

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 11 January 2017

ITEM NO. 8

**Ward:** Abbey  
**App No.:** 162087  
**Address:** Kings Point, 120 Kings Road, Reading  
**Proposal:** Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description).

**RECOMMENDATION AMENDED TO:**

Delegate to the Head of Planning, Development and Regulatory services to **GRANT**, subject to:

1. an amended ecological plan in relation to swift brick locations; and
2. no substantive objections being received from the Environment Agency prior to your meeting.

Delegated authority is also sought for officers to attend to any minor changes to the s73 decision notice, as may be required.

Conditions as set out in main report, with alterations as follows:

Condition 19 (landscaping scheme): updated to now approve the following scheme plans:

D2990.L.200.H Hard Landscape General Arrangement [insofar as it relates to hard landscaping only]; D2290.L.300.H, Soft Landscaping Planting Plan; D2290.L.430.C, Illustrative Sections: Section through Plaza; D2290.L.431.C, Illustrative Sections: Section and elevation through plaza planter and sign; 16012-WP01/C1060-P1 drainage drawings; D2290 L.400 C Illustrative Long Section A-A; D2290 L.410 B Illustrative Sections Terraced Planter & Steps; D2290 L.411 E Illustrative Sections Terraced Planter & Steps to Riverside; D2290 L.420 B Illustrative Steps to Riverside.

Approved plans in relation to ecology, to be submitted (see delegation above).

Condition 28 (cycle storage spaces) adjust to confirm cycle stands to be 'Josta' or similar type space-saving stands (as well as referencing the amended ground floor plan)

Informative to advise that Clause 17 of permission 150019 allows s73 variations with no requirement for a Deed of Variation.

## **1. DESIGN/LANDSCAPING**

1.1 The main agenda report from paragraph 6.9 advises that further details were awaited with respect to landscaping. Amended details have now been received and approved by the Council's Natural Environment Team. In summary:

- Following officer recommendations, the trees proposed to the front of the site (5 in total) have been amended to Amelanchier Arborea ('Robin Hill')
- The tree pits in the ground now have suitable root barriers
- Underground servicing - in relation to the service pipe located to the front of the site, the tree in the eastern planting bed has been shifted slightly to the west and the applicant has also introduced a 1200mm root barrier between the tree and the services pipe.

1.2 The above amendments now satisfy all the outstanding queries from the Natural Environment Team (tree officer) and design/landscaping policies CS7, CS38, RC14 and DM18 are satisfied.

1.3 With regard to ecology, an amended plan has been received and the Ecologist is now satisfied that in terms of habitats for Peregrines, the landscaping roof plan is now acceptable. However, the location of Swift bricks is not, as the location on the south side of the building will cause overheating and it is too close to an outdoor terrace amenity area, which will disturb the birds. The Ecologist advises that Swift boxes will need to be located in an alternative (shaded and quieter) location (probably on the west elevation) and delegated authority is sought for officers to conclude this design detail with the applicant and secure compliance with Policy CS36.

## **2. PARKING, SERVICING AND WASTE ARRANGEMENTS**

2.1 Section iii of the main agenda report (paragraph 6.14) advises that further input from the Waste Manager is required. The applicant has offered that concierge staff would be on hand to 'present' the bins on the square/pavement edge on Bembridge Place on bin day, thus allowing the RBC bin lorry quick access to the bins. This is considered to be a satisfactory arrangement in terms of bin collection and this collection strategy should be added as a condition. Bin and other service vehicles should try to avoid the situation of reversing out of Bembridge Place into Kings Road, but the servicing bay would still allow vehicles to turn in the servicing bay. Original Condition 29 already requires all service and refuse vehicle arrangements to be submitted, prior to occupation. Officers are therefore content that this condition can be complied with (with no alterations needed) and the variations at ground level do not therefore cause any conflict with Policy DM12.

2.2 The applicant has confirmed that the altered cycle store will use the compact 'Josta' style cycle stands and original Condition 28 can be further updated accordingly.

## **3. ENVIRONMENT AGENCY RESPONSE**

3.1 Paragraph 6.16 of the main report does not anticipate any concerns/objections to this variation application from the Environment Agency, however, at the time of writing, it has not been possible for the EA to provide their written response. This is expected this afternoon and therefore your meeting will be updated on this issue.

#### **4. SUSTAINABILITY**

- 4.1 Officers have discussed the approach of the applicant with the Council's Sustainability Team and at the time of writing, there is no indication that the original planning condition cannot be complied with and therefore, officers are not advising that there is a conflict with policies CS1, DM1 or DM2.

#### **4. SUDS**

- 4.1 At the time of writing, the Council's SUDS officer has not advised that there are concerns raised by the application and the SUDS condition in relation to the original planning permission has already been discharged.

#### **5. CLARIFICATIONS**

- 5.1 Members will note that this Update Report no longer requires a Deed of Variation to be entered into and agreed. This is because a clause in the original agreement (Clause 17) allows a Section 73 variation to be covered by the original Section 106 legal agreement. The Recommendation has been updated accordingly and an informative advising of this is set out above.
- 5.2 Section 2 of the main report sets out the supporting documents and should have included that drainage details and foundation designs were also supplied.

#### **6. CONCLUSION**

- 6.1 This variation application remains supportable, subject to the EA's response having been received in time for your meeting.
- 6.2 Officers also seek a minor delegation to allow any slight alteration to the confirmations above in order to be able to issue an accurate decision notice, given the complexities involved in cross-referencing the original planning permission, conditions which have/are to be discharged and this Section 73 application.

Case Officer: Richard Eatough