

DELEGATED PLANNING APPLICATION REPORT

Ward: Park

App Ref: 230036/NMA

Address: Palmer Park Sports Stadium, Palmer Park, Wokingham Road, Reading, RG6 1LF

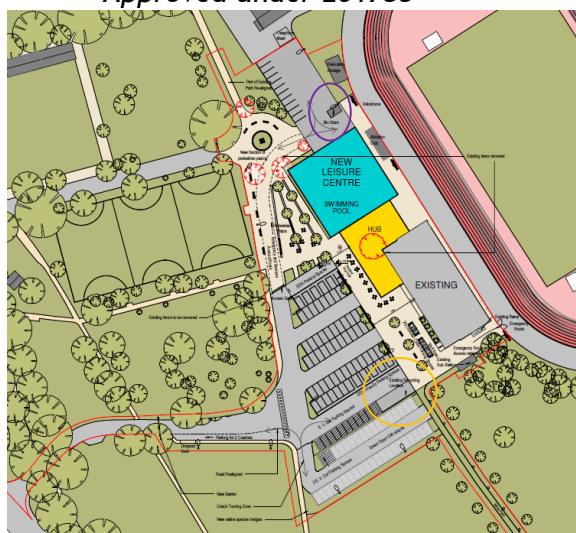
Proposals: Minor amendment to planning permission 201735 for Minor changes covering the relocation of the external bin store and recycling bins (amended)

Case Officer: Mrs Alison Amoah

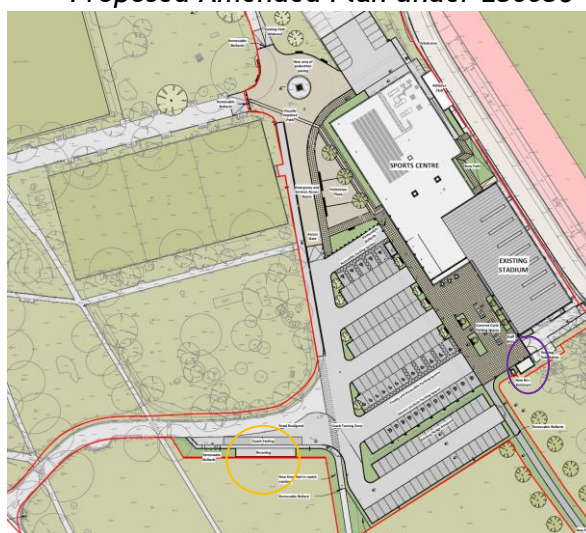
Date received (valid from): 12 January 2023 **Target Decision date:** 19/6/24 (Ext)

Proposal: The proposed change is the relocation of the external bin store from the north of the building (marked with purple circle on the left plan) to the south of the building (marked with purple circle on the right plan) and relocated recycling bins, now located on the access road (see orange circle on both plans of existing and new location). The reasons given by the agent for the change is to reflect design development.

Approved under 201735



Proposed Amended Plan under 230036



Approved Plan under 201735/FUL	Proposed Amended Plan under 230036/NMA
Proposed Site Plan - Drawing no: 1789-SBA-XX-XX-DR-A-5003 Rev P6, received 15th March 2021	Drawing no: 1789-SBA-PP-XX-DR-A-5003 Rev C03, dated 10/1/2023 - Proposed Site Plan, received 12 th January 2023

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

However, advice was sought from RBC Transport Officer as they had commented on the associated discharge of condition (condition no. 18 - refuse bin details - 221524/APPCON), submitted 12/10/2022, prior to the submission of this NMA.

The agent responded 9/1/2024 seeking to address comments raised by Transport under 221524/ APPCON:

Please find attached our drawing 1789-SBA-PP-XX-A-5019 (C02) which shows the tracking for the refuse lorry to collect refuse from the relocated store. The car parking in this area has a wider clear space between the two sets of parking bays in order to both leave enough space for the vehicle but also plenty of visibility for both the public and people working on the lorry.

The two sets of lines on the drawing showing the anticipated route of the lorry in solid lines plus an alternative in dashed lines.

This arrangement has now been in place for a year and, to the best of our knowledge, has not led to any incidences on site (partly due to the hours when the refuse is collected).

Transport advised: *"I have reviewed the attached drawing [1789-SBA-PP-XX-A-5019 (C02)] which is the same as the document previously provided in Dec 2022 and as such the Highway Authorities view has not changed. In this regard I reference paragraph 6.8.8 of DfT document Manual for Streets which states the following:*

*Reversing causes a disproportionately large number of moving vehicle accidents in the waste/recycling industry. Injuries to collection workers or members of the public by moving collection vehicles are invariably severe or fatal. **BS 5906: 2005 recommends a maximum reversing distance of 12 m.** Longer distances can be considered, but any reversing routes should be straight and free from obstacles or visual obstructions.*

I have also sourced BS 5906:2005 Waste management in buildings – Code of practice and this states the following:

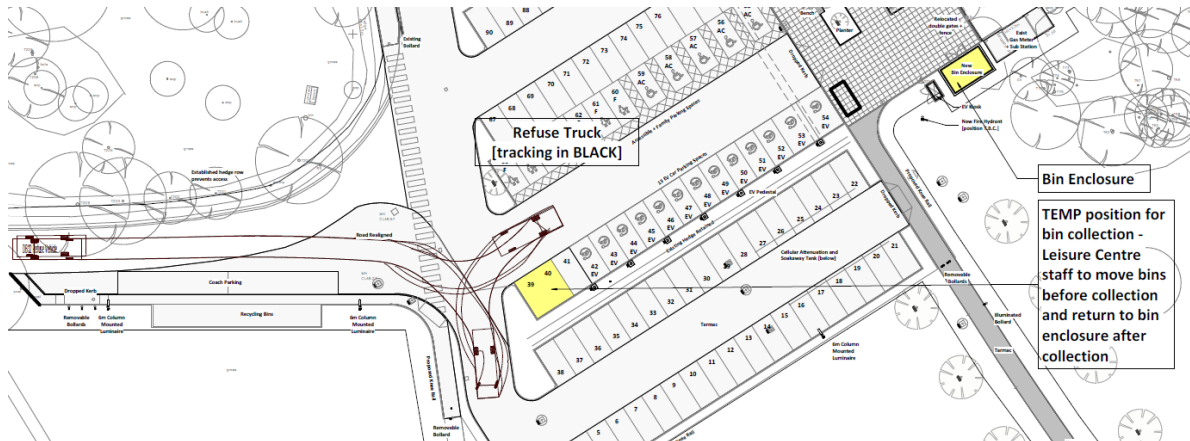
*Roads should have a minimum width of 5 m and be arranged so that collecting vehicles can continue mainly in a forward direction. **If reversing is unavoidable (e.g. cannot accommodate a 20.3 m turning circle) then the distance should not exceed 12 m.***

It is noted that BS 5906: 2005 does not reference longer distances being acceptable.

The proposed reversing distance within the attached drawing is between 40m and 66m way in excess of the 12m standard and the vehicle would be reversing alongside parent and child and disabled parking bays and as such there is a risk of conflict between pedestrians and reversing refuse vehicles and as a result the proposed location cannot be accepted by the Highway Authority and therefore we object to both the NMA and APPCON application.

It would appear that the original location was proposed to meet with the required standards and therefore should be reinstated.

The agent further responded on 29/1/24 as follows: *"With agreement from the Operator, the bins will be temporarily moved by the centre staff to some of closer parking bays. Once emptied, the centre staff will relocate the bins to the bin store. This will limit the amount of reversing that the refuse lorry has to reverse and maintain clear access for any pedestrians and vehicles."*



The Transport officer confirmed that that this would be acceptable to address the requirements of the NMA and the APPCON.

An objection was received from a resident at 110 Wokingham Road regarding the siting of the recycling bins on the access road and the appearance and noise disturbance from them.

Planning Officer Note: The agent provided the following response:

"The recycling bins have been located at Palmer Park prior to the new swimming pool development and are emptied on a weekly basis as part of the scheduled recycling collection rounds.

The recycling bins were moved away from the previous position in the car park as they took up valuable parking space and impacted both on vehicular & pedestrian movement when being emptied, due to that portion of the car park being blocked by the bin lorry. The recycling bins were moved to their current position in August 2021 and have been successfully used by residents in this location since then and we are not aware of any complaints from users.

The benefit of this position adjacent to the coach parking bay stems from multi-use of the coach bay which tends only to be used during April-August periods for stadium events. The coaches are not parked there 09:00-17:00 time and only tend to stop for pick up / drop off and sometimes remain for the duration of the event.

This leaves the space available in between coach use for the majority of the time and is available for longer periods for 7months of the year and at evening & weekends for use as a temporary drop off space to access the recycling bins.

The view from 110 Wokingham road is shown below which shows the recycling bins in the distance through the park boundary trees. The recycling bins are approximately 85m away from the boundary of 110 Wokingham Road.

The Palmer Park bottle banks are emptied weekly on a Tuesday as this is when the vehicle is in the East/Central Reading area and is usually one of the first stops on the collection schedule for that day.

The collections take place at around 06:00 and we are advised they have been collected at this time since they were originally moved to the stadium in November 2010, which is prior to the new swimming pool development. These banks are emptied at a similar time to the ones in car parks at Hills Meadow and Tesco Napier Road which are both busy car parks and

06:00 avoids peak times and allows the vehicle to access the site when there are fewer cars and therefore a lesser number of obstructions/hazards.”



Relevant Planning History:

201735/FUL - Leisure centre extension to include a 25m 6 lane pool, fitness suite, cafe, activity room, parking spaces and landscaping, and the refurbishment of the existing grandstand to include demolition of the existing entrance lobby, internal works and roof works - Approved subject to S106 23/4/2021

211030/NMA - Minor amendment of condition 26 of planning permission 201735 to require the submission and approval of the end user skills plan prior to occupation - Agreed 30/7/2021

211100/APPCON - Part discharge of condition 26 (A) (Construction Employment and Skills Plan) of planning permission 201735 (as amended by 211030) - Discharged 27/8/2021

211015/APPCON - Application for approval of details reserved by conditions 5, 6, and 25 of application 201735 - Discharged 18/9/2021

211298/APPCON - Approval of conditions 10 (Piling Method Statement) of planning permission 201735 - Discharged 15/10/2021

211678/APPCON - Application for approval of details reserved by condition 27 (Security) of application 201735 - Discharged 11/11/2021

211679/APPCON - Application for approval of details reserved by condition 12 (Interim BREEAM) of Application 201735 - Discharged 14/11/2021

211155/APPCON - Application for approval of details reserved by condition 22 of planning permission 201735 - Discharged 14/11/2021

211999/NMA - Minor amendment to condition 24 of planning permission 201735 to relocate bat boxes to surrounding trees - Agreed 21/1/2022

211897/APPCON - Application for approval of details reserved by condition 21 (Landscaping) of application 201735 - Discharged 18/2/2022

220432/NMA - Minor amendment to condition 2 of planning permission 201735 to amend minor elements to building elevations and the roof - Agreed 28/9/2022

221524/APPCON - Application for approval of details reserved by condition 18 (Refuse Bin Details) of application 201735 - Discharged 18/6/24

Appraisal:

The amendments to the location of the bin store and recycling bins do not affect the overall function of the building and in terms of servicing the RBC Transport officer considers the amended locations acceptable.

The new locations have a positive benefit in terms of enabling further parking provision in those specific parts of the site where the bins were originally proposed to be sited or were originally sited, in the case of the recycling bins.

Non Material Amendments are not subject to consultation requirements, however, a neighbour submitted an objection with regard to the revised location for the recycling bins. Officers are satisfied with the response provided by the agent as set out above. It is considered that the amended location, albeit closer to Wokingham Road, is still sufficiently distant (ca 86m) from the houses to the southern side of Wokingham Road to not cause significant detriment and is within the context of an intervening busy road.

Conclusion:

The overall changes as proposed are therefore, considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Condition 2

The plan hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) is as follows, as received 12th January 2023:

- Drawing no: 1789-SBA-PP-XX-DR-A-5003 Rev C03, dated 10/1/2023 - Proposed Site Plan, received 12th January 2023

Reason: to clarify which plans are approved by this Non-Material Amendment.

INFORMATIVES

1. This notice relates only to the changes to condition 2 of the substantive planning permission (Ref: 201735). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.