

## UPDATE REPORT

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

ITEM NO.13  
Page: 155

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

#### ADDITIONAL CONDITION:

2. The loading bay as shown on the approved plan, and as referred to in the Amended Design and Access Statement is to be provided prior to the occupation of the retail units and apartments.

### 1. ADDITIONAL INFORMATION

#### Landscaping

- 1.1 The Natural Environment Officer provided a number of comments on the original submission. Further clarification and details have been provided by the Applicant along with amended plans. The Natural Environment Officer has confirmed that the approach is acceptable. Amended plans, as listed below, will be included in the plans list in recommended condition 1 as on the main report.

#### Transport

- 1.2 The applicant has provided a visibility splay and tracking plan and has confirmed within an amended Design and Access Statement that the loading bay will be provided prior to the occupation of the retail units and apartments. As the proposed loading bay is partially within the red line for this reserved matters application, but also within the Phase 1c (station road) area a condition is also recommended and included as additional condition 2 above.
- 1.3 Transport has confirmed that the scheme is acceptable.

#### Amended Plans

- 1.4 *Received 4<sup>th</sup> January 2017:*
  - Location Plan- Extent of Phase 2C - Drawing no: PL-P2C-001 Rev P1
  - Phase 2 C Site Layout Plan - Drawing no: PL-P2C-002 Rev P1
  - Block Plan - Extent of Phase 2C - Drawing no: PL-P2C-003 Rev P1

*Received 5<sup>th</sup> January 2017:*

- Detailed Hard Landscape Plan - Drawing no: D2307 L.230 Rev C
- Detailed Soft Landscape Plan - Drawing no: D2307 L.330 Rev C
- Phase 2C Landscape Maintenance and Management Plan, prepared by Fabrik - D2307-SP001-P2C (Rev C)

Received 10<sup>th</sup> January 2017:

- Phase 2C Lakeside Apartments Visibility Splay and Service Vehicle Tracking - Drawing no: 4160533 SK1300 Rev P1

Received 11<sup>th</sup> January 2017:

- Design and Access Statement, Rev P3, prepared by Broadway Malyan

**Case Officer: Alison Amoah**