

DELEGATED APPLICATION REPORT

Application No: 200544/FUL

Address: Blakes Lock, Kennet Side, Reading

Proposal: Demolition of existing WC & shed and construction of new relief lock keepers welfare facility

Target Date: 06/07/20

Case officer: Connie Davis

Site Description and Surrounding Area:

The site sits within the River Kennet corridor. The river is identified as an Area of Biodiversity Interest and within Flood Zone 1.

The site is not within a conservation area.

Proposal:

The proposal comprises of the demolition of the existing WC/ shed and a replacement building on the bank of the river for the lock keeper to use. The existing building has fallen into a state of disrepair.

The building would measure 2.5m in height, 6.2m in width and 3.5m in depth. It would be constructed from plastic coated steel and single ply membrane.

Plans/ Documents Considered

SURV 8152/1 - Blakes Lock

T11523-1 - Blakes Lock Typographic Survey

T11523-2 - Blakes Lock Typographic Survey

191219-ELT-00-00-DR-1001 - Proposed Site Plan

Design & Access Statement - Project no. 1912-19 dated March 2020

Planning Statement dated February 2020

Site Assessment

BS 5837:2012 Tree Survey for Blakes Lock Reading - Prepared by Tree Surveys Ref: SN/5837-20/20.03 dated 20th March 2020

Detailed Flood Risk for Blakes Lock, Kennet Side, Reading, Our ref: THM_160899

Blakes Lock Welfare Facility Ecology Advice Note

Flood Risk Assessment prepared by STM environmental dated 19/02/2020

Received 14th April 2020

191219-ELT-00-00-DR-1010 Rev B - Blakes Lock New Lock Keeps Facilities

191219-ELT-00-00-DR-1010 Rev C - Blakes Lock New Lock Keepers Facilities

191219-ELT-00-00-DR-1040 Rev A - Existing Site Levels

191219-ELT-00-00-DR-2000 Rev B - Elevations

Received 20th April 2020

Relevant Planning History:

None relevant to this application.

Consultation Responses:**Internal Consultees**

Ecology - No objections subject to conditions

Natural Environment - No objections

Transport - No comments received

Environment Agency - No objection subject to informative

External Consultation

A site notice was sent to the agent on 5th May 2020.

No representations have been received.

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'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan) according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant

Reading Borough Local Plan (2019)

CC7 Design and the Public Realm
EN12 Biodiversity and the Green Network
EN14 Trees, Hedges and Woodland
EN16 Pollution and Water Resources
EN18 Flooding and Drainage
TR3 Access, Traffic and Highway-Related Matters

Appraisal

Principle

The proposed development seeks to provide facilities for the lock keeper. Due to the modest scale of the proposal in relation to the overall site, and given its benefit to those working on site, it is considered that the principle of development is acceptable, subject to design and ensuring that the development would not impact the natural/ ecological environment.

Design and impact on character of the surrounding area

The design is considered to be an acceptable quality given its purpose and scale. It would not be considered an overly visually prominent addition to the waterside and surrounding area given its proximity to existing development (the retained Lock Office).

Amenity

There is not considered to be any adverse impact in terms of amenity. Buildings within the facility are for the Lock keepers and are therefore in commercial use rather than residential.

Other Matters

Environmental Matters - Ecology and Environment Agency

An Environmental Action Plan was submitted as part of the application which removed the requirement for a pre-commencement condition relating to this matter. This was deemed acceptable by the Ecologist.

Two other conditions would be imposed on the permission stating that no external lighting is to be installed without permission from the LPA and details of of bird/ bat boxes to be submitted.

Subject to compliance with these details and conditions, and the informative provided by the Environment Agency, the proposal is considered acceptable in terms of Policies EN16 and EN18 of the Reading Borough Local Plan 2019.

Conclusion

It is considered that the proposal is acceptable for the reasons set out in this report.

RECOMMENDATION:

GRANT Planning Permission subject to conditions:

- 1) TL1
- 2) Approved Plans
- 3) Materials as specified
- 4) The development shall be carried out in accordance with the Environmental Action Plan (Ref ENV0002500C) dated 06/11/19 submitted to the Local Planning Authority on 9th June 2020.

REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

- 5) No exterior lighting is to be installed without the prior written permission of the Local Planning Authority.

REASON: The site hosts an important bat roost and lighting could adversely impact on bats and deter from roosting. This condition will ensure that bats are not adversely impacted upon by the proposals in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

- 6) Prior to occupation of the development, four bird and / or bat boxes, bricks or tiles are to be installed on or around the site under the supervision of a suitably qualified ecologist. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

REASON: To incorporate biodiversity enhancements in and around developments in accordance with paragraph 175 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

Informatives

- 1) Terms
- 2) Building Control
- 3) Complaints about construction
- 4) Encroachment
- 5) Positive and Proactive
- 6) The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on **03702 422 549**. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.