

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Rapleys LLP
55 Spring Gardens
Manchester
Herrick
M2 2BY

Application No: 191088
Application type: Full Planning Approval

Applicant: RBH Hospitality Management

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping.

At: Crowne Plaza Reading Richfield Avenue Reading RG1 8BD

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 13 December 2019



RE
Head of Planning, Development
& Regulatory Services

Application At: Crowne Plaza Reading Richfield Avenue Reading RG1 8BD

Application No: 191088

Application type: Full Planning Approval

REASONS FOR REFUSAL

1. The layout does not comply with the Local Planning Authority's standards in respect of vehicle parking. This could result in on- street parking/reversing movements on Caversham Road, Richfield Avenue, Thames Side Promenade, and the roads within the industrial areas off Richfield Avenue, adversely affecting road safety and the flow of traffic, in conflict with Reading Borough Local Plan Policies TR5 and TR3.
2. Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed. From the information submitted, it is considered that the additional traffic likely to be generated by the proposal would adversely affect the safety and flow of users of the existing road network within Reading, contrary to Reading Borough Local Plan Policies CC6, TR1 and TR3.
3. The proposed development does not comply with the Local Planning Authority's standards as no dedicated servicing has been provided, which will impact on the proposed car park causing potential conflict between vehicles and pedestrians, which would conflict with Reading Borough Local Plan Policy TR3.
4. The design is not considered to be of a sufficiently high quality which responds positively to the context, and would not maintain and enhance the character and appearance of the area. Its massing, height and appearance would be detrimental to the designated Thames Valley Major Landscape Feature (MLF), by virtue of being a dominant feature within that local landscape, especially with regard to the resultant cumulative effect with existing adjacent buildings, the impact on the setting of the Grade II listed registered park and garden of Caversham Court Gardens, and the views across the MLF, in particular from the north, especially from the St. Peter's Conservation Area, contrary to policy CC7, EN5, EN7, EN11 and EN13.
5. Insufficient information has been submitted to establish whether there is ground gas at this site, which could pose a significant risk to end users of the proposed development, and which would be contrary to Reading Borough Local Plan Policy EN16.
6. The supporting information identifies that the proposed scheme could only achieve a 'Very Good' BREEAM rating compared to the 'Excellent' rating required by adopted

Date: 13 December 2019



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Policy CC2. It is not considered that sufficient evidence has been presented to demonstrate clearly why policy compliance could not be achieved. The proposal would therefore fail to demonstrate that it would maximise benefits with respect to tackling climate change in conflict with Reading Local Plan Policy CC2 and the aims of Reading Borough Council's Climate Change Strategy.

7. In the absence of a completed Section 106 legal agreement to secure contributions towards employment, skills and training; an upgraded pedestrian crossing; public realm; an occupancy restriction to restrict the occupancy for each hotel room to a maximum of 3 months by the same occupier, with no minimum period of occupation; and the proposed gym to remain ancillary to the use as a hotel, the proposal: a) Fails to adequately contribute to the employment, skills or training needs of local people with associated socio-economic harm, contrary to policy CC9, and the Employment, Skills and Training SPD (2013)

b) Fails to adequately contribute to the infrastructure for the increased pedestrian movement to and from the site with associated harm to pedestrian safety, contrary to Policy TR3.

c) Fails to adequately contribute to the provision of additional public realm infrastructure with associated harm in accessing adequate leisure facilities within the Thames parks, contrary to Policy EN11 and Reading Borough Council Thames Parks Plan.

d) Fails to restrict the occupancy to hotel use with ancillary gym with associated potential differing impacts compared to those assessed, contrary to policy CR6.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

2. The development hereby refused was assessed using the submitted drawings as follows:

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Submitted Plans and Documentation received 4th July 2019, unless otherwise stated (including amended details):

- Site Location Plan - Drawing no: 0566_X_GA (XX) 01_XX Rev J
- Ground Floor Plan - Drawing no: 0566_X_GA (00) 01_XX Rev G
- First Floor Plan - Drawing no: 0566_X_GA (01) 01_XX Rev B
- Second Floor Plan - Drawing no: 0566_X_GA (02) 01_XX Rev B
- Third Floor Plan - Drawing no: 0566_X_GA (03) 01_XX Rev B
- Fourth Floor Plan - Drawing no: 0566_X_GA (04) 01_XX Rev B
- Roof Plan - Drawing no: 0566_X_GA (RF) 01_XX
- Site Plan - Drawing no: 0566_X_GA (XX) 02_XX Rev F
- North and South Site Elevation - Drawing no: 0566_X_SE (NO-SO) 01_XX Rev E
- North and South Site Elevation - Drawing no: 0566_X_GE (NO-SO) 01_XX Rev C
- East and West Side Elevations - Drawing no: 0566_X_SE (EA-WE) 01_XX Rev C
- East and West Elevations - Drawing no: 0566_X_GE (EA-WE) 01_XX Rev C
- Landscape Planting Plan - Drawing no: SY19-185-LPP-19-01 Rev B, received 9th October 2019
- Landscape Planting Strategy, dated March 2019, ref: SY19-185 -LPS-19-02B, prepared by Squires Young Landscape Architecture, received 20th September 2019
- Air Quality Assessment, document ref: 3163r, dated and received 14th October 2019
- Addendum to Transport Assessment: Junction Modelling Note, dated August 2019, document ref: NO8/183733, prepared by Vectos, received 21st August 2019
- Arboricultural Method Statement, dated September 2019, document ref: SY19-185-AMS-19-01C, prepared by Squires Young Landscape Architecture, received 9th October 2019
- BREEAM Statement, Issue one 4/5/18, prepared by MRB Energy and Sustainability
- Car Park Management Plan, dated July 2019, prepared by Vectos
- Delivery and Servicing Plan, dated July 2019, prepared by Vectos
- Desk Study Assessment Report, dated June 2018, document ref: TM/C3932/7633, prepared by Brownfield Solutions Ltd
- External Lighting Design Rev 1, received 5th August 2019
- [Lighting Locations] - Drawing no: 0688_X_GA (XX) 02_XX Rev F, received 5th August 2019
- Lighting Design, received 5th August 2019
- Lighting Details, received 20th September 2019
- Lighting Layout, Revision 4, received 9th October 2019
- Planning - Design and Access Statement- Revised scheme, prepared by Studio Anyo
- Planning Statement, dated July 2019, document ref: AKH/17/ 04763, prepared by Rapleys
- Response note to Natural Environment Comments, received 9th October 2019
- Sequential Site Assessment, dated July 2019, document re: AKH/JR/17-04763

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- Site Specific Flood Risk Assessment & Drainage Strategy, dated June 2019, ref: IMA-17-113, prepared by IMA Transport Planning
- Sustainability Report, Rev 4 June 2019, prepared by Steve Moseley Ltd
- Topographical Survey - Drawing no: 18980-200-01T
- Townscape and Visual Impact Assessment, dated June 2018, document ref: 2824-RE-01 Rev P1, prepared by Allen Pyke, received 5th August 2019
- Tree Survey report and Tree Constraints Plan and Arboricultural Impact Assessment, dated March 2019, document ref: SY19-185-TSR-19-01. Prepared by Squires Young Landscape Architecture
- Travel Plan, dated July 2019, prepared by Vectos
- Transport Assessment, prepared by Vectos

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RE

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.