

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th JANUARY 2017

ITEM NO. 12
Page: 131

Ward: Whitley

App No.: 161893

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 5 for 83 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 11th October 2016

Major Application: 13 week target decision date: 10th January 2017

Extended date: 31st January 2017

Planning Guarantee: 26 week date: 11th April 2017

RECOMMENDATIONS

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

Conditions and informatives as in the main report.

1. ADDITIONAL INFORMATION

Landscaping

1.1 Further to the receipt of amended information the Natural Environment Team requested one point of clarification relating to the hedging between the gardens of the lakeside properties (as indicated on Phase 5 Lakeside Gardens Typical Sections drawing 3067-LP-5540 C). The Applicant confirmed that this would in fact be fencing as this was considered to be a "*more permanent and secure treatment to these edges.*" An amended plan was provided which satisfied the Officer. This would be included within the recommended plans list in condition 1.

Transport

1.2 Refuse vehicle tracking plans were provided by the Applicant and Transport has confirmed that these are acceptable. These would be included in the recommended plans list in condition 1.

Leisure

1.3 Leisure requested a revised layout plan of the play equipment. Amended plans have been provided and it has been confirmed by Leisure that these are acceptable. These would be included in the recommended plans list in condition 1.

Amended Plans

1.4 The following amended plans have been received:

On 6th January 2017:

- Location Plan Extent of Phase 5 - Drawing no: PL-P5-001 Rev P2
- Block Plan Extent of Phase 5 - Drawing no: PL-P5-003 Rev P2
- Phase 5 Streetscenes - Drawing no: PL-P5-003 Rev P9

On 10th January 2017:

- Refuse Truck Swept Path Analysis Sheet 2 of 2 - Drawing no: 4160578-SK1301 Rev P1

On 11th January 2017:

- Phase 5 Lakeside Gardens Typical Sections - Drawing no: 3067-LP-S540 Rev D
- Amendments to DAS - page 13 and to landscaping pages
- Detailed Hard Landscape Plan Sheet 1 of 4 - Drawing no: D2307 L230 Rev A
- Detailed Hard Landscape Plan Sheet 2 of 4 - Drawing no: D2307 L231 Rev A
- Detailed Soft Landscape Plan Sheet 1 of 4 - Drawing no: D2307 L331 Rev A
- Detailed Soft Landscape Plan Sheet 2 of 4 - Drawing no: D2307 L332 Rev A
- Schedule and Specification - Drawing no: D2307 L330 Rev A
- Refuse Truck Swept Path Analysis Sheet 1 of 2 - Drawing no: 4160578-SK1300 Rev P2

Case Officer: Alison Amoah