

**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: M&G RPF Limited Partnership;
Thames Quarter Ltd, and
Lochailort Thames Quarter Ltd
C/O Eagle House
108-110 Jermyn Street
London
SW1Y 6EE

Application No: 182196
Application type: Full Planning Approval

Applicant: M&G RPF Limited Partnership; Thames Quarter Ltd; and Lochailort Thames Quarter Ltd.

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

Proposal: Erection of a part 13-storey, part 23 storey building comprising 338 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, postroom, ancillary back-of-house facilities, 338 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective).

At: Thames Quarter, Kings Meadow Road, Reading RG1 8DQ

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 25 April 2019



Head of Planning, Development
& Regulatory Services

Application At: Thames Quarter, Kings Meadow Road, Reading, RG1 8DQ

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REASONS FOR REFUSAL

1. The proposal, due to its excessive height and bulk, and inappropriate massing and proportions, would result in a scale and form of development which would conflict with the adopted tall buildings approach for the Central Area, overly extending beyond recognised benchmark heights, and cause harm to the visual amenity of the local area due to its over-dominant and incongruous relationship to surrounding streets and buildings. The proposal is therefore contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015); Policies RC1, RC5 and RC13 of the Reading Central Area Action Plan (2009) and guidance contained within the Reading Station Area Framework (SPD, 2010).
2. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy CS16 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy H4 of the Submission Draft Local Plan 2018 and Affordable Housing Supplementary Planning Document 2013.
3. The application fails to demonstrate that a suitable wind and microclimate environment will be achieved within and surrounding the site with consequent harm to the character, amenity and safety of occupiers of the development itself and surrounding area and contrary to Policies CS7, CS13 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015); Policies RC5 and RC9 of the Reading Central Area Action Plan (2009) and Policies DM4 and DM10 of the Sites and Detailed Policies Document (2012) (as amended 2015).
4. The application fails to demonstrate that access to suitable daylight and sunlight will be achieved within and surrounding the site with consequent harm to the character and amenity of the site and its surroundings. Contrary to Policies RC1, RC5, RC13 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Sites and Detailed Policies Document (2012) (as amended 2015).
5. In the absence of a completed legal agreement to secure:
 - (i) Land to facilitate the identified Mass Rapid Transit route along Napier Road/Kings Meadow Road.
 - (ii) A financial contribution towards improvements to Kings Meadow Park;

Date: 25 April 2019



Head of Planning, Development
& Regulatory Services

- (iii) A financial contribution towards improvements to the Vastern Road railway underpass
 - (iv) A financial contribution towards provision of a new signalised pedestrian crossing on Kings Meadow Road
 - (v) A financial contribution towards provision of an on-site car club; and
 - (vi) A suitable Employment, Skills and Training Plan, or appropriate alternative financial contribution to allow for employment, skills and training provision;
- The proposal fails to contribute adequately to the employment skills and training needs of Reading Borough; appropriate highway improvements, leisure improvements and sustainable transport.

As such the proposal is contrary to Policies CS3, CS4, CS9, CS20, CS21, CS23, CS29 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policies DM3, DM12, DM16, and SA16 of the Sites and Detailed Policies Document 2012 (as amended 2015) and the Employment Skills and Training Supplementary Planning Document 2013.

INFORMATIVES

1. This decision relates to the following drawings:

- 152067-STL-19X10 PL1 Location Plan
- 152067-STL-19X11 PL1 Block Plan
- 152067-STL-20X01 PL1 North Elevation
- 152067-STL-20X02 PL1 South Elevation
- 152067-STL-20X03 PL1 East Elevation
- 152067-STL-20X04 PL1 West Elevation
- 152067-STL-20X05 PL1 East Elevation East Bay
- 152067-STL-20X06 PL1 East Elevation West Bay
- 152067-STL-20X07 PL1 West Elevation East Bay
- 152067-STL-20X08 PL1 West Elevation West Bay
- 152067-STL-10X50 PL1 Ground Floor Plan
- 152067-STL-10X51 PL1 Level 1 Plan
- 152067-STL-10X52 PL1 Level 2 Plan
- 152067-STL-10X53 PL1 Level 3 Plan
- 152067-STL-10X54 PL1 Level 4 Plan
- 152067-STL-10X55 PL1 Level 5 Plan
- 152067-STL-10X56 PL1 Level 6 Plan
- 152067-STL-10X57 PL1 Level 7 Plan
- 152067-STL-10X58 PL1 Level 8 Plan
- 152067-STL-10X59 PL1 Level 9 Plan
- 152067-STL-10X60 PL1 Level 10 Plan

Date: 25 April 2019



Head of Planning, Development
& Regulatory Services

152067-STL-10X61 PL1 Level 11 Plan
152067-STL-10X62 PL1 Level 12 Plan
152067-STL-10X64 PL1 Level 13 Plan
152067-STL-10X65 PL1 Level 14 Plan
152067-STL-10X66 PL1 Level 15 Plan
152067-STL-10X67 PL1 Level 16 Plan
152067-STL-10X68 PL1 Level 17 Plan
152067-STL-10X69 PL1 Level 18 Plan
152067-STL-10X70 PL1 Level 19 Plan
152067-STL-10X71 PL1 Level 20 Plan
152067-STL-10X72 PL1 Level 21 Plan
152067-STL-10X73 PL1 Level 22 Plan
151638-STL-XX-00-DR-L-ZZZZ-09000 PL08 Landscape General Arrangement Ground Floor
151638-STL-XX-03-DR-L-ZZZZ-09001 P01 Landscape General Arrangement Floor 3
151638-STL-XX-10-DR-L-ZZZZ-09002 P01 Landscape General Arrangement Floor 10
151638-STL-XX-11-DR-L-ZZZZ-09003 P01 Landscape General Arrangement Floor 11
151638-STL-XX-12-DR-L-ZZZZ-09004 P01 Landscape General Arrangement Floor 12
151638-STL-XX-22-DR-L-ZZZZ-09005 P01 Landscape General Arrangement Floor 22
151638-STL-XX-00-DR-L-ZZZZ-09140 P05 Soft Landscape Works Ground Floor
151638-STL-XX-03-DR-L-ZZZZ-09141 P01 Soft Landscape Works Floor 3
151638-STL-XX-10-DR-L-ZZZZ-09142 P01 Soft Landscape Works Floor 10
151638-STL-XX-11-DR-L-ZZZZ-09143 P01 Soft Landscape Works Floor 11
151638-STL-XX-12-DR-L-ZZZZ-09144 P01 Soft Landscape Works Floor 12
151638-STL-XX-22-DR-L-ZZZZ-09145 P01 Soft Landscape Works Floor 22
151638-STL-XX-00-DR-A-ZZZZ-09301 PL03 Service Entry Zones
151638-STL-XX-XX-DR-L-ZZZZ-09400 PL02 Typical Tree Pit in Soft Landscape
151638-STL-XX-XX-DR-L-ZZZZ-09401 P01 Tree Within Planter
151638-STL-XX-XX-DR-L-ZZZZ-09402 P01 Step Details
151638-STL-XX-XX-DR-L-ZZZZ-09403 P01 Paving Details

2. This planning application was submitted without the benefit of first seeking pre-application advice from the Local Planning Authority, which can often result in the avoidance of refusal of planning permission. Please use the following link to the Council's pre-application service:

http://www.reading.gov.uk/media/1190/Pre-Application-Enquiry-Form/pdf/Pre-app_Nov_2016.pdf

3. The local planning authority has worked positively and proactively with the applicant, identifying concerns with the proposal at an early stage in the application process.

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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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.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.