

Planning Applications Committee

Wednesday 29th June 2016

ADDITIONAL INFORMATION

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Applications for Committee Determination since previous Committee Report

Printed: 24 June 2016

Ward: Abbey

Application reference: 160775

Application type: Full Planning Approval

Site address: 173 - 175 Kings Road, Reading

Proposal: Change of use from office (Class B1a) to 16 (6x1 & 10x2-bed) residential units (Class C3) and associated works, including fenestration alterations at lower ground floor level, balustrade and door at rear first floor level to facilitate external terrace, rooflights and vents

Reason for Committee item: Major Development

Ward: Abbey

Application reference: 161079

Application type: Full Planning Approval

Site address: Reading Prison, Forbury Road, Reading

Proposal: Temporary change of use from Class C2a (Prison) to Class D1 (Art Exhibition/Event space) of part of ground, first and second floor, and associated works, from 1st August 2016 to 11th November 2016

Reason for Committee item: Major Development

Ward: Abbey

Application reference: 161013

Application type: Variation of Condition

Site address: 32-41 West Street, Reading, RG1 1TZ

Proposal: Variation of condition 2 (approved plans) of planning permission 152269 (various works, extensions and associated alterations to the building), namely for minor material amendments including fenestration alterations, relocated cycle storage, alterations to rooftop plant screen on Friar St and Cheapside and revised external plant.

Reason for Committee item: Major Development

Ward: Park

Application reference: 160994

Application type: Full Planning Approval

Site address: 28 Wokingham Road, Reading, RG6 1JQ

Proposal: Construction of 5 dwellings (flats) and 5 student housing units accommodating 20 student units with associated 6 parking spaces, cycle and bin storage and landscaping. Demolition of an existing former petrol station building and canopy.

Reason for Committee item: Major Development

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL

ITEM NO.10

PLANNING APPLICATIONS COMMITTEE: 29th June 2016

Ward: Katesgrove

App No.: 160558

Address: The Woodley Arms, Waldeck Street, Reading

Proposal: Erection of a block of 40 Studio student apartments including parking, amenity space and landscaping following demolition of existing public house. (Re-submission of 150134).

Applicant: Lainston Woodley Arms LLP

Date received: 23 March 2016

Agreed Extension Decision date: 5 July 2016

Planning Guarantee (26 weeks) Date: 3rd October 2016

RECOMMENDATION

No amendment to recommendation in main report

Amendment to S106 Travel Plan Requirements:

Travel Plan: To enter into a Section 106 agreement securing a Travel Plan to be submitted to and approved in writing by the Local Planning Authority before first occupation of any of the units of student accommodation. The Travel Plan should include;

- Provision of one cycle space per apartment upon lease of apartment
- Provision of sustainable travel packs to all residents including bus network and cycle network maps
- On-site parking permit system for residents and staff
- **Restrictions in tenancy agreement for students to bring cars onsite without allocated car parking spaces**

1. ADDITIONAL COMMENTS

The application was called in by Cllr Matt Rodda for determination by the Planning Applications Committee.

Case officer: Ralph Chakadya

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 11

(Page 87)

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.

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.

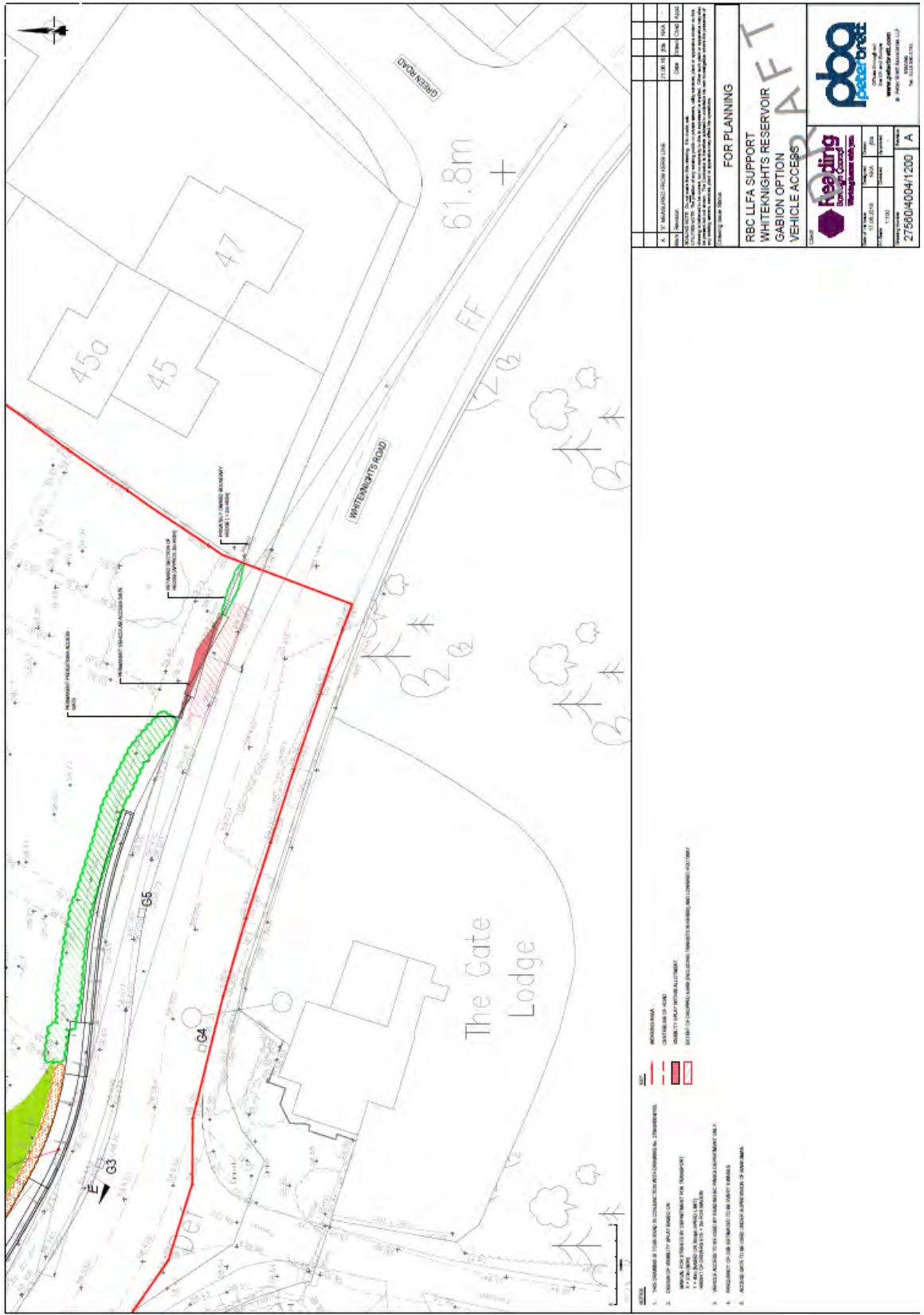
The visibility splay at the proposed access would be marginally less than the National Standard contained within DfT document Manual for Streets and the Council's Geometric Design Guide for Accesses onto Classified Roads. However Transport DC are happy to accept this given that the vehicular access would 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.



Access/Visibility Splay Drawing - 27560/4004/1200 Rev.A dated 21 June 2016



Layout Showing Hardstanding - Drawing 27560/4004/103 Rev. E dated 27 June 2016

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL

ITEM NO.14

PLANNING APPLICATIONS COMMITTEE: 29th 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

No amendment to recommendation in main report

Amendment to Condition 2 Approved Drawings:

- Amended Proposed Parking Layout Plan PDR/15/003/005 (F)

1. Amended Plans

Amended plans were submitted showing an additional 6 parking spaces to the originally proposed 46 spaces. A total of 52 spaces are now being proposed.

Officer comments

There are no planning grounds for objecting to this increase in parking spaces.

Case officer: Ralph Chakadya