

MEMBERS' UPDATE

Planning Committee – 9 May 2018

Site Address: Auto Trader House, Danehill, Earley, RG6 4UT
Application No: 173675, Pages 9-63.

Page 10

There is no requirement for the travel plan to be secured via the S106 agreement (as stated in the recommendation page 10 (A)). It is considered that condition 6 is an appropriate mechanism to secure the travel plan.

Page 20-21

The proposed unit mix has been incorrectly stated. The proposed mix should read:

- 53 X 1 bed units
- 21 X 2 bed units
- 2 X 3 bed units

Page 32, para 36 Noise

A comparison of the predicted noise levels arising from the dismissed appeal proposal and the current proposal is shown below (data taken from the noise assessments submitted with the proposals).

Daytime	Appeal Proposal	Current Proposal
Balconies/terraces	Max 78 dB(A) (southern façade)	Max 77 dB(A) (blocks 3 and 4 facing motorway) 64 dB(A) (block 7 nw façade)
Central courtyard	57- 60 dB(A). Southern half rising to 72 dB(A)	Less than 59 dBA (majority of central space) small area rising to 67 dB(A)

Night Time	Appeal Proposal	Current Proposal
Balconies/terraces	71 dB(A)	71 dB(A) (blocks 3 and 4 facing motorway) 60 dB(A) (other blocks)
Central courtyard	Part less than 51dB(A), rising to 66 dB(A)	Less than 59 dB(A)

The above levels show likely noise levels without mitigation. The maximum recommended noise level for external noise is 55dB(A). To mitigate the noise and bring it to an acceptable level, the noise assessments for both the appeal scheme and the current proposal recommend a higher specification double glazed system, trickle

ventilation, enclosable balconies, enhanced building fabric and a 1.5m noise barrier (to south eastern corner).

The Inspector noted the predicted noise levels within the communal garden areas and balconies/terraces of the appeal proposal however stated that conditions to mitigate the effect of noise could satisfactorily reduce the levels and provide sufficient amenity space of a satisfactory quality (para 24 and 25 of Appeal Decision).

Given the predicted noise levels are lower in the current scheme compared to the appeal scheme, which the Inspector found could be suitably mitigated, it is considered that, subject to condition 12 to secure appropriate mitigation, the proposal would not result in unacceptable harm to the living conditions of prospective occupiers.

Pre-emptive site visits

172048 - Land between Thames Valley Business Park and Napier Road

Full application for proposed construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 316m

Reason: to assess the impact of the development on the character and appearance of the area.

180760 - Winnersh Relief Road Phase 2

Full application for a relief road, connecting B3030 King Street Lane/Winnersh Relief Road Phase 1 to the A329 Reading Road including two new roundabout junctions on A329 Reading Road, two new minor residential access roads and associated works including traffic signals, crossings, drainage, footways and cycleways (road forms Phase 2 of Winnersh Relief Road and part of the western section of the Northern Distributor Road.)

Reason: to assess the impact of the development on the character and appearance of the area and the highways impact of the development.

180828 - Bulmershe Leisure Centre

Full application for the proposed erection of replacement leisure centre that includes a 6-lane swimming pool and teaching pool (with moveable floor), 75no. unit gymnasium, 4no. court sports hall, 2no. studios, ancillary cafe, parking, access and landscaping along with the provision of an extension to the existing Bulmershe School car park; following the demolition of the existing leisure centre and caretaker house.

Reason: to assess the impact of the development on the character and appearance of the area and the highways impact of the development.

163547 - Reading FC Training Ground, Park Lane, Finchampstead

Outline application (all matters reserved except access to the site) for up to 140 residential units (Use Class C3) and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the Site off Park Lane, demolition of existing buildings and 2.83ha of SANG to be determined in full detail).

Reason: to assess the impact of the development on the character and appearance of the area.

180072 - Land Adjacent To Cartref Farm Islandstone Lane, Hurst

Application to vary conditions 4 (approved plans) and 5 (number of caravans on site) of planning consent 153360 to increase the number of caravans on site from 2 caravans to 4 (no more than 2 being static caravans), thereby increasing the number of gypsy pitches from 1 to 2

Reason: to assess the impact of the development on the character and appearance of the area.

170994 - Police House School Hill Wargrave

Full application for the proposed erection of 2no new dwellings to west of site with the addition of patio doors to side of existing dwelling.

Reason: to assess the impact of the development on the character and appearance of the area and neighbouring dwellings.

Non-householder appeal decisions

Address	Development	Decision	Main planning issues identified/ addressed
Coppid Hill House, Barkham Road, Barkham	Outline application for an access road to serve 5 serviced custom build plots	Dismissed	<ul style="list-style-type: none">- Harm to character and appearance of area and countryside setting- Lack of information re harm to protected species- Benefits of self build scheme not considered to outweigh harm