

DELEGATED PLANNING APPLICATION REPORT

Ward: Abbey

App Ref: 230231/NMA

Address: Former Cooper Reading BMW, Kings Meadow Road, Reading

Proposals: Non-Material Amendment to Application 162166 - Reconfiguration of cycle parking to allow all cycle storage to be located on the ground floor.

Case Officer: Nathalie Weekes

Date received (valid from): 28 March 2023 **Target Decision date:** 25 April 2023

1. SITE DESCRIPTION AND PROPOSAL

The site is a part 12 storey, part 23 storey building occupied by Build to rent flats at Thames quarter, 2 Napier Street. The proposal is to reconfigure and relocate an existing cycle storage from the second floor down to the ground floor and to replace an area allocated for an existing cold store.

Plans considered

Drawing no 387_00_01 Rev B, Feb 23 Proposed Ground Floor Plan

Drawing no 387_02_01 Rev A, Feb 23 Proposed Second Floor Plan

LB1162 planning statement, Urban Space planning, 27 March 2023

P-10000 Rev A Location Plan

As received 28 March 2023

2. RELEVANT PLANNING HISTORY

162166 Erection of a part 12 storey, part 23 storey building comprising 315 apartments in a mix of studio, one bedroom, two bedroom and 3 bedroom units, residents' lounges, tech hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge reception with coffee meeting area, residents' storage facilities, postroom, ancillary back of house facilities, 315 secure cycle parking spaces, 49 car parking spaces, landscaping, and associated works. Demolition of existing multi-storey car park. Permitted 27 November 2017

181537 Non-material amendment to application 162166 for various internal alterations and minor external changes. Permitted 22 July 2019

3. CONSULTATIONS

Not required.

RBC Transport consulted – As yet no comments made.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

TR4: CYCLE ROUTES AND FACILITIES

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPG/SPD

Revised Parking Standards and Design (2011)

Equality Act 2010:

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APPRAISAL

All works proposed are internal, with no change to the footprint whilst still providing cycle storage. An additional 3 Cycle store places are to be provided to a maximum of 318. Therefore an objection from transport is unlikely.

Revised Plans for the ground and second floor have been submitted which would be an alternative to the latest NMA application 181537 granted on 22 July 2019. All other conditions would apply:

Plans approved from NMA 181537, plans to be superseded are struck through

151638_STL_20X01_Pr4_NMA North Elevation
151638_STL_20X02_Pr3_NMA South Elevation
151638_STL_20X03_Pr3_NMA East Elevation
151638_STL_20X04_Pr3_NMA West Elevation
151638_STL_20X05_Pr2_NMA West Elevation - East Bay
151638_STL_20X06_Pr2_NMA West Elevation - West Bay
151638_STL_20X07_Pr2_NMA East Elevation - West Bay
151638_STL_20X08_Pr2_NMA East Elevation - East Bay
~~NMA Ground Floor Plan 151638_STL_10x50 rev. Pr5~~
151638_STL_10X51_Pr3_NMA Floor Plan - Level 1
~~151638_STL_10X52_Pr2_NMA Floor Plan - Level 2~~
151638_STL_10X53_Pr3_NMA Floor Plan - Level 3
151638_STL_10X54_Pr2_NMA Floor Plan - Level 4
151638_STL_10X55_Pr2_NMA Floor Plan - Level 5
151638_STL_10X56_Pr2_NMA Floor Plan - Level 6
151638_STL_10X57_Pr2_NMA Floor Plan - Level 7
151638_STL_10X58_Pr2_NMA Floor Plan - Level 8
151638_STL_10X59_Pr2_NMA Floor Plan - Level 9
151638_STL_10X60_Pr4_NMA Floor Plan - Level 10
151638_STL_10X61_Pr3_NMA Floor Plan - Level 11
151638_STL_10X62_Pr3_NMA Floor Plan - Level 12
151638_STL_10X63_Pr3_NMA Floor Plan - Level 13
151638_STL_10X65_Pr2_NMA Floor Plan - Level 14
151638_STL_10X66_Pr2_NMA Floor Plan - Level 15
151638_STL_10X67_Pr2_NMA Floor Plan - Level 16
151638_STL_10X68_Pr2_NMA Floor Plan - Level 17
151638_STL_10X69_Pr2_NMA Floor Plan - Level 18
151638_STL_10X70_Pr2_NMA Floor Plan - Level 19
151638_STL_10X71_Pr2_NMA Floor Plan - Level 20
151638_STL_10X72_Pr2_NMA Floor Plan - Level 21
151638_STL_10X73_Pr3_NMA Floor Plan - Level 22
151638_STL_10X74_Pr2_NMA Roof Plan

Plans approved for NMA 230231

Drawing no 387_00_01 Rev B, Feb 23 Proposed Ground Floor Plan

Drawing no 387_02_01 Rev A, Feb 23 Proposed Second Floor Plan

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Appraisal

The proposal to relocate the cycle store will improve logistics and amenity for residents who would not have to carry their bikes up to existing storage on the second floor.

Although the changes will result in a loss of a cold store, the agent has confirmed that the cold store has not been used and that any food deliveries are delivered directly to the doors of the flats and that no additional storage has been required. There is still provision for storage within the building which could be adapted if a change in

requirements occurs. There was no original condition specification that cold storage was to be made available. The customer service desk have access to enter all of the flats and confirmed verbally that if required in principle it would be possible to take a food delivery up to a flat and for any fresh items to be place in a fridge, subject to negotiation with the residents.

A site visit to the building on 19 April 2023 confirmed that the area allocated to be a cold store was empty and is not in use. There is a TLJ Access control electrical panel in the corner of the ground floor 'cold store' which has a hazard warning of electric shock warning poster on the wall. An informative is added to advise the applicant to fence off the electric panels or to seek advice from the HSE before any metal cycle store frames are relocated. This could result in an elevated risk of an electric shock and endanger the safety of any users moving bicycles around in the area around the panels. In addition it is advised that a health and safety and fire risk assessment is undertaken before any works commence. The Environmental protection team advised that any works should comply with HSE legislation.



The benefits of the change in internal layout should result in a greater benefit for bicycle users, however HSE checks should be investigated regarding the TLJ Access control electric panel.

Conclusion

The proposal is recommended for approval.

RECOMMENDATION

Approve