

DELEGATED APPLICATION REPORT

Address: Reading International Business Park

Application No: 211821/NMA

Proposal: Non-Material Amendment to planning permission 201619 to amend the wording of condition 13 relating to parking arrangements

Extended Target Decision Date: 15/12/21

Case officer: Connie Davis

1. Proposal

Planning permission was granted for the refurbishment of the existing buildings at Reading International Business Park on 22 February 2021.

Condition 13 of this permission states:

Prior to practical completion of the development hereby permitted, the Electric Charging bays shall be fully provided in accordance with drawing 3770-1200-T-001 Rev F. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Under this application, the wording of condition 13 is seeking to be amended to refer to Rev K of the approved plan:

Prior to practical completion of the development hereby permitted, the Electric Charging bays shall be fully provided in accordance with drawing 3770-1200-T-001 Rev K. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Reason: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

On this updated plan, the following changes are proposed:

- Relocation of waste storage facility in place of existing Generator 1 compound (including bulk waste storage, 1 compactor, glass bins, food bins, organic waste, and bulk waste storage);
- Relocated landscape compound in place of existing Generator 2 compound and implementation of dropped kerb for access to compound;
- Relocation of landscape hut and storage container to behind existing Generator 3 compound; Amendments to parking including new parking spaces in place of Generators 2 and 3, and thus avoiding the need for landscape works to some of the areas previously proposed for parking;
- Amendments to EV charge point locations (inc provision of disabled EV bays). This amendment has no change in the numbers of overall active or passive EV parking spaces;
- Minor amendments to kerb lines including at the rear access barrier to facilitate faster egress for lost vehicles/tenants that are not allocated a parking space on a particular day.

Public Consultation

- i. Neighbour Consultation

No statutory requirement for any for this type of application.

2. Consultations

Transport - No objections

3. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

Approved plans at time of application

- 1172_PS-B1 Basement Proposed Site Plan (Car Park);
- 1172_GA-00 Ground Floor Proposed Plan;
- 1172_GA-01 First Floor Proposed Plan;
- 1172_GA-02 Second Floor Proposed Plan;
- 1172_GA-03 Third Floor Proposed Plan
- 1172_GA-L0 Entrance Lobby Ground Floor Proposed Plan;
- 1172_GA-L1 Entrance Lobby First Floor Proposed Plan;
- 1172_GA-LB Basement End of Travel Layout Proposed Plan;
- 1172_GS-00 Proposed Section AA;
- 1172_GA-D0 The Dot Proposed Ground Floor Plan;
- 1172_GE-07 The Dot Proposed Elevations;
- 1172_ALT-F0 Farm House Alteration Plans; and
- 1172_GA-F0 Farm House Proposed Plans.

Received 17th November 2021

Proposed plans/ documents as part of this application

3770-1200-T-001 Rev K - Proposed Car Parking Arrangement

Received 9th November 2021

4. Relevant Planning History

201619/FUL - Upgrade of existing office building comprising the construction of a new entrance, reconfiguration of the car parking and basement level employee ancillary facilities (provision of new gym and end of journey facilities) and improvements to the hard and soft landscaping (including provision of meeting pods), consolidated waste management area, external alterations to 'The Dot' and internal works to the Listed Little Lea Cottage and the recolouring of the existing terracotta tiles under Permitted Development Rights - Application Permitted

5. 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.

6. Relevant Planning Guidance

- i. Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

7. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

8. Appraisal

Under this NMA application, the proposed car parking layout is to be amended to allow for the following:

- Relocation of waste storage facility in place of existing Generator 1 compound (including bulk waste storage, 1 compactor, glass bins, food bins, organic waste, and bulk waste storage);
- Relocated landscape compound in place of existing Generator 2 compound and implementation of dropped kerb for access to compound;
- Relocation of landscape hut and storage container to behind existing Generator 3 compound; Amendments to parking including new parking spaces in place of Generators 2 and 3, and thus avoiding the need for landscape works to some of the areas previously proposed for parking;
- Amendments to EV charge point locations (inc provision of disabled EV bays). This amendment has no change in the numbers of overall active or passive EV parking spaces;
- Minor amendments to kerb lines including at the rear access barrier to facilitate faster egress for lost vehicles/tenants that are not allocated a parking space on a particular day.

The amended parking layout has not resulted in the increase or loss of any car parking spaces. Tennant and visitor parking numbers remain 1,199, which is as approved by planning permission 201619. As stated above, there are no changes to the numbers of EV parking spaces or blue badge spaces. The arrangement has also been accepted by the RBC Transport team. Whilst a number of amendments are proposed, when assessed in relation to the scale of the overall scheme, these cumulatively are considered to be non-material.

As a result of the amendment, condition 13 (electric vehicle charging bays) (plans/ documents) will be reworded to reflect the new plans/ documents only. Condition 2

(plans/ documents) does not need to be updated as no plans included within this list are being superseded.

9. Conclusion

Overall, the proposed amendments are not considered to significantly harm the highway network or surrounding area

As a result, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

Conditions & Reasons:

1. Replacement condition 13

Informatives:

1. This permission relates only to the non-material amendment sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 22/02/21 under reference number 201619 and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.