

DELEGATED APPLICATION REPORT - Application No.: 201560

Address: Green Park Village Phase 6A

Proposal: Full Planning Permission for the construction of Community Hub to include commercial space, residents' gym and other ancillary uses (Use Class E)

Case officer: Alison Amoah

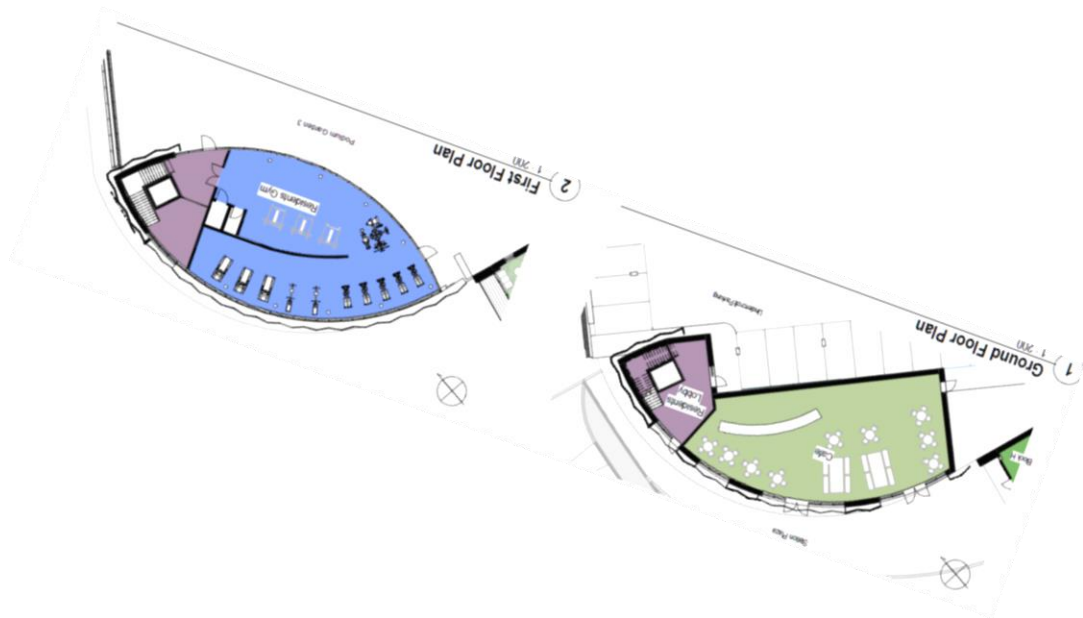
Target Expiry: 13th July 2021 (Ext)

Site Description, Surrounding Area and Background:

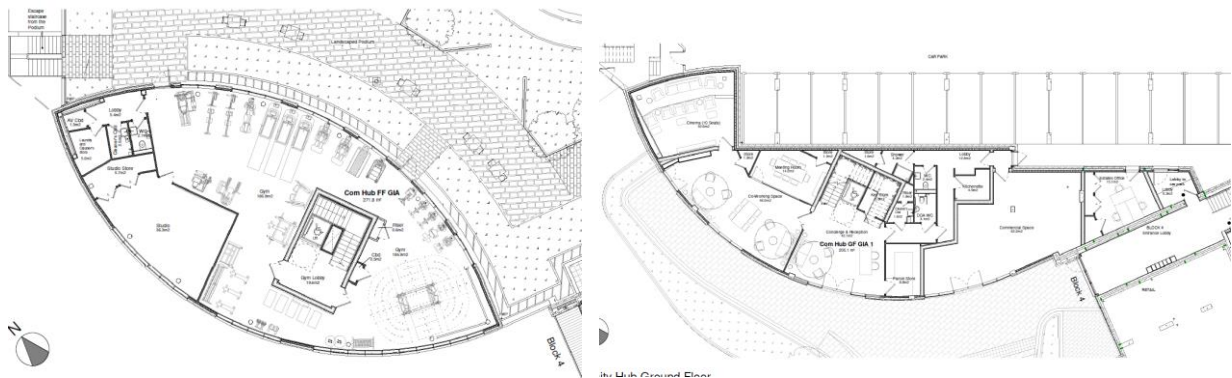
The site is part of the area of the originally approved Phase 6A of Green Park Village (GPV) (under permission ref: 171019), which was for:

"A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works." The majority of the proposed application site was approved under that permission for a café (A3), and residents' lobby at ground floor, and residents' gym (first floor). See plans below.

Approved plans under 171019



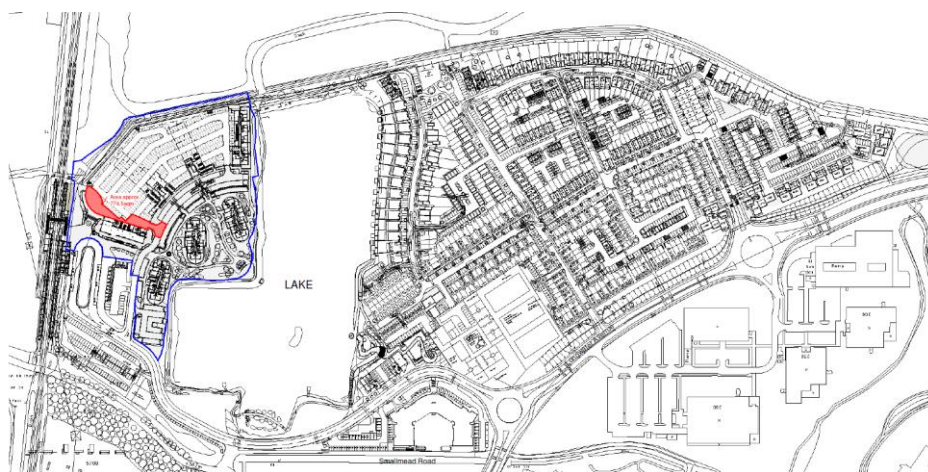
Proposed Plans



The proposed site for the community hub is slightly larger than that approved under 171019 at ground floor (see above). It is an irregular shaped parcel of land measuring (0.08ha) at the western boundary of GPV.

There are apartment blocks to the north and south and to the west is the Basingstoke to Reading railway line with the approved Green Park Station Building to be located to its south-west.

Location within GPV



The site is within an area at risk of flooding, but this was addressed through the overall Phase 6A permission (171019). At the time of the consideration the Environment Agency provided comments that the site lies within Flood Zones 2 and 3 in accordance with their flood risk mapping. However, the compensation for the ground level raising on this site has already been provided at Green Park and allows for the ground levels to be raised so that the site will be in Flood Zone 1. They had no objections subject to the proposal being undertaken in accordance with the submitted Flood Risk Assessment and the following compliance condition was attached to permission 171019.:

*“The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment Ref: HH4160761/KJ/013, Issue 2: 25 May 2017, prepared by Glanville Consultants, received 23rd June 2017.
Reason: To reduce the risk of flooding to the proposed development and future occupants and to not increase flooding off site in accordance with Policy CS35”*

Other environmental matters were also assessed and addressed through the original permission 171019. Any relevant conditions from that permission are recommended for this proposal in order that it could be a stand-alone permission.

Proposal:

The scheme includes:

Ground Floor

Residents' facilities - Total floorspace = 205.1sqm

- Commercial Space - 62.2sqm
- Co-working Space - 46.0sqm
- Meeting Room - 14.2sqm
- 10 seat Cinema -
- Estate Office - 15.1sqm

First Floor

- Residents' Gym - Total floorspace = 271.8sqm GIA comprising a studio space and gym

The main change compared to the approved 171019, apart from the overall increase in floorspace is that the ground floor was originally proposed as a café. The applicant has submitted a letter from Haslams to explain the rationale for the proposed change:

“This unit would have been in very close proximity to the new Green Park Station...When consented the proposed position of this unit was to be immediately adjacent to and in-view of the entrance of the new Station. However, since the Station has been relocated further

south and side-on to this retail unit. As a result, the prominence of this retail unit to the Station will now be much reduced.

This is significant as the direction of foot flow will see more commuters head forwards towards the new transport interchange as they exit the Station, without the need/ instinct to turn left and into the direction of this retail unit. Given how fickle consumers can be, this repositioning is likely to have a large impact on the unit's desirability from occupiers who will anticipate less passing trade through the loss of prominence to the Station.

It is also reasonable to anticipate that with the retail space already available in the Scheme across Units 1 & 2 (approximately 477 sq. m) that demand will be outweighed by supply, given there will only be circa 1,100 residential units delivered and the adjoining Green Park Business Park already has a selection of retail units and service providers. GWR is also expected to deliver retail opportunities within the Station and therefore this small locality will be oversupplied with retail space. I would also expect Unit 1 to be let/sold to a café operator before Unit 3 is delivered given its market square location and ability to host outside seating, which would then make the prospects of another café use in Unit 3 highly unrealistic.

It is therefore, probable to envisage that this unit might never be let, due to the above factors and for this reason I recommend that any third retail unit is significantly reduced in size or removed altogether."

The materials proposed are:

- Powder coated aluminium rainscreen cladding;
- Glazed curtain walling;
- Polyester powder coated aluminium fascia to roof zone;
- Glazed entrance doors;
- White painted blockwork.

Discussion with the agent:

The Planning Officer undertook a review of the original conditions attached to permission 171019 to identify those, which would need to be attached to a free-standing permission for the community hub if granted, because the application site lies within the overall Phase 6A area. The following required list of conditions (those highlighted in yellow) is as discussed and agreed with the applicant (meeting 9th June 2021). Internal discussions with Legal confirmed that for conditions which relate to compliance with plans, as already approved under the overall Phase 6A permission, that these could be worded positively for example:

Bin storage shall be provided in accordance with approved plans under 171019 and be provided prior to the occupation of the community hub as approved under this permission.

Permission 171019	Conditions from 171019 applicable to 210560 if approved	Notes
1. Time Limit - 5 yrs	Yes	3 years
2. Plans	Yes	Plans specific to this scheme and parts to which it connects
3. Phasing	No	Approved under 190141. Not required
4. Materials	Yes	Part discharge of condition 4 for Blocks 4 and 5 only under 210185
5. Housing Mix	No	N/A
6. Prior to occupation vehicle parking to be provided	No	Parking approved under original 171019. No parking is allocated to the community hub, therefore,

		its implementation is not dependent on parking provision.
7. Prior to occupation roads to be constructed	No	Roads serving Phase 6A are already constructed
8. Bicycle parking	No	Bicycle parking approved under original 190141No specific cycle parking allocated to the community hub, therefore, its implementation is not dependent on bicycle provision.
9. EVCP	No	Not yet discharged for overall Phase 6A No parking is allocated to the community hub, therefore, its implementation is not dependent on EVCP provision.
10. Allocation of residential car parking spaces	No	N/A
11. Management of service deliveries	Yes	Not yet discharged under 171019
12. Visibility Splays	No	Roads serving Phase 6A are already constructed
13. Doors opening away from highway	Yes	Standard condition
14. Bin storage	Yes	Space under Block 4 (formerly H) will be utilised as bin storage for the community hub. Compliance condition (approve plan A-P6-02-114 Rev P3 as was approved under 171019)
15. CMS	Yes (15 & 16 one condition)	Phase wide - Compliance condition (approve relevant plan as was approved under 190141)
16. CEMP	Yes	Phase wide - Compliance condition (approve relevant plan as was approved under 190141)
17. Hours of construction	Yes	Standard condition
18. Contamination assessments	No	Discharged for the whole of Phase 6A under 190141
19. Remediation Scheme	No	No contamination on the community hub site
20. Validation Report	No	No contamination on the community hub site
21. Previously unidentified contamination	Yes	Standard condition
22. Land gas investigation	No	No contamination on the community hub site
23. Land gas protection	No	No contamination on the community hub site

24. Land gas validation	No	No contamination on the community hub site
25. In accordance with FRA	Yes	Phase wide - Compliance condition (approve the FRA as was approved under 171019)
26. Sustainable Drainage details	Yes	Phase wide - Compliance condition (approve the plan, as was approved under 171019)
27. Drainage Strategy	Yes (Part of 26)	Phase wide - Compliance condition (approve the plan as was approved under 190141)
28. Whole life maintenance SUDS - pre occupation	Yes	Phase wide - Compliance condition (approve plan as approved under 201874)
29. Foul sewerage	Yes	Phase wide - Compliance condition (approve relevant plan as was approved under 190141)
30. Noise scheme for residential	N/A	Discharged under 191958
31. Noise assessment of mechanical plant before installation	Yes	Not discharged under 171019
32. Glazing and ventilation in accordance with noise assessment measures	N/A	
33. Dust management plan submission prior to occupation (residents)	N/A	
34. Community boiler pre installation	N/A	Relates to the residential only. Not yet discharged under 171019
35. Ventilation and extraction details for retail units	Yes	Not yet discharged under 171019. Relevant to the commercial space within the community hub.
36. Hard and soft landscaping	Yes	The scheme includes a proposed brown roof, therefore, a new landscaping condition specific to this is required. No other landscaping as part of the red line area. Pending discharge of condition application 200758 for whole of phase 6A. Only an area of hard landscaping would be impacted by the proposed 201560 scheme, and this element of the landscaping scheme, would therefore, not be implemented.

37. Hard and soft landscaping in accordance with approved plans (as under CD 36)	Yes incorp as part of 36	As cd 36.
38. Replace dead trees and plants	N/A.	No landscaping as part of the red line area.
39. Retained tree	N/A.	No landscaping as part of the red line area.
40. LMP	N/A.	No landscaping as part of the red line area.
41. Removal of trees and bats	N/A	No trees within the red line area. Discharged under 190141.
42. External lighting details prior to installation	Yes	Not yet discharged under 171019
43. Waste Management Plan - prior to occupation	Yes	Not yet discharged under 171019
44. Details of layout and secure access controls of car park	N/A	
45. Mail box details	N/A	Residential blocks only
46. Scheme of security measures	Yes	Not yet discharged under 171019
47. Dwelling emission rate interim	N/A	Residential blocks only. Discharged under 200285
48. Dwelling emission rate final	N/A	Residential blocks only.
49. BREEAM	Yes	Not discharged yet under 171019

Plans considered: *As received 6th November 2020*

- Community Hub Location Plan - Drawing no: G259-BAL-SW-XX-DR-A-10-0111
- Community Hub Ground and First Floor Plan - Drawing no: G259-BAL-RP-XX-DR-A-10-0300 Rev D
- Community Hub Roof Plan - Drawing no: G259-BAL-RP-XX-DR-A-10-0301 Rev C
- Community Hub Plans, Elevations, Sections - Drawing no: G259-BAL-RP-XX-DR-A-10-302 Rev B
- Community Hub Elevations - Drawing no: G259-BAL-RP-XX-DR-A-11-0300 Rev C
- 3D View Front
- 3D View Rear
- Ground Floor Key Plan - Drawing no: MA.3067-06-1000 Rev B
- Ground Floor Hardworks Plan 2 of 4 - Drawing no: MA.3067-06-2001 Rev B
- Podium Level Hardworks Plan 1 of 3 - Drawing no: MA.3067-06-2100 Rev A
- Ground Floor Planting Plan 2 of 4 - Drawing no: MA.3067-06-3001 Rev B
- Podium Level Planting Plan 1 of 3 - Drawing no: MA.3067-06-3100 Rev A
- Site Drainage Sheet 1 of 2 - Drawing no: G259-GTA-SW-OO-DR-C-96-1060 Rev C9
- Site Drainage Sheet 2 of 2 - Drawing no: G259-GTA-SW-OO-DR-C-96-1061 Rev C16

Other Documents:

- Letter regarding Retail Unit 3, prepared by Haslams, dated 25th August 2020
- Community Hub Planning Plans Comparison - Drawing no: G259-BAL-RP-XX-DR-A-10-303 Rev A, received 5th January 2021

Relevant Planning History:

10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/2011

171019/FUL - A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended) - Approved with S106 21/12/2018

Consultation Responses:

No residents were consulted. A site notice was displayed from 21st December 2020 and 11th January 2021. RBC Transportation Services were consulted as this application site adjoins that of Green Park Station. RBC Natural Environment (trees) and Transport were also consulted. The EA were not consulted as this was covered under the overall Phase 6A permission (171019), and this specific community hub proposal would have no differing effect with respect to flood risk matters. Under the overall permission the EA had no objection subject to a condition that it should be in compliance with the submitted and approved Flood Risk Assessment. This condition is also attached to this permission. Similarly there would be no differing effect with respect to SUDS matters and relevant conditions referencing already approved plans are included.

Natural Environment:

No objections. A brown roof is positive and details should be secured via condition.

Planning Officer note: The proposed scheme would extend onto an area originally shown for hard landscaping. Landscaping plans for the whole of Phase 6A will be discharged through application ref: 200758 (pending discharge at time of writing).

Transport:

This application proposes to extend the size of the Community Hub as well as amend the mixture of proposed uses to include a concierge with parcel store, a co-working space, meeting room and resident's cinema. A commercial space will be retained on the ground floor, albeit is now slightly reduced in size. The gym has been retained on the first floor.

In accordance with the previous permission, allowance has been made to ensure that the potential MRT link can be delivered within the retained land. The proposed changes under this application safeguards the land required and all landscaping has been agreed with Council officers.

There are no parking spaces allocated for use by the Community Hub as it anticipated that these facilities will be utilised by residents of flats.

There are no transport objections to this application. Conditions should be the same as the previously consented scheme.

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.

Relevant Planning Policy and Guidance:

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 Planning Policy FrameworkNational Planning Guidance

Policy CC1: Presumption in Favour of Sustainable Development

Policy CC2: Sustainable Design and Construction

Policy CC3: Adaptation to Climate Change

Policy CC5: Waste Minimisation and Storage

Policy CC6: Accessibility and the Intensity of Development

Policy CC7: Design and the Public Realm

Policy EN16: Pollution and Water Resources

Policy EN18: Flooding and Drainage

Policy OU1: New and Existing Community Facilities

Policy TR3: Access, Traffic and Highway-Related Matters

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

Supplementary Planning Guidance/Documents

Revised Parking Standards and Design (2011)

Revised Sustainable Design and Construction (2019)

APPRAISAL:**Main considerations:**

- a) Principle
- b) Design
- c) Other Matters

a) Principle

The proposed uses vary slightly from the existing approval (171019) by amending the ground floor café space to provide a number of services for residents including a mini-cinema (10-seater), co-working space, meeting room, and reduced (Class E) commercial space.

As explained in the supporting information the applicant considers that using the whole of the ground floor space would no longer be viable within the context of other retail units approved as part of Green Park Village, the approved shop unit within the nearby Green Park Station and units within Green Park Business Park.

Officers consider that the proposed uses would be acceptable within the context of the overall Green Park Village development and would be at such a scale to not compete with designated retail centres.

The uses would be in accordance with the NPPF's requirements to promote healthy and safe communities through providing "... *positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments*" (para. 92). This is reiterated within the Reading Borough Local Plan objectives. The proposal would also accord with Policy OU1: New and existing community facilities.

The proposed scheme is there acceptable in principle.

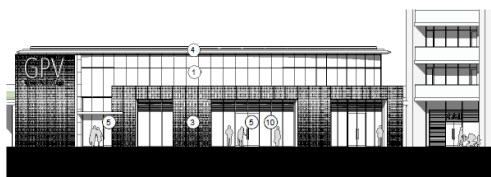
b) Design

Policy CC7 states that "*All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.*"

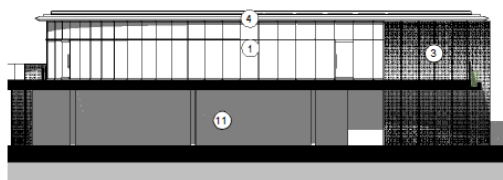
The original proposed scheme (elevations to the left below) was found acceptable under permission 171019. The overall size of the proposed community hub has increased slightly at ground floor level so that it now links to the adjacent residential (ground floor commercial) Block 4. The appearance of the block has been amended to include less glazing at ground and first floors to all elevations, as the coloured images show below (right). The materials are consistent with what was approved under 171019.

The overall design is largely as already approved and is considered to accord with Policy CC7.

Approved Elevations under 171019

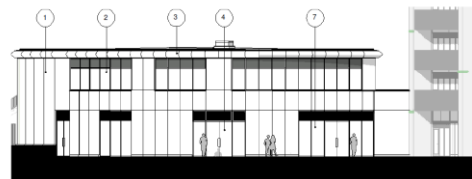


3 South West Elevation
1 : 200



4 North East Elevation
1 : 200

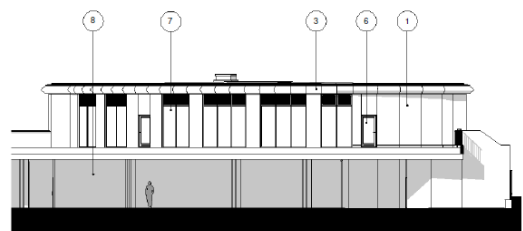
Proposed Elevations



3 South West Elevation
1 : 200



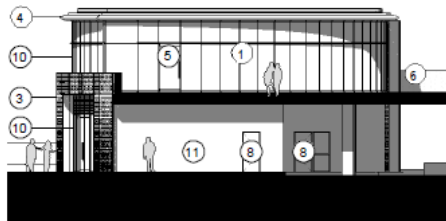
Community Hub - West Elevation (Front) Planning



4 North East Elevation
1 : 200



Community Hub - East Elevation (Rear) Planning



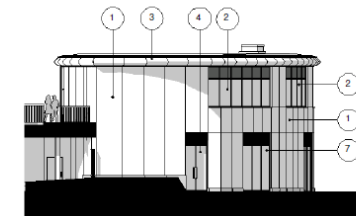
5 South East Elevation
1 : 200



5 South East Elevation
1 : 200



6 North West Elevation
1 : 200



6 North West Elevation
1 : 200

Proposed 3D Views (Front (left); Rear (right))



The proposal includes for a 'brown' roof and a condition is included requiring the submission and approval of details. Other landscaping within Phase 6A abutting the community hub building will be addressed through the landscaping details submitted to discharge conditions on the original permission (171019) and currently under consideration.

c) Other Matters

A range of matters were considered and assessed as part of the overall Phase 6A scheme including: flood risk, drainage, contamination, lighting, parking, bin storage transport. Any relevant conditions to the community hub, attached to the overall Phase 6a permission (171019), have been included (as described further above) to enable this to

be a stand-alone permission. As the community hub would have no effect on the other matters it is not considered that further assessment is required.

The Phase 6A permission includes obligations in the S106 legal agreement for the preparation of construction and end user skills Employment Skills Plans, and as the overall phases' development has commenced, implementation of such plans will already be in progress.

RECOMMENDATION: GRANT

Conditions

1. TL1 - Time Limit
2. AP1 - Approved Plans
3. M2 - Materials to be approved
4. DE4 - Delivery and servicing
5. External doors to open away from the highway
6. DC8 - Bin storage
7. C3 - Construction Environmental Management Plan/ CMS
8. C1 - Hours of construction
9. C05 - Contamination remediation and verification
10. C06 - Unidentified contamination
11. C07 - Land gas
12. SU9 - Flood risk assessment
13. SU8 - SUDS as specified
14. SUDS - whole life maintenance plan
15. Foul drainage
16. N2 - Mechanical plant
17. Ventilation and extraction
18. Brown roof details
19. External lighting
20. Waste management
21. Security measures
22. SU6 - BREEAM post construction

Informatives

1. IF5 - Terms and Conditions
2. IF6 - Building Regulations
3. IF2 - Pre-Commencement Conditions
4. IF7 - Complaints about construction
5. I11 - CIL
6. IF3 - Highways
7. Parking
8. IF1 - Positive and proactive