

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 12

PLANNING APPLICATIONS COMMITTEE: 29 June 2016

Ward: Park

App No.: 160841/REG3

Site Address: Construction of a flood wall of approximately 73m in length and 1.8m high (minimum) adjacent to Whiteknights Road. Alterations to dam embankment to include regrading of slope and rock gabion retaining wall. Associated landscaping. Alterations to highway drainage. New vehicle and pedestrian access to allotments from Whiteknights Road (resubmission of 152205/REG).

Applicant: Reading Borough Council

Date valid: 6 May 2016

8 Week Date: 1 July 2016

26 Week Date: 4 November 2016

RECOMMENDATION

Add the following conditions:

- Access not to be constructed other than in accordance with the approved drawings.
- Provision of visibility splays shown on the approved drawings, to be retained free of obstruction over a height of 0.6m above carriageway level at all times.
- Vehicle access shall be by Local Authority service vehicles only. Details of how service vehicles will access and exit the site and how control over the access will be secured shall be submitted to the local planning authority for approval prior to the formation of the approved access. The access shall not be used other than in accordance with the approved details at any time thereafter.

All other conditions as per the main agenda

Access

- 1.1 Paragraph 4.7 of the main report refers to details of the new access, including visibility splays and pavement crossover, being required. These have now been submitted as shown on drawing 27560/4004/1200 Rev.A dated 21 June 2016. The Council's Transport Development Control section advise the following:

"The access will be provided to allow use by the parks department to maintain the allotments. It is no longer possible to gain access from the rear through the school playing fields and it is safer to park off road whilst loading debris from the allotment. It has been stated that the current arrangements require collection of debris approximately once every six weeks or less.

The visibility splay at the proposed access would be marginally less than the National Standard contained within DfT document Manual for Streets and the Council's Geometric Design Guide for Accesses onto Classified Roads. However Transport DC are happy to accept this given that the vehicular access would not be for general use of

allotment holders. It would remove on street servicing subject to a condition requesting a management plan explaining how vehicles would be aided into and out of the site."

- 1.2 Transport DC confirm that in the circumstances there are no objections to the proposal subject to conditions securing the design and visibility splays and preventing use of the access except by Council vehicles. These are set out in the recommendation above. The current recommendation in the main report is subject to no objection from the Head of Transport. The recommendation is therefore to grant planning permission.
- 1.3 A revised layout drawing 27560/4004/103 Rev. E dated 27 June 2016 has been submitted showing a 'Grasscrete' hardstanding extending the width of the gated access and extending to a depth of 10 metres back into the allotments. It is considered that this is a reasonable proposal to allow vehicles to access safely and avoid carrying mud back onto the road when leaving. The type of surface would allow vegetation to grow through it, which would reduce visual harm.

Consultations

- 1.4 Section 4 of the main report states that comments had not been received from the Environment Agency, National Allotment Society, Wokingham Borough Council, RBC Emergency Planner and RBC Valuation and this remains the case. However, as there were no objections from these consultees to the previous application, particularly from the Environment Agency, officers are confident with the recommendation to grant planning permission.

