

## COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 8<sup>th</sup> JANUARY 2017

ITEM NO. 13

Ward: Whitley

App No.: 162050

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 2C for 30 dwellings and A class retail uses (ground floor) (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 31<sup>st</sup> October 2016

Major Application: 13 week target decision date: 30<sup>th</sup> January 2017

Planning Guarantee: 26 week date: 14<sup>th</sup> April 2017

### RECOMMENDATIONS

GRANT approval of Access (not approved by the original outline), Appearance, Layout, Scale and Landscape Reserved Matters

#### Conditions to include:

1. Approved plans.

#### Informatives

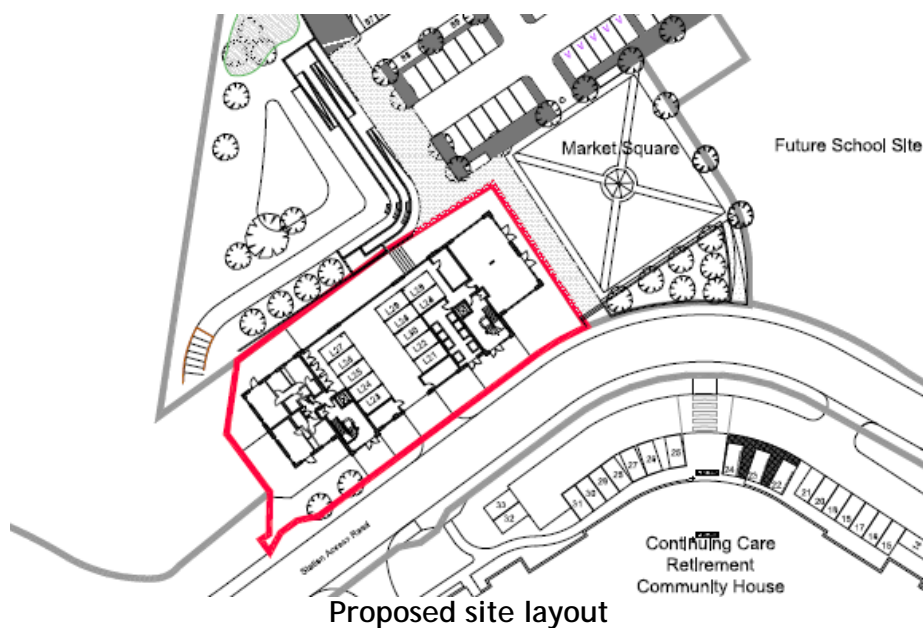
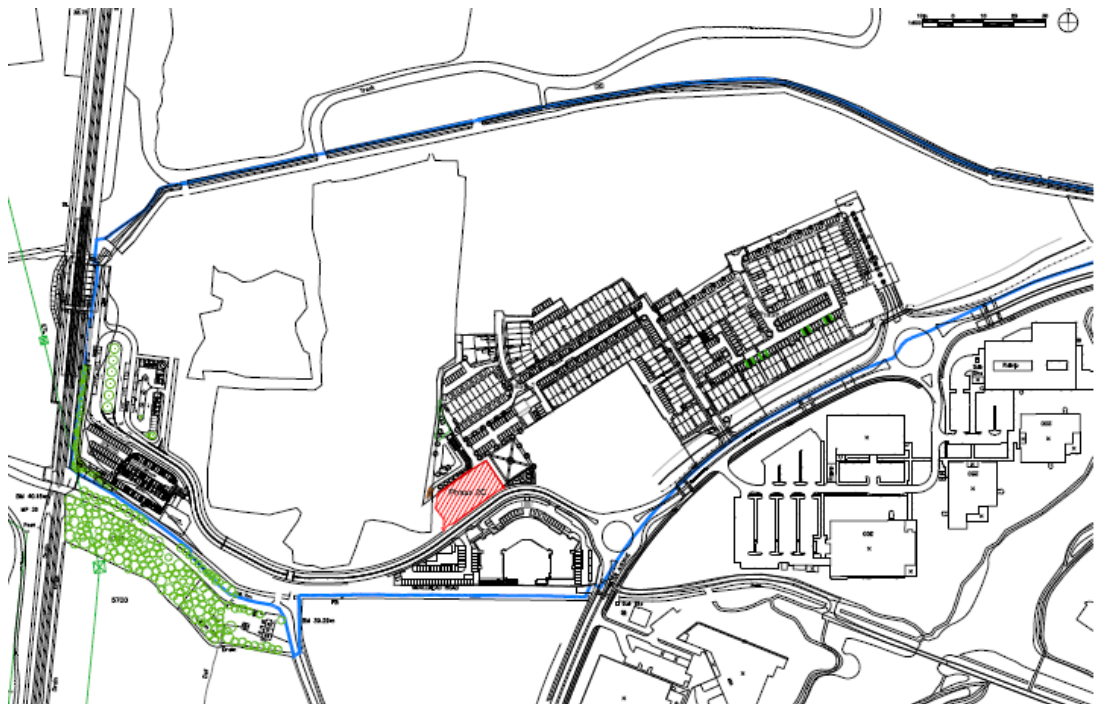
1. All conditions and informatives on the Outline permission 10/01461/OUT (102172) still apply.
2. The applicant has informed the Council that they operate their own programme of training and apprenticeships. The Applicant is advised to liaise with Reading UK CIC with regard to developing a specific Employment Skills Plan for this scheme, in accordance with the guidelines and principles set out in the Council's Employment, Skills and Training Supplementary Planning Document (2013)  
<http://www.reading.gov.uk/media/1064/Employment-Skills-and-Training-Supplementary-Planning-Documents-Adopted-April-2013/pdf/Employment-Skills-And-Training-Supplementary-Planning-DocumentsApr13.pdf>

## 1. INTRODUCTION

- 1.1 The application site is within the Green Park Village (GPV) site to the north of Longwater Avenue, in Green Park. It forms Phase 2C of the overall GPV development, which was approved as a hybrid application in 2011, i.e. Phase 1 in detail and the remainder in outline (under permission 10/01461/OUT (102172)). The details relate to the Lakeside apartments and local retail.
- 1.2 The site boundary is shown on the plan below.
- 1.3 Work has commenced on Phase 1, Phase 1c (road) and Phase 2A (Extra Care) and enabling works for Phase 3A.
- 1.4 The outline approval requires details for the reserved matters to be submitted, i.e. layout, scale, appearance, accesses to and within the development (not already

approved by the outline) and landscaping. The reserved matters need to be in accordance with the principles of a number of approved drawings as set out under Condition 5 of the original permission and, in particular, in accordance with the Development Guidelines in the approved Design and Access Statement, November 2010. In addition, reserved matters should also include landscaping details to meet the requirements of condition 9.

- 1.5 Please note that place or street names used in this report are as shown on the submitted information and are not necessarily how these street or places will formally be named.



## 2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The application is for the approval of reserved matters for Phase 2C, a detailed application for 30 apartments, between 1 and 3 beds, local retail to the ground floor of A1, A2, A3, A4 and A5 uses, along with associated car parking and landscaping.

2.2 The schedule of units is as follows:

- Ground Floor - 1x2 bed 66.9m<sup>2</sup>, 1 x 1 bed 45.8m<sup>2</sup>
- Two Retail units - 18.0m<sup>2</sup> and 104m<sup>2</sup>
- 12 car parking spaces
- Cycle store for 16 bikes
- Refuse store

2.3 The remainder of the parking to serve this block (20 spaces) is located in the parking area to the north of the Market Square.

2.4 *The following plans were received on 31<sup>st</sup> October 2016:*

- Location Plan- Extent of Phase 2C - Drawing no: PL-P2C-001
- Phase 2 C Site Layout Plan - Drawing no: PL-P2C-002
- Block Plan - Extent of Phase 2C - Drawing no: PL-P2C-003
- Proposed Ground Floor Plan - Drawing no: PL-P2C-004 Rev P18
- Proposed First Floor Plan - Drawing no: PL-P2C-005 Rev P16
- Proposed Second Floor Plan - Drawing no: PL-P2C-006 Rev P15
- Proposed Third Floor Plan - Drawing no: PL-P2C-007 Rev P15
- Proposed Fourth Floor Plan - Drawing no: PL-P2C-008 Rev P16
- Proposed Roof Layout - Drawing no: PL-P2C-009 Rev P1
- Proposed GA Sections - Drawing no: PL-P2C-010 Rev P16
- Proposed North and South Elevations - Drawing no: PL-P2C-011 Rev P19
- Proposed East and West Elevations - Drawing no: PL-P2C-012 Rev P19
- Proposed Streetscenes - Drawing no: PL-P2C-013 Rev P1
- Proposed LSA Materials Elevations - Drawing no: PL-P2C-014 Rev P5
- Detailed Hard Landscape Plan - Drawing no: D2307 L230
- Detailed Soft Landscape Plan - Drawing no: D2307 L330
- Tree Pit - Trees in Soft Landscape - Drawing no: D2307 L400
- Hedgerow Planting - Drawing no: D2307 L401
- Existing Survey Levels - Drawing no: SK1000 Rev P1
- Proposed Finished Floor Levels - Drawing no: SK1100 Rev P1
- Proposed Services and Street Light Layout - Drawing no: SK1101 Rev P1
- Site Cross Sections - Drawing no: SK1102 Rev P1
- Proposed Drainage Layout - Drawing no: SK1200 Rev P1
- Vehicle Tracking - Drawing no: SK1300 Rev P1

*Other documentation and studies:*

- Design and Access Statement, prepared by Broadway Malyan, received 31<sup>st</sup> October 2016
- Landscape Maintenance and Management Plan, prepared by Fabrik, dated September 2016m received 31<sup>st</sup> October 2016 - Doc ref: D2307 SP001-P2C
- Supporting Materials Information, prepared by Broadway Malyan, received 19<sup>th</sup> December 2016

### 3. PLANNING HISTORY

#### 3.1

- 85/TP/690 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas, Land north of Foudry Brook. Approved 26/07/1995.
- 85/TP/691 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas, Land north of Foudry Brook. Approved 26/07/1995.
- 07/00572/SCO - Request for a Scoping Opinion in respect of development relating to approximately 17,000 sq m of B1 floorspace, 737 residential units and community facilities to include a one form entry primary school. Observations Sent 02/07/2007.
- 07/01275/OUT - A planning application for mixed-use development comprising: "Phase 1 (submitted in full with no matters reserved and as defined on Plan Ref. PA-P1-002): the construction of housing - 46 houses and 22 apartments (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works; and subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals): the construction of housing - 669 dwellings (Class C3), extra care housing with ancillary community uses (Class C2), 16,000 square metres office space (Class B1), one-form entry primary school including nursery (Class D1), health surgery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works." Approved 31/03/2009.
- 10/00587/SCO - Request for a Scoping Opinion in respect of development relating to 730-750 new homes including an 80 unit Continuing Care Retirement Community scheme with extra care ancillary community facilities, 8 family homes for disabled persons, 16,000 sq m of use class B1 floor space, a One Form Entry Primary School with sports pitches for dual use with the local community, associated local centre, community and recreation facilities, a network of dedicated pedestrian and cycle routes and the provision of more than 8 hectares of open space, fully equipped children's play facilities and sports pitches, in addition to a 4 ha lake. Observations Sent 24/06/2010.
- 10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/2011
- 142001/APPCON - Condition 27 Phase 1 of 102172 - Discharged 17/2/15
- 150271/APPCON - Condition 4 of 102172 - Discharged 2/4/15
- 150718/APPCON - Condition 16 of 102172 - Discharged 29/5/15
- 150267/APPCON - Condition 15 Phase 1 of 102172 - Discharged 5/8/15

- 151054/NMA - Phasing Plan amendment - Approved 7/8/15
- 151159/APPCON - Condition 51 of 1012172 - Discharged 8/9/15
- 151069/ADV - Billboard Sign - Approved 27/11/15
- 151071/APPCON - Condition 42 -ground investigation - Part Discharge 27/11/15
- 151070/REM - Phase 1c - Road - Approved 14/1/16
- 151761/REM - Phase 2A Extra Care And Flats above Parking - Approved 19/1/16
- 152276/NMA - Phase 1 Urban House - Approved 24/2/16
- 151068 - Marketing Suite (temp for 5 years) - Approved 29/2/16
- 160927/APPCON - Condition 3 (Parking Management Strategy) of 151761/REM - Approved 5/7/16
- 160396/NMA - Phasing Plan - Approved 5/8/16
- 160700/REM - Phase 3A 74 houses - Approved 11/8/16
- 161229/NMA - Phase 1 Flats 1-10 - Approved 16/9/16
- 161406/NMA - Phase 1 houses - Approved 16/9/16
- 150727/APPCON - Condition 45 - Discharged 26/9/16
- 161746- Phasing Plan - Approved 19/10/16
- 161881/NMA - Removal of Condition 30 - Code for Sustainable Homes - Approved 28/10/16
- 161893/REM - Phase 5 houses - pending determination (January 2017 PAC)

#### 4. CONSULTATIONS

##### (i) Statutory

4.1 None

##### (ii) Non-Statutory

##### *Natural Environment - Trees/Landscape*

4.2 The officer commented as follows:

##### 4.3 Condition 9 (& 11)

- a) In relation to lighting, only one lamppost is shown in the lighting scheme, that being on the street frontage. It is directly adjacent to one of the proposed trees which is not ideal due to potential conflict in the future - can this be relocated? Is no other lighting proposed on site?
- b) In relation to the location of services shown on the above plan, these are acceptable in relation to tree planting and other landscaping.
- c) In considering the soft landscaping proposals, I have assessed the proposals against that approved for Phase 2A opposite for consistency. I don't believe landscaping for the part of adjacent Phase 1 (market Sq) has yet been approved. As this site on Station Approach, the landscaping on the frontage is important and should be consistent with adjacent sites.
- d) There are two species of tree proposed on the frontage - Acer platanoides 'Columnare' (upright Norway maple) and Amelanchier lamarckii 'Autumn Brilliance' (Serviceberry). However, directly opposite on the frontage of Phase 2A are Acer campestre 'Queen Elizabeth' (upright Field maple), Acer platanoides (Norway maple) and Tilia cordata (small-leaved Lime). For consistency, the tree planting on the frontage of Phase 2C should mirror the species used on the frontage of Phase 2A. I am not convinced, in any case, that the Amelanchier is prudent in the location shown as, whilst fairly small in height at maturity (4-8m), it can be fairly spreading (8m) at maturity albeit I note the trees proposed are single stem. A taller but more upright tree could be considered.
- e) The approved landscaping for Phase 2A includes hedge planting on the frontage, predominantly of Carpinus betulus (Hornbeam) with Lonicera nitida May Green

Hedge towards the west side of the frontage. The hedge planting on Phase 2C does not include either of these species.

- f) In relation to tree pits, the plan is acceptable - the incorporation of root barrier adjacent to services (which will be required in this instance) is noted.
- g) When amending the soft landscape drawing, reference to BS 3882:2007 under 'planting guidelines' should be amended to 2015 as it has been elsewhere on the drawing.
- 4.4 Other comments were provided with reference to meeting condition 12 (landscape management); Condition 13 (requirement for landscaping to be in line with Green Park's Biodiversity Action Plan and condition 14 (boundary treatment).
- 4.5 With regard to condition 12 the officer stated that "the document is generic hence not specific to the site in question so includes some irrelevant detail. It includes for example the following:
- There are various references to tree surgery / selective felling - why would selective felling be necessary in the future on this site?
  - 7.9 - this indicates that watering of trees will take place in Dec, Jan and Feb which is unnecessary particularly as all species proposed are deciduous.
  - 7.9 - weekly watering is specified which is good, however, 80 Litres weekly is specified for 'large trees' - no other tree size/range is specified. For this site, stock sizes of 8-10cm and 14-16cm girth trees are proposed for which weekly watering of approx. 20 and 35 litres respectively is likely to be required. 80 litres is unlikely to be appropriate to all trees proposed.
  - 13.3 - removal of fungal growths and fruiting bodies is not appropriate. These should be left for future tree inspections and identified to determine the significance for the tree.
  - Appendix A - this indicates pruning/deadwooding in April & October and formative pruning / remedial pruning in Jan-April. These periods include the period of/immediately before bud burst and (for pruning/deadwooding) the period during/immediately before leaf fall. This are the two periods of the year where tree work should be avoided.

#### *Transport*

- 4.6 This application relates to Phase 2C of the outline consent, which consists of 30 apartments fronting onto the new "Station Approach" road with retail units on the ground floor opening onto "Market Square".
- 4.7 Layout - It is proposed that the Phase 2C apartments will be accessed via a new vehicular access off the "Station Approach" road. In principle, this is acceptable but visibility splays of 2.4m by 43m should be demonstrated from the proposed access.
- 4.8 It is stated in the Design & Access statement that deliveries will use a kerb side drop off bay adjacent to the "Market Square". This is illustrated on page 17 of the Design & Access statement but this area is outside of the red line area. As the retail unit requires delivery provision, the loading bay should be included within Phase 2C.
- 4.9 Parking Provision - The parking provision for the whole of the Green Park Village Application site was approved under the outline planning permission. For dwellings, the agreed level of parking is 1 space per 1 and 2 bed flat and 2 spaces per 3/4 bed dwelling.
- 4.10 The Phase 2C development comprises of 30 apartments (28 x 1/2 bed and 2 x 3 bed). Car parking has been introduced on the ground floor of the building providing

access from "Station Approach" road. A total of 12 parking spaces will be provided within the building.

- 4.11 The parking adjacent to "Market Square" associated with Phase 1 provides a further 20 spaces for the Phase 2C building. The "Market Square" parking is accessed from within the main development and spaces will be allocated to each dwelling. Two tandem spaces are provided for the 3-bedroom units which is acceptable as both spaces are allocated to the same unit.
- 4.12 Cycle Storage - The Council's adopted Parking Standards and Design SPD identifies minimum cycle parking standards for residential developments. A minimum standard of 0.5 spaces per 1 or 2 bedroom flat and 2 spaces per 3 bedroom flat is required to meet the Council's standards. Cycle storage for the apartments will be in a secure, covered store on the ground floor.
- 4.13 Cycle parking for the "Market Square" is provided within this phase located along the northern face of the building in the form of 'Sheffield' type stands.
- 4.14 Refuse Strategy - Refuse storage is provided on level ground for the residential and retail units. Bin collection is accessed directly from the street via dedicated doors. Clarification has been sought regarding the provision of a loading bay which would avoid the stationing of refuse vehicles on the "Station Approach" road for prolonged periods.
- 4.15 Please ask the applicant's agent to submit suitably amended plans to address these points before determining this application.

## 5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 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'.
- 5.2 The following national and local planning policy and guidance is relevant to this application:

### National

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance

### Reading Borough Local Development Framework - Adopted Core Strategy (2008)

CS1: Sustainable Construction and Design  
CS2: Waste Minimisation  
CS3: Social Inclusion and Diversity  
CS4: Accessibility and Intensity of Development  
CS5: Inclusive Access  
CS7: Design and the Public Realm  
CS9: Infrastructure, Services, Resources and Amenities  
CS14: Provision of Housing  
CS15: Location, Accessibility, Density and Housing Mix  
CS16: Affordable Housing  
CS20: Implementation of Reading Transport Strategy  
CS22: Transport Assessments  
CS24: Car / Cycle parking  
CS36: Biodiversity and Geology

CS38: Trees, Hedges and Woodland

Reading Borough Local Development Framework - Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM1: Adaptation to Climate Change

DM3: Infrastructure Planning

DM4: Safeguarding Amenity

DM5: Housing Mix

DM10: Private and Communal Outdoor Space

DM12: Access, Traffic and Highway-related Matters

DM18: Tree Planting

Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2011)

Employment and Skills and Training SPD (2013)

**6. APPRAISAL**

(i) Principle of Development

- 6.1 The principle of the development was established by the grant of the outline consent (10/01461/OUT). The purpose of this application is to obtain approval of those details not provided at outline stage. Officers can confirm that the residential and retail proposals are generally in accordance with the parameters and principles set out in the approved scheme.
- 6.2 The proposed scheme has increased the height of the building by one floor to accommodate the ground floor units displaced by additional parking, however this is not considered to be a significant departure from the overall principles of the consented outline scheme.

(ii) Layout

- 6.3 This phase is by the south-eastern corner of the lake of Green Park Village within the new village core. It forms a formal edge to the village square and "Station Approach".
- 6.4 As per the outline consent the layout comprises a rectangular apartment block fronting the new "Station Approach" road with the main and service access fronting this road. One end of the building faces the "Market Square" with the retail units opening onto the square at ground level. The opposite end is against the lake edge and there are private terraces to the ground floor apartments.
- 6.5 The overall layout has been adjusted slightly from the approved outline with the inclusion of some parking at ground level instead of two apartments (now on a further floor) and access to this phase from "Station Approach". Originally these parking spaces were identified to be located on the site opposite (Extra Care), however, it was considered more appropriate to bring the parking to within the demise of the building. The remainder of the parking provision for the block is retained to the north of the "Market Square"; a short walk away.
- 6.6 The layout includes private amenity space for the ground floor units, and landscaping around the site edges, as was originally set out under the consented layout.



- 6.7 The cycle parking and bin stores would be adjacent to the parking and retail units also in accordance with layout principles of the consented scheme.
- 6.8 The change to the layout is not considered to unduly affect the consented layout principles, because the parking at ground floor is within the footprint of the building. Amenity space, landscaping, and general siting of the building would be as the outline consent.

(iii) Scale

- 6.9 The outline consent established a storey height of 4 storeys. The proposed number of storeys is 5 as a result of parking at ground floor displacing two of the original apartments.
- 6.10 Although this is a departure from the original outline consent it should be considered within the context of surrounding buildings. Those around the "Market Square" are between four and six storeys and when viewed in section form, this building, which sits just north of the 6 storey Extra Care building reflects the rise and massing from the longer views across the site. Notwithstanding that the scale is considered to fit within the context of the surrounding buildings the mass of the building has been reduced through the stepping in of the fourth floor. This in itself is similar to the design and scale of the urban house type to the north.
- 6.11 It is considered therefore that the scale of the proposed building is consistent with what was approved by the outline consent and would be acceptable and in accordance with Policy CS7 of the Core Strategy.

(iv) Appearance

- 6.12 The appearance of this building has evolved since the outline consent along with other buildings surrounding the "Market Square". Originally the consented outline identified this building as a one of a number of vibrantly coloured blocks.
- 6.13 Through the approval of other reserved matters, including the Extra Care block to the south, there has been a shift from purely coloured timbered facades and the introduction of more brickwork as well as other materials in the palette. The intention is to create a strong identity for the village core.
- 6.14 The detailed proposal for the buildings, which although introduces new materials and a simpler colour palette, retains continuity across the development through the inclusion of glazed entrance cores, balconies and projecting roofs and reflects recently approved details for surrounding buildings.
- 6.15 Visual interest is created through the massing and articulation of the building along with detailing of the facades, which adds relief. At ground level the brickwork has been enhanced with the introduction of linear projecting stretcher courses, which provide texture and highlights the key areas of the building around the retail units and building entrance cores. The brick proposed here is intended to be a buff colour with a rough face and deep set joints, similar to that used for the Extra Care building. Above ground level there are textured grey panels alongside window openings and at the top floor and main entrances heavily textured vertical panels with a profiled finish as also being used on the Extra Care Building.
- 6.16 It is considered that the proposals would be acceptable in appearance and design and that the materials palette presented, although a shift from that approved at the outline stage, would be consistent with other more recently approved detailed schemes and amended designs across the development. The proposal would be in

accordance with Policy CS7 of the Core Strategy and the principles of high quality design set out in the NPPF. A condition regarding the approval of materials' samples was included on the original outline approval and would continue to apply.

(v) Accesses

- 6.17 This scheme includes a proposed vehicular access from the "Station Approach" to accommodate access for parking for some of the flats. Originally these parking spaces were identified to be located within the site where the Extra Care building is to the south but keeping this parking close to the flats is a better approach. This change has no effect on the means of access nor the traffic impact, as originally assessed under the outline.
- 6.18 The other parking area is to the north of the "Market Square" and is accessed from within the development as set out under the original outline consent. The details submitted for this Reserved Matters are therefore consistent with what was approved at the outline stage.
- 6.19 A total car parking provision of 32 car parking spaces has been provided, and this accords with the approved parking standards. The cycle parking also meets the approved standards.
- 6.20 In addition to the vehicular access the building sits within a network of pedestrian footpaths and leisure routes consistent with the access diagram approved at the outline stage.
- 6.21 Further information/clarification has been requested with regard to the loading bay as set out in the consultation responses section above. Subject to the receipt of this additional information Transport has confirmed that the overall parking numbers, accesses into and the layout would be acceptable. This will be reported in an update along with recommended transport related conditions, if required. Transport related conditions and informatives on the outline consent would also still apply.

(vi) Landscaping

- 6.22 The landscape Masterplan for this phase includes:
- A strong planted frontage with large trees and hedges to "Station Approach" with clearly legible entrances for vehicles and pedestrians, echoing the Extra Care plot.
  - Making functional areas as discrete as possible.
- 6.23 With regard to the soft landscaping a variety of planting is proposed. The trees will reflect the formal character and scale of the building and hedges to enclose private gardens spaces and security at boundaries as well as being evergreen to provide a green framework in all seasons. Additionally shrubs and herbaceous planting for within the main arrival spaces to the south have been selected to provide for visual interest through the year
- 6.24 The proposed hard landscaping materials have been selected with the aim of creating a strong relationship between Phase 2C, the "Market Square" and the proposed building and streetscape along the "Station Approach" road.
- 6.25 The Natural Environment Officer mainly commented on the selected species. Any amended information will be reported in an update report. However, the materials and landscaping approach are consistent to be consistent with those established

through the outline approval. Landscaping conditions on the outline consent will still need to be met.

(vii) Infrastructure Provision (Section 106 and Community Infrastructure Levy)

*Employment, Skills and Training*

- 6.26 The original outline permission pre-dated the Council's Employment, Skills and Training SPD (2013) and it was not a material consideration at that time, and any conditions attached to a reserved matters decision must relate to those specific matters only.
- 6.27 However, the Applicant has confirmed that they operate their own programme of training and apprenticeships and have a company-wide target to increase site-based apprenticeships and training. An informative is recommended regarding working with Reading UK CIC to develop a scheme specific ESP.

*Community Infrastructure Levy (CIL)*

- 6.28 As the outline planning permission was granted before the Council's CIL implementation this Reserved Matters application does not trigger liability to pay CIL.

(ix) Equality

- 6.29 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, sexual orientation. The principle of the development was approved at outline stage and details being considered under this application relate specifically to the function and form of the building and the layout of the external space.
- 6.30 There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

**7. CONCLUSION**

- 7.1 In conclusion the development of this site, as detailed on the submitted plans and information, is considered to be of an acceptable appearance and scale, and layout and design and accords with relevant adopted policies. Further details will be submitted to address landscaping and transport comments and will be reported within an update report. Subject to the receipt of further amended information and details of clarification, it is recommended that this reserved matters application be granted subject to conditions.

Case Officer: Alison Amoah

# APPENDIX 1: APPLICATION DRAWINGS

## Elevations



Proposed North Elevation  
1:100



Proposed South Elevation  
1:100



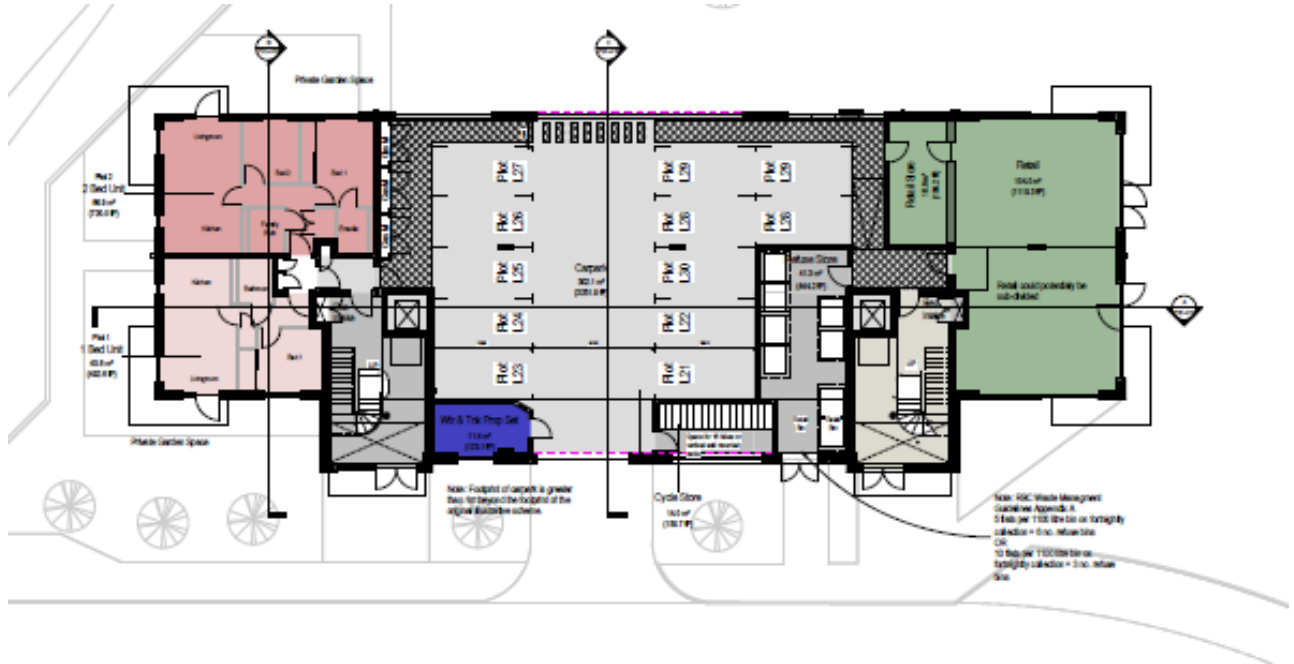
3 Proposed East Elevation  
1:100



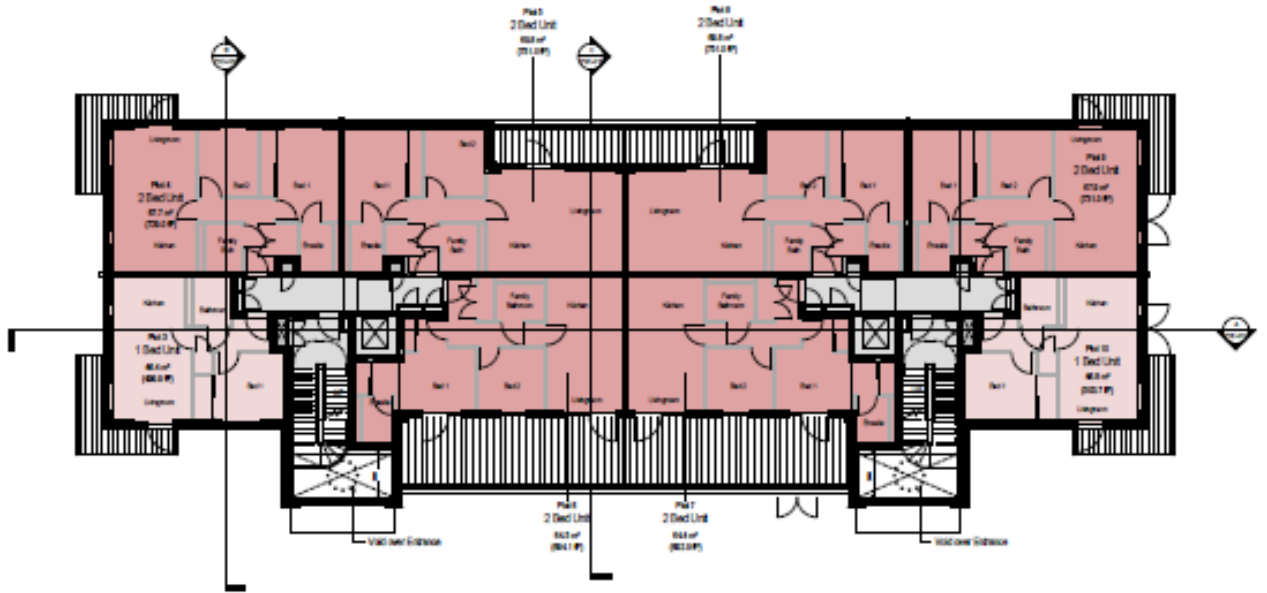
4 Proposed West Elevation  
1:100

# Floor Plans

## Ground Floor



## First Floor (second and Third almost identical)



Fourth Floor

