

DELEGATED APPLICATION REPORT

Address: Rivermead Leisure Centre

Target Date: 26/4/24 (Ext)

Application No: 230355/NMA

Proposal: Non-Material Amendment to Permitted application 201734 - Relocation of bin store to south east corner of leisure centre and reduction of Electric Vehicle Charging Points (Condition 2 and 25) (amended).

Case Officer: Alison Amoah

Proposal: The non-material amendment sought relates to amended approved plans under Condition 2 of planning permission 201734 and is with regard to a relocated bin store to the south-east corner of the approved leisure centre.

The other change is with regard to condition 25 that relates to EVCP. The proposed wording change is:

FROM:

25. No new building(s) hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for ~~39~~ electric vehicle charging points, has been submitted to and approved in writing by the Local Planning Authority. Operational EV charging points shall be provided in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5. The spaces and charging points shall be retained and 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

TO:

25. No new building(s) hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for 14 electric vehicle charging points, has been submitted to and approved in writing by the Local Planning Authority. Operational EV charging points shall be provided in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5. The spaces and charging points shall be retained and 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

The reason for the change to the bin store provided by the applicant is as a result of design development.

In terms of the change to the EVCP the agent states in their cover letter (submitted under 230750 to discharge condition 25) that:

"We would like to reduce the number of operating units available for the following reasons:

- The existing car park provides 571 parking spaces whilst the approved plan is reducing this to 390 parking spaces. Planning policy TR5 relates to new developments that require additional new car parking requirements. This scheme is the replacement of an existing leisure centre on the same site

and an existing car park with reduced parking provision. To clarify, there are no additional parking spaces but a reduction in parking provision.

- However, during pre-application discussions, there was a request for EV charging on site which we have tried to accommodate. The original EV scheme was based on provision of standard EV chargers, but as technology has moved on rapidly since the application was made, it is evident that more fast charger units would be more beneficial to users. This has meant that even with an increase in electric capacity at the site, to accommodate the faster charging points we have had to reduce the number. We have liaised with the Council's EV charging officer on the suitable mix of chargers for the available electrical capacity on site which equates to the 14 new EV chargers proposed. This is detailed in the attached layout and information on the EV chargers themselves.

- These have been allocated to ensure there are EV charging points in both disabled and family parking bays.

- We have also provided the infrastructure ducting within the car park for future expansion of EV charging on site if funding allows."

APPROVED PLAN UNDER 201734	PROPOSED PLAN UNDER 230355/NMA
Proposed Site Plan - Drawing no: 1790-SBA-RM-XX-DR-A-5003 Rev P4, received 15 th March 2021	Drawing no: 1790-SBA-RM-ZZ-DR-A-5003 Rev P11 - Site Plan, received 19 th June 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, consultation was undertaken with the Transport Officer.

Transport

Bin relocation - *"There is no transport objection to the proposed relocation of the bin store. Refuse vehicles will be able to access the bin store and turn to leave in forward gear."*

Reduction in EVCP - comments as provided under 230750/APPCON (discharge of condition 25) - *"The existing car park provided 571 parking spaces whilst the approved plan reduced the parking provision to 390 spaces bases on predicted operational useage. Therefore, the planning application did not increase parking overall."*

The applicant is proposing to provide a mix of standard and faster charging units within the car park and reduce the provision from from 39 EV points to 14 faster charging EV points. Given that planning policy TR5 relates to new development, there was no policy requirement to provide 39 spaces. To compensate for the reduced provision, rapid charging EV points is being provided. Therefore, there is no transport objection to the approval of condition 25."

Relevant Planning History:

201734/FUL - New replacement sport, health and leisure centre including a 25m 8 lane competition pool and diving, with associated parking and landscaping, followed by demolition of existing centre - Approved with S106 12/4/2021

212008/NMA - Minor amendment to condition 28 of planning permission 201734 to relocate 10 bat and bird boxes to surrounding trees - Agreed 4th February 2022

Appraisal:

The amended location of the bin store would not have any detrimental effects with regard to the appearance or function of the scheme.

In terms of the amendments to the EVCP provision Transport has confirmed that this would be acceptable, because Policy TR5 applies to new development and not redevelopment of an existing

use. In any case a reduction in the overall provision as originally approved is compensated for by the use of rapid charges and this is considered to accord with relevant policy.

Conclusion:

The changes as proposed are 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:

Amended Condition 2

The plan hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows as received 19th June 2023:

- Drawing no: 1790-SBA-RM-ZZ-DR-A-5003 Rev P11 - Site Plan

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

Amended Condition 25

25. No new building(s) hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for 14 electric vehicle charging points, has been submitted to and approved in writing by the Local Planning Authority. Operational EV charging points shall be provided in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5. The spaces and charging points shall be retained and 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

INFORMATIVES

1. This notice relates only to the changes to conditions 2 and 25 of the substantive planning permission (Ref:201734). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to those permissions. Those permissions still stand 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.