

DELEGATED APPLICATION REPORT - Application No: 200135FUL

Address: 15 Boulton Road

Proposal: New build warehouse (B2 General Industry & B8 Storage/Distribution use) with ancillary office accommodation

Case officer: Matt Burns

Site Description and Surrounding Area:

The application site relates to the site of a former warehouse building within the North of Basingstoke Road industrial estate. The former warehousing building has been demolished down to slab level and the site cleared. Located within an industrial estate the site is surrounded by industrial warehouse buildings of a range of sizes.

The site is located within a Core Employment Area as Designated by Policy EM2e of the Reading Borough Local Plan and within an area of potential contaminated land.

Proposal: The application seeks full planning permission for the erection of a new 990m² warehousing building under a mixed B2 (General Industry) and B8 (Storage/Distribution Use) for the design, manufacture, marketing and supply (direct and via retail outlets) of cotton garments/clothing. The building would contain small mezzanine level to provide an area of ancillary office accommodation.

Plans Considered:

- 0253-PLA-54 D - As proposed roof plan
- 0253-PLA 53 D - As proposed floor plans
- 0253-PLA 52 D - As proposed floor plans
- 0253-PLA 56 D - As proposed 3D views
- 0253-PLA 55 D - As proposed elevations
- 0253-PLA 51 D - Block plan as proposed
- 0253-PLA 50 D - Location plan as proposed
- 0253-PLA 01 C - Location Plan

Received by the Local Planning Authority on 29th January 2020

- 0253-PLA 66 A - As proposed landscaping principles diagram & parking/transport info

Received by the Local Planning Authority on 2nd March 2020

Relevant Planning History:

191521 - Re-clad of the existing building, incorporating adoption of higher eaves/ridge re stacked storage, small 12m² ground and first floor infill extension to front corner, 2 x side canopies for sheltered unloading - Withdrawn.

Consultation Responses:

RBC Environmental Protection - No objection. Conditions recommended to secure submission and approval of a noise assessment prior to installation of any noise generating plant equipment, submission and approval of a contaminated land assessment prior to commencement of works (and then submission and approval of any necessary remediation reports, submission and approval of a construction method statement prior to

commencement of the development, carrying out of the development during the Council's standard hours of working and that there shall be no burning of materials on site.

Transport: No objections.

RBC Transport - No objection. Conditions recommended to secure submission and approval of a construction method statement and details of cycle parking prior to commencement of development, submission and approval of details of electric vehicle charging points prior to first occupation of the development and provision of the proposed vehicle parking spaces as per the proposed plans.

RBC Natural Environment - No objection. Condition recommended to secure submission and approval of landscaping scheme prior to the commencement of the development.

Public Consultation

No. s 11, 12a, 17 and 19 Boulton Road and no. s 12 and 14 Arkwright Road were notified of the application by letter. A site notice was displayed at the application site on 22nd March 2020. No letters of representation 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.

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

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EM1: PROVISION OF EMPLOYMENT DEVELOPMENT

EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMENT
EM3: LOSS OF EMPLOYMENT LAND
EN14: TREES, HEDGES AND WOODLAND
EN16: POLLUTION AND WATER RESOURCES
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

Supplementary Planning Documents (SPD's)

Supplementary Planning Document: Parking Standards and Design (2011)

Supplementary Planning Document: Sustainable Design and Construction (2019)

Appraisal

Principle

Policy EM1 (Provision of Employment Development) seeks to support a net increase in warehousing spaces within the Borough. Policy EM2 (Location of New Employment Development) seeks that employment uses such as industrial and storage and distribution uses are located within the designated core employment areas. The site is located within the North of Basingstoke Road core employment area as designated by Policy EM2e within an existing industrial estate and on the site of a recently demolished warehouse building. The principle of providing a replacement warehouse for B2 General Industry and B8 (Storage/Distribution Use) with smaller ancillary B1a office mezzanine area is therefore considered to be acceptable and to comply with Policies EM1 and EM2.

Policy EM3 (Loss of Employment Land) seeks to maintain the overall level of employment land provision within the core employment areas. The proposals would re-provide warehouse unit of the same footprint as that previously demolished and therefore would not result in a loss of employment land and would accord with Policy EM3.

Design and Appearance

Policy CC7 (Design and the Public Realm) seeks that new development maintains and enhances the character of the surrounding area.

The proposed replacement warehouse building would reflect the footprint of that which was demolished reflecting the siting and spacing of warehouses buildings to this part of Boulton Road. The building would be built upon the concrete slab base of the former warehouse on the site. Similarly, the appearance of the warehouse building in terms of the proposed gable pitched roof and window placement together with its height would also reflect that of surrounding buildings with the industrial estate. The proposed use of materials with the walls and roof of the warehouse to be clad in goosewing grey steel panels with midnight blue panels around the windows is also considered to be acceptable and reflect of the mix of warehouses styles surrounding the site. Two wall mounted canopies are proposed to the north elevation of the building to provide sheltered loading/unloading areas.

The site is located within an area of the Borough identified in the Council's adopted tree strategy as having a tree canopy cover of 10% or less. Policy EN14 (Trees, Hedges and Woodlands) seeks that new developments should assist in extending the Borough's vegetation cover. A landscaping principles document has been submitted with the document which indicates planting is proposed to the boundaries of the site, in particular a 70m linear area of planting along the northern boundary. The Natural Environment Tree Officer is satisfied with the landscaping principles proposed and seeks that more detailed landscaping details, including planting plans, are secured by way of condition prior to commencement of development. This condition is to include a requirement for at least one new tree to be planted in the indicated soft landscaping area to the front of the property adjacent to the proposed parking spaces.

The proposals are considered to accord with Policies CC7 and EN14.

Amenity

Policy CC8 (Safeguarding Amenity) seeks to ensure development protects the amenity of existing and future surrounding occupiers. Policy EN16 (Pollution and Water Resources) seeks to mitigate impacts of pollution associated with development.

The site is located within an existing industrial estate within a designated employment area which is considered an appropriate location for B2/B8/B1a uses.

The site is located centrally within the industrial estate separated from the nearest residential occupiers located 160m to the east on Basingstoke Road, by a number of other industrial warehouse units. The location of the development is such that it is not considered to result in any adverse harm to residential occupiers. The applicant has advised that no mechanical plant is proposed to be installed as part of the development, however a condition is recommended by Environmental Protection Officers to require submission and approval of a noise assessment prior to the installation of any noise generating plant in the eventuality that such equipment is to be installed.

Subject to the above condition it is considered that the proposals would accord with Policies CC8 and EN16.

Transport

Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking relates matters relating to development.

The site is located within the Zone 3, the Secondary Core Area but on the periphery of Zone 2, Primary Core Area which directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of between 9 (Zone 2) and 13 (Zone 3) parking spaces based on the proposed floor area of 990m². The proposals show that 9 parking spaces are to be provided on site which complies with the maximum parking requirements for a Zone 2 location.

Given that the development is comparable in size to the former industrial unit, it is anticipated that the transport implications of this proposal are unlikely to have a significant impact on the surrounding highway network. Parking restrictions are in place directly outside the site in the form of double yellow lines, therefore, any overflow of parking cannot be accommodated on the public highway. In view of this, the proposed parking provision is deemed acceptable.

The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. The Transport Statement confirms that a facility to slow-charge electric cars can be provided at the front of the premises with complies with the requirements of Policy TR5 of the Local Plan and these details can be secured by way of condition.

The vehicular access and proposed loading/delivery bays are per the former delivery layout requiring delivery vehicles to reverse into the loading bays.

Cycle parking must be provided at a ratio of 1 space per 350m². The Transport Statement confirms that there will be facilities to enable safe storage of bicycles on the premises. Details of the number, type and layout of the cycle parking facilities can be secured by condition to ensure the details comply with the Council's adopted standards.

Subject to the recommended conditions it is considered that the proposals would accord with Policies TR1, TR3 and TR5.

Sustainability

Policy CC2 (Sustainable Design and Construction) seeks that the all minor non-residential developments meet a BREEAM standard of Very Good. Policy CC3 (Adaption to Climate Change) seeks that all developments are designed to incorporated measures to tackle climate change.

A BREEAM report has been submitted a part of the application which sets out that the scheme is projected to meet a BREEAM score of 41.7% which is a rating of Pass. This is just below a rating of Good which requires a score of 45%. To achieve a Very Good rating a score of 55% is required.

The applicant acknowledges that the estimated BREEAM rating is significantly below the policy standard and therefore has provided a detailed report on the matter. One of the primary reasons for the low score is that the applicant was not aware of BREEAM requirements prior to the planning stage and such when they began the process, they have lost out on all the BREEAM design stage credits which cannot be clawed back retrospectively. The applicant's BREEAM assessor has explained that the as built development would be the equivalent of a Very Good rating building but that as the design stage credits cannot be secured, any formal BREEAM certification would only show a Pass rating. In this instance, given the design stage credits have been lost as a result of a technicality and that this would not result in any reduction in standard or quality of the as built development, the applicants submitted BREEAM report is accepted. A condition

would be attached to secure the 'certified version' of the development as a BREEAM Pass standard with a minimum score of 41.7%.

Community Infrastructure Levy

The proposed B2/B8 use is not liable for CIL.

RECOMMENDATION:

GRANT Planning Permission, subject to conditions:

Conditions:

1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing No:

- 0253-PLA-54 D - As proposed roof plan
- 0253-PLA 53 D - As proposed floor plans
- 0253-PLA 52 D - As proposed floor plans
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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
 - b) Location on site for storage of plant and materials used in constructing the development;
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - d) Identification of any footpath closures or road closures needed during construction;
 - e) Required wheel washing facilities on site;
 - f) A scheme for recycling waste resulting from the construction works.
 - g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - i) Provisions to be made for the control of noise coming from the site during demolition and construction;

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

6. No development shall commence on site until a plan showing how a minimum of 3 cycle parking spaces can satisfactorily be provided on site is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

7. The building hereby permitted shall not be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of one on the approved vehicle parking spaces to be provided with electric vehicle charging points, has been submitted to and approved in writing by the Local Planning Authority.

The building shall not be occupied until the electric vehicle (EV) charging scheme has been fully provided in accordance with the approved details. 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.

8. No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

9. No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

10. The approved remediation scheme under Condition 10 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

11. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

12. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of

it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

13. No construction, demolition or associated deliveries shall take place outside the hours of [0800hrs to 1800hrs] Mondays to Fridays, and [0800hrs to 1300hrs] on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

14. No materials or green waste produced as a result of the clearance of the site, demolition works, or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

15. Prior to first occupation of the building hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, means of enclosure including mammal gaps where appropriate, specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees and tree pit specifications where appropriate, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the buildings or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

16. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has

been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development achieves at least a 'Pass' rating with a minimum score of 41%

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.