

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL

ITEM NO. 11
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PLANNING APPLICATIONS COMMITTEE: 29 June 2016

Ward: Minster

App No.: 151924/FUL and 151925/LBC

Address: 1 Castle Crescent

Description: Refurbishment of 3 Castle Crescent to provide 5 residential dwellings including internal and external alterations. Demolition of existing outbuildings including existing coach house and garage. Development of 8 residential dwellings along eastern boundary of the site. All associated works include vehicular and pedestrian access, parking, landscaping and bin store provision.

RECOMMENDATION (151924/FUL)

Delegate to Head of Planning, Development and Regulatory Services to GRANT subject to completion of a S106 legal agreement securing:

- A contribution of £120,000 toward affordable housing. £60,000 to be payable before the 4th new build dwelling is occupied, with the balance payable before the 7th new build dwelling is occupied.
- The contribution shall be returned to the payer if after ten years it has not been spent on affordable housing.
- The provision of a continuous footway on the western side of Garnet Hill as per the approved site layout plan. The footway shall be constructed and adopted as public highway through a S278 agreement.
- The works to the listed building shall be completed, and the listed building shall be made ready for occupation, before the 4th new build dwelling is occupied.
- The applicant, their agent or their successors in title, shall provide for the on-going maintenance of the listed building.

If the obligation is not completed by 13 July 2016, delegate to officers to REFUSE as contrary to Policies CS16 and CS33 of the Reading Borough Local Development Framework Core Strategy and Policies DM6 and DM12 of the Sites and Detailed Policies Document, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

CONDITIONS (151924/FUL)

As per Committee Report, with additional condition as follows:

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) no satellite dishes shall be affixed to any of the dwellings hereby permitted.

RECOMMENDATION AND CONDITIONS FOR 151925/LBC

As per Committee Report.

CORRESPONDENCE

Following completion of the Committee Report the applicant requested amendments to the heads of terms to enable 50% of the affordable housing contribution to be paid before the 4th new build dwelling is occupied, and 50% before the 8th new build dwelling is occupied. Following consultation with Housing Strategy it is considered that the request is a reasonable one, but that the second payment should be made before the 7th dwelling is occupied, as otherwise there may be a financial incentive for the 8th new build dwelling to be retained as unoccupied.

The applicant has also requested that the contribution is returned to them if after ten years it has not been spent on providing affordable housing. Affordable Housing contributions are ring fenced to be spent on affordable housing development only. The £120,000 contribution will be combined with many other contributions and borrowing to fund a range of programmed affordable housing development and is unlikely to remain unspent for 10 years. Therefore this request is reasonable and officers recommend that this clause is included within the Section 106 Agreement.

FURTHER INFORMATION

Paragraph 6.2 of the Committee Report recommended that the permitted development right that would be enjoyed by the new dwellings to install satellite dishes should be removed in order that their installation can be controlled by the Council. This condition was, however, omitted from the recommendation so is recommended above as condition 27 of the full planning permission.