

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 31st May 2017

ITEM NO. 11

Ward: Whitley

App No.: 170096

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 3B2 for 143 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 20th January 2017

Major Application: 13 week target decision date: 21st April 2017

Extended decision date: 9th June 2017

Planning Guarantee: 26 week date: 21st July 2017

RECOMMENDATIONS

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

Conditions to include:

As on main report and **additional condition:**

3. Evidence of tree pit implementation (i.e. root cells), as shown on approved drawings, in the form of written and photographic evidence shall be submitted in order for the Local Planning Authority to be able to fully discharge condition 11 of planning permission 10/01461/OUT (102172).

Informatives as on main report.

1. ADDITIONAL INFORMATION

Landscaping

1.1 Further to comments from the Natural Environment officer, as documented in the main report paragraphs 4.2 to 4.14, a number of amended plans/ clarification have been received. These have addressed the issues raised by the officer summarised as follows:

- All plans have been amended to exclude the Boulevard, which has now reverted to being within Phase 3A as originally approved.
- The specification for the pergolas over the Woodland Place Car Park have been provided and these are considered acceptable.
- A larger feature tree species (Liquidambar) has been included on an amended plan at the end of the Gateway Boulevard.

- A larger tree species (Lime) has now been included within the central car park area, which is considered suitable and will work with the proposed pergolas.
- The applicant has confirmed that the attenuation tanks (storm cell SUDS system) under the car park will be positioned to ensure that there will be adequate rooting volume for the Lime trees to be able to mature and reach their full rooting circumference without compromise.
- The applicant confirmed that that the attenuation zones under the car park will exclude the area occupied by root cells.
- Tree pit details have now been submitted and include root barrier details, and are acceptable.
- An alternative tree species has been included within amended plans for the edge of the LEAP, which the Natural Environment Officer considers is acceptable.

1.2 The Natural Environment Officer has recommended an additional condition to obtain evidence that the root cells have been implemented as per the approved drawings, because implementation of them would not be possible to confirm from observation after installation. An additional condition is included in the recommendation above.

Amended Plans

The following plans were received on 19th May 2017 (unless otherwise stated):

- House Type A1, A1H, A1-5H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-005 Rev P2
- House Type B1 Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-006 Rev P2
- House Type C1-1 Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-007 Rev P2
- House Type C2/C2H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-008 Rev P2
- House Type C3-1/C3-1H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-009 Rev P2
- House Type D1 Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-010 Rev P2
- House Type D3 Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-011 Rev P2
- Woodland Apartment Plan - Drawing no: PL-P3B2-012 Rev P2
- Woodland Close Apartment Elevations - Drawing no: PL-P3B2-013 Rev P2
- Longwater Av. Apartments (LWA) LWA 1& 2 Plans - Drawing no: PL-P3B-014 Rev P2
- Longwater Av. Apartments (LWA) LWA 1& 2 Elevations - Drawing no: PL-P3B-015 Rev P2
- Longwater Av. Apartments (LWA) LWA 3 Plans - Drawing no: PL-P3B-016 Rev P2
- Longwater Av. Apartments (LWA) LWA 3 Elevations - Drawing no: PL-P3B-017 Rev P2
- Gateway Apartments (GWAs) 3B2 Plans - Drawing no: PL-P3B-018 Rev P2
- Gateway Apartments (GWAs) 3B2 Elevations - Drawing no: PL-P3B-019 Rev P2
- Urban House Ground Floor Plan - Drawing no: PL-P3B2-020 Rev P2
- Urban House First Floor Plan - Drawing no: PL-P3B2-021 Rev P2
- Urban House Second Floor Plan - Drawing no: PL-P3B2-022 Rev P2
- Urban House Third Floor Plan - Drawing no: PL-P3B2-023 Rev P2
- Urban House Roof Plan - Drawing no: PL-P3B2-024 Rev P2

- Urban House Elevations - Drawing no: PL-P3B2-025 Rev P2
- Urban House Elevations - Drawing no: PL-P3B2-026 Rev P2
- Site Refuse Plan - Drawing no: PL-P3B2-027 Rev P2
- Substation & Bin/Cycle Store - Drawing no: PL-P3B2-028 Rev P2

Received 22nd May 2017 (unless otherwise stated):

- Phase 3B2- Detailed Hard Landscape General Arrangement Plan (sheet 1 of 2)- Drawing no: D2307 L.240 Rev A
- Phase 3B2- Detailed Hard Landscape General Arrangement Plan (sheet 2 of 2)- Drawing no: D2307 L.241 Rev A
- Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 1 of 4)- Drawing no: D2307 L.340 Rev D, received 24th May 2017
- Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 2 of 4)- Drawing no: D2307 L.341 Rev A
- Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 3 of 4)- Drawing no: D2307 L.342 Rev C, received 24th May 2017
- Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 4 of 4)- Drawing no: D2307 L.343 Rev B
- Planting Schedule and Specification - Drawing no: D2307 L.344 Rev B, received 24th May 2017
- Tree Pit Detail - Trees within Hard Landscaping - Drawing no: D2307 L.402 Rev A
- Tree Pit Detail - Trees within Soft Landscaping - Drawing no: D2307 L.403 Rev A
- Tree Pit Detail - Trees within Soft Landscaping Type 2 - Drawing no: D2307 L.409 Rev A

Other documentation and studies:

- Amended Pages 42 & 43 of the Design and Access Statement, Ref: 30934/6-GPV-Phase 3B1 & 3B2, prepared by Broadway Malyan, received 25th May 2017 (to show amended LEAP equipment).

Officer: Alison Amoah