

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 14

PLANNING APPLICATIONS COMMITTEE: 29 June 2016

Ward: Tilehurst

App No.: 160705

Address: Meadway Sports Centre, Conwy Close, Tilehurst, Reading

Proposal: Proposed extension to an existing car park at The Meadway Leisure Centre in Conwy Close, Tilehurst.

Applicant: Reading Borough Council

Date received: 15 April 2016

Minor Application 8 week target decision date: 7th July 2016

Planning Guarantee (26 weeks) Date: 9th November 2016

RECOMMENDATION:

Delegate to the Head of Planning & Regulatory Services to:

GRANT Full Planning Permission.

Conditions to include:

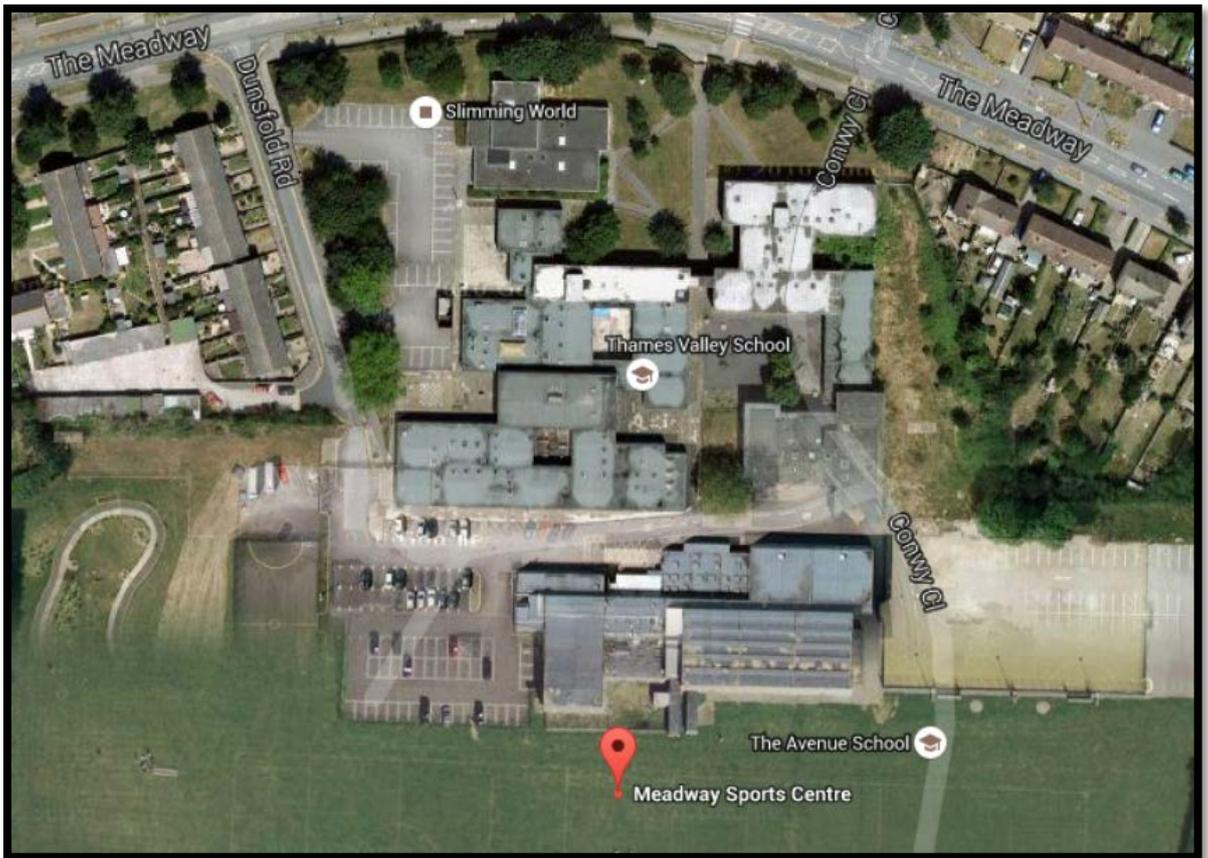
1. Time limit -3 years
2. Approved Drawings
3. Materials
4. Vehicle parking in accordance with approved plans
5. Car Management Plan

Informatives to include:

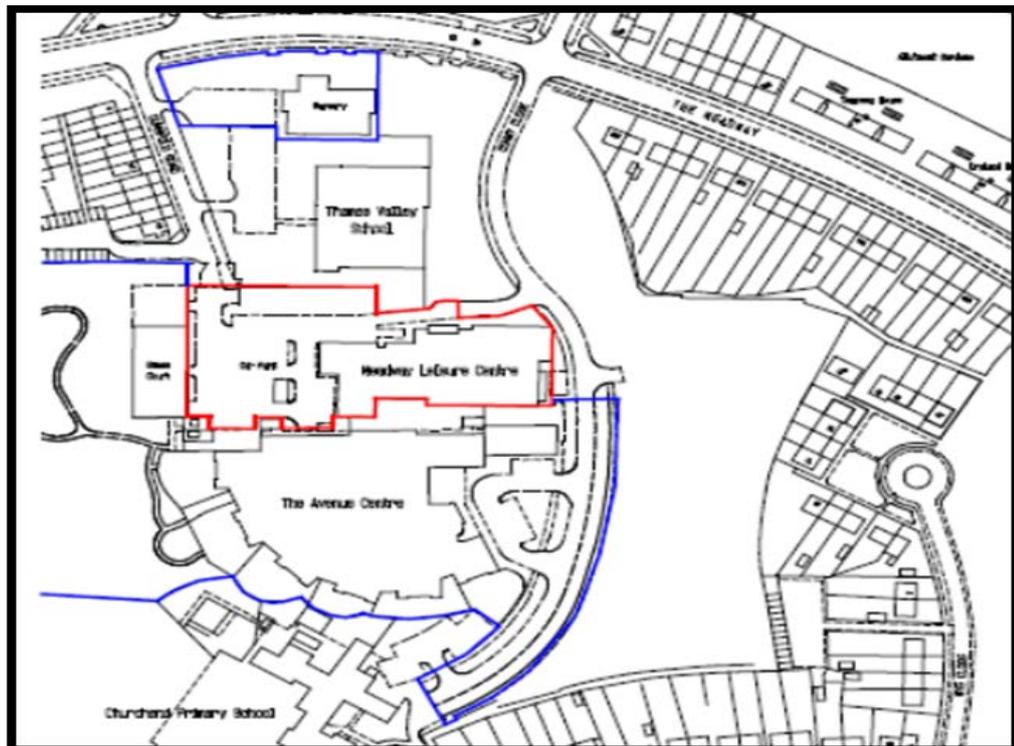
1. Terms and conditions.
2. Positive and proactive.

1. Site Description and Surrounding Area:

- 1.1. The application site is located along the northern boundary of the existing car park to the Meadway Leisure Centre and is approximately 750 sq. metres in area.
- 1.2. Immediately to south of the Leisure Centre site is The Avenue Centre that includes the Avenue School.
- 1.3. To the west of the development site are playing fields associated with The Avenue Centre.
- 1.4. To the east of the development site is an access drive which leads to Conwy Close, the main vehicle and pedestrian route to The Avenue Centre and The Meadway Leisure Centre from The Meadway.
- 1.5. To the north of the development site is Dunsfold Road, which contains a row of two storey terraced houses and Thames Valley School.



Aerial photo of the overall site (source - Google Maps)



Location map (not to scale - source: submitted Planning Statement).

2. Proposal:

2.1. Permission is sought for the extension and reconfiguration of an existing car park at The Meadway Leisure Centre. Based on the permission granted in 2006

(reference 06/00253/REG3) for the centre, the approved parking provision was for 104 spaces within this parking area but this layout has not been fully implemented. The proposed parking layout provides 112 spaces so an increase of 8 spaces from as originally approved.



Pictorial view of the site

2.2. There is no change to the number of employees and visitors to Meadway Centre envisaged arising from the additional parking as proposed. The additional spaces are needed to help accommodate parking by some of the staff and visitors who currently use land to the east of Conwy Close earmarked for residential development, subject to the grant of planning permission.

3. Plans and Documents Considered

- PDR/15/003/005 (F) Amended Site and Proposal Plan received 2nd June 2016
- VASL/15/001/001 Location Plan received 19th April 2016
- PDR/15/003/003 Block Plan received 19th April 2016
- PDR/15/003/004 Existing Site and Parking Plan received 19th April 2016
- Planning Statement received 19th April 2016

4. Relevant Planning History

4.1. The relevant planning history for the site is as follows:

- 13/00254/FUL - Demolition of part of former comprehensive school and erection of part-single storey, part two storey school for pupils with autism: (Granted).
- 06/00253/REG3/RE -Redevelopment of school playing field to erect a mixed used educational centre to include special needs school, community uses and ancillary educational staff offices and conference facilities for the Reading Education Centre, incorporating new access road, parking and highway works with associated landscaping and re-provision of public open space: (Granted).

- You need the old residential scheme here too - Granted but not implemented.

5. Consultation Responses

No letters were received from consulted residents.

Non-statutory responses

- 5.1. RBC Transport - No objection subject to appropriate conditions. The scheme from 2006 (reference 06/00253/REG3) permitted a parking provision of 104 spaces within this parking area but this layout has not been fully implemented. The proposed parking layout provides a provision of 112 spaces so is only an increase of 8 spaces.

Given the increased parking provision and the pressures that will occur following the removal of the temporary car park a car park management plan should be submitted to and approved prior to the proposed spaces being brought into use.

- 5.2. RBC Natural Environment (Trees) - No objection as there are no trees within the proposed area of car park extension.

- 5.3. RBC Environmental Health - No objection to the proposals

6. Relevant Planning Policy and Guidance

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

6.2. National:

- National Planning Policy Framework

6.3. Reading Borough Core Strategy (January 2008):

- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS24 (Car / Cycle Parking)
- CS38 (Trees, Hedges and Woodlands)

6.4. Reading Borough Sites and Detailed Policies Document (2012):

- DM4 (Safeguarding Amenity)
- DM12 (Access, Traffic and Highway-Related Matters)
- DM18 (Tree Planting)

6.5. Supplementary Planning Guidance

- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2011)

7. APPRAISAL

The main issues are considered to be:

- The principle of the development

- Appearance and Impact on character of the area
- Neighbouring amenity
- Transport Issues
- Flooding
- Equality Impact

The principle of the development

- 7.1. The principle of car parking on the site is already established and the proposals to extend and reconfigure the existing carpark by incorporating land within the curtilage of the Meadway Sports Centre are therefore considered acceptable. As highlighted within the proposals section above the additional parking will be used by some of the staff and visitors to the centre currently using the temporary parking on land opposite the centre that is earmarked for residential development subject to grant of planning permission. Subject to other planning considerations, the principle of the proposal is considered acceptable.

Appearance and Impact on character of the area

- 7.2. The new car parking area will not negatively impact on the existing buildings, landscaping or surrounding area, as the necessary groundwork alterations are minimal and will not change the overall appearance of the area.

Neighbouring Amenity

- 7.3 To protect the amenities of the neighbouring properties on Dunsfold Road from light pollution, additional low level light standards will be provided to illuminate the new area of car park. It should be noted that the Council's Environmental Health Officer did not object to the proposals.

Transport Issues

- 7.3. The Council's Transport Development Control Manager has assessed the proposals and raised no objection. Given the increased parking provision and the pressures that will occur following the removal of the temporary car park currently being used as supplement to the existing car park, the Council's Transport Development Control Manager has recommended that a car park management plan should be submitted and approved prior to the proposed spaces being brought into use.
- 7.4. The new car parking areas will comply with the layout and dimensions specified in the Revised Parking Standards and Design SPD.

Flooding

- 7.5. The site lies within Flood Zone 1 - low probability, which means that the likelihood of flooding in any year is less than 0.5% (1 in 200). The extended car park would drain into the existing car park and utilise the existing road gullies and surface water drainage system that is already installed. As such the proposed development it will not increase the risk of flooding elsewhere.

Equality Impact

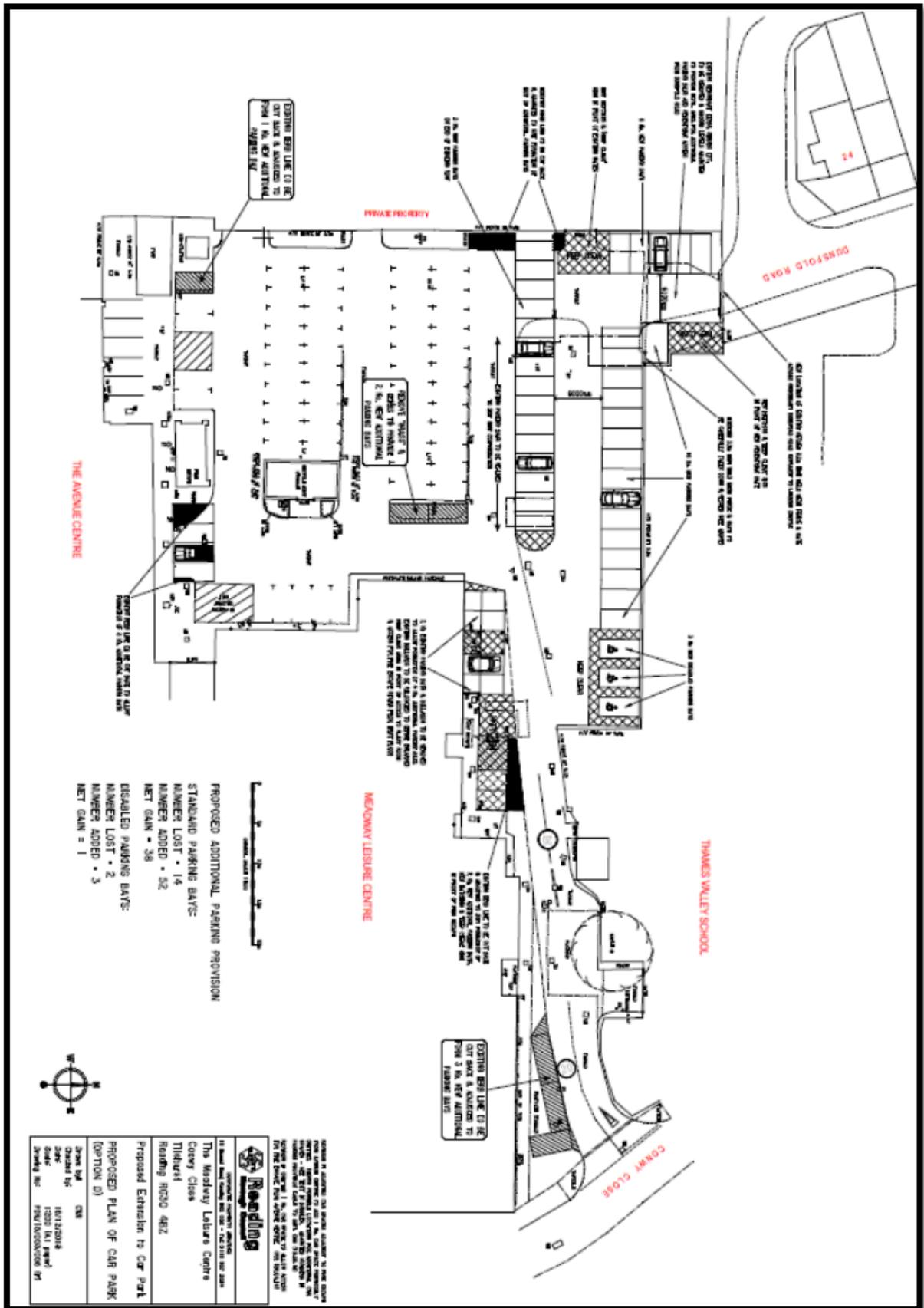
- 7.6. In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief and sexual orientation. There is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to these particular planning applications.

7.7. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of these developments.

CONCLUSION

7.8. The proposals are considered acceptable in planning terms subject to the imposition of appropriate planning conditions.

Plans



Proposed Parking Layout (not to scale).