the relationship of the proposed building to the sports pitches. It is clear that the proposal will not impact on any playing pitches and the introduction of the 2.4m high fence should give adequate protection for balls.
- 1.1.6 Therefore Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

- 1.1.7 Sport England therefore do not wish to raise an objection to this application.

1.2 Transport

- 1.2.1 Additional information has now been provided by the applicant. The main report stated that historically, the ERAPA Community Centre accommodated Barty Bears Playgroup which accommodated 26 children. This figure has now been updated and it has been confirmed that the playgroup actually accommodated 32 children and 5 staff. Based on this information the proposal will result in the increase of the capacity on the application site to 52 children and 21 members of staff.
- 1.2.2 A survey undertaken in July 2015 at New Town Primary School identified that 60% of parents use alternative modes of travel to drop off / collect their child and the survey continues to state that this would drop if the nursery were to relocate. It is however stated that this may be down to the parents not knowing where the nursery will be relocated to. To assess the travel distances of parents a drawing has now been submitted that illustrates the postcode data of the existing children attending the nursery when compared to the existing and proposed locations, this has identified that the vast majority of children are within walking distance of both the existing and proposed nursery locations. It is therefore unlikely that a significant change to travel patterns would occur.

- 1.2.3 The main report advised that the Transport Statement mentioned that the servicing and emergency access of the site would remain from Haywood Court however there is currently no direct access from Haywood Court. A new access path was originally proposed however the ownership of part of the land required for this access is unclear. As such, the access path has been removed from the application however, Transport has advised that access is currently through the adjacent community hall which is included within the ownership of the applicant and is an existing situation. Given that the proposal would not generate increased delivery / servicing trips Transport are happy for this to continue. An amended Block Plan is at the end of the update report however, amended plans will be required and this has been reflected in the recommendation above.
- 1.2.4 A survey was also undertaken of the staff travel habits and this identified that 68% of staff used alternative modes however this would appear a low figure compared with the parking provision on the site of 2 spaces. This would therefore identify that some on street car parking did occur from staff. The proposal would require an increase in the number of staff parking spaces when compared to the existing use of the ERAPA site however this is a minimal increase and the proposed facility will be implementing a travel plan to reduce car usage. Given this Transport are happy that the provision of car parking is acceptable.
- 1.2.5 With regards the drop off and pick up spaces the existing facility (within Palmer Park) had no dedicated parking for this facility and the Councils standards would have required a provision of between 3 and 5 spaces depending on whether the facility had a fixed or flexible drop off and pick up policy. The proposal will result in a requirement of 5 spaces for the drop off and pick up of children in accordance with our Parking Standards which is not a significant increase to the existing situation. In addition to this the applicant has undertaken a survey of which demonstrates that there is sufficient capacity during the drop off and pick up times to accommodate this minimal increase.
- 1.2.6 A Travel Plan is proposed for this site and a condition is recommended for the submission of a full travel plan to be submitted within 3 Months of occupying the building.
- 1.2.7 In the circumstances there are no transport objections to the proposal subject to the conditions recommended above.

1.3 Trees

- 1.3.1 Additional information has been submitted with regards to the TPO Silver Birch tree in Haywood Court. Although the access adjacent to this tree has been removed from the proposal the service trench is still proposed. Natural Environment Tree Officers raised concerns over the long term health of this tree given its proximity to the service trench and the likelihood that damage would occur to the trees' roots.
- 1.3.2 Moving the service trench further from the trunk has been considered but

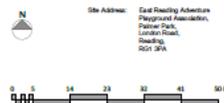
this would move it closer to one of the Lime Trees in Palmer Park. The new services are essential for the proposal and given the location of the application site within a tree-lined park it is difficult to install services without entering tree Root Protection Areas. Therefore to ensure this is carefully carried out hand dig construction has been specified to minimise damage to underlying roots and a condition will be imposed for a replacement tree should the Silver Birch die within 5 years of the development.

- 1.3.3 The main report stated that additional information was required with regards to the detection of decay on 2 trees which has not yet been provided however, Natural Environment Trees has advised that they are happy to leave this for further discussion/investigation with the applicant and the Parks team as Parks are ultimately responsible for the tree maintenance. An informative has been recommended.
- 1.3.4 With regards to additional tree planting at the application site and within the park, discussions have been carried out with Natural Environment Tree Officers, the Parks team and the applicant with regards to the species proposed. Original tree planting, shown in the main report, included 7 Fastigate Hornbeam trees to the south of the application site and 8 Lime trees along the footpath from London Road. The proposed tree planting has been amended in line with comments from the Parks team and 6 Limes (3 on either side of the footpath) over the same linear length to match the existing Lime trees close by and 6 Greenspire Lime trees planted over a slightly longer stretch to the south of the application site are now proposed. This amendment will be required to be shown on the amended plans that need to be submitted showing the removal of the access path as they have not been updated on the plan shown below.

Case Officer: Claire Ringwood.



- Key**
- 1 Pedestrian access
 - 2 Existing building refurbished for nursery & community use
 - 3 New modular building providing additional nursery accommodation
 - 4 External space providing hard & soft play for nursery use
 - 6 Public mini basketball court
 - 8 Public swings
 - 7 Public play equipment
 - 8 Grass parkland
 - 9 Pakistan Community Centre (PCC)
 - 10 Refuse point for PCC & ERAPA
 - 11 Storage container
 - Palmer Park site area
 - Development area: 1100 sqm
 - Proposed works
 - Existing Building
 - Pedestrian access
 - Vehicle access
 - Emergency vehicle access



Planning Application

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| | | RBC Property Services, Three Millers House, 75 High Street, Whitehaven SO22 8LL, Wiltshire, Wiltshire | | | |
| PROJECT Reading Borough Council Riverside Day Nursery Re-Location | | SHEET CONTENTS Proposed Block Plan | | | |
| SCALE 1:500 @A1 1:1000 @A3 | DATE 14/08/15 | DRAWN CJW | CHECKED (blank) | DRAWING NO. E02699-P102 | REVISION B |