

DELEGATED APPLICATION REPORT

Ward: Norcot

App Nos: 241200/DEM

Address: 2, 4, 14, 16, 18 Thurso Close Reading, RG30 4YG

Proposals: Application to determine if prior approval is required for a proposed Demolition of Buildings under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Case Officer: Anthony Scholes

Applicant: Reading Borough Council

Date received (valid from): 12/09/2024

1. INTRODUCTION

The vacant buildings on site are located within the Dee Park Regeneration area, consisting of a multi-phase regeneration of the 32-hectare Dee estate, providing 763 new homes comprising 281 affordable homes and 482 for sale, with a new care home facility. The site is currently a public safety risk following anti-social behaviour and arson attacks.

The site contains x3 two storey blocks of flats (2no. subject of current application) and a storage unit with parking.

Planning History

091606 Outline application for the phased regeneration of Dee Park Estate with access comprising demolition of 376 dwellings and replacement with 281 houses and flats for affordable rent and sale and 482 houses and flats for private sale (763 total), with new community centre, shops, school, and environmental improvements to the regeneration area.

092084 Demolition of 40 dwellings (including one Public House), erection of 261 houses and flats including 60 Extra Care flats, alterations to Tay Road, Deveron Drive, formation of new streets off Tay Road, Deveron Drive and Osborne Road, new car parking, improvements to Brockley Close and Tay Road, landscaping, including phase 1 school sports pitches and associated lighting and enclosure

100852 Demolition of 40 dwellings (including one Public House), erection of 261 houses and flats including 60 Extra Care flats, alterations to Tay Road, Deveron Drive, formation of new streets off Tay Road, Deveron Drive and Osborne Road, new car parking, improvements to Brockley Close and Tay Road, landscaping, including phase 1 school sports pitches and associated lighting and enclosure, without complying with conditions 27 and 28 of Planning Application Reference 09/01514/FUL

110612 Reserved Matters application pursuant to Outline Consent 09/01454/OUT for Phase 2A of the regeneration masterplan. Phase 2A comprises the development of 106 residential units with associated infrastructure and landscaping. Approval sought for details of access, appearance, layout and scale.

131058 Application for variation of conditions 6, 7 and 22 following grant of planning permission 09/01454/OUT

172312 Provision of the Dee Park Community Centre comprising of a Children's Centre, secure outdoor amenity space, community hall, offices and cafe with associated landscaping and disabled parking

240540 Application to determine if prior approval is required for a proposed Demolition of Buildings under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

2. PROPOSAL AND SUPPORTING INFORMATION

The proposed demolition is part of the Dee Park regeneration scheme and is planned to take place in phases. A written statement of the proposed demolition description notice was displayed at the site.

Details considered

- The Keen Consultants, 'Arboricultural Method Statement' Ref: 2231-KC-XX-YTREE-MethodStatement-RevB, and dated April 2024
- Drawing No: 2231-KC-XX-YTREE-TPP01RevA, prepared by Keen Consultants
- The Airsafe Surveys Ltd, 'Demolition/Refurbishment Asbestos Survey Report', Ref: AS4068, and dated 22nd June 2023
- The Airsafe Surveys Ltd, 'Demolition/Refurbishment Asbestos Survey Report', Ref: AS4289, and dated 12th December 2023
- The J.Mould, 'Traffic Management Plan', Ref: TMP-J988, and dated 11th April 2024
- The J.Mould, 'Demolition Management Plan', Ref: J988-DMP-P2 Version 2, and dated 20th August 2024
- The J.Mould, 'Demolition Method Statement – Phase 2', Ref J998-P1MS Version 2, and dated 8 August 2024
- The J.Mould, 'Phase 2 Restoration Plan' Version 3.0, and dated 18 June 2024
- Drawing No: 5 Job No. TP2429, Site Plan – Phase 2

As received 12 September 2024

- The Ecological Surveys Limited, 'Phase Two Bat Emergence Survey Report', Ref: SU 68414 73685, and dated October 2024

As received 4 October 2024

4. LEGAL AND PLANNING POLICY CONTEXT

Part 11, Schedule 2 of the GPDO requires the works to be carried out in accordance with the submitted details where it is determined that Prior Approval is not required.

Although the proposal is not a planning application the following local and national planning policy and guidance is useful in assessing this application:

National Policy

National Planning Policy Framework 2023
National Planning Practice Guidance

Reading Borough Local Plan 2019

CC1 (Presumption in Favour of Sustainable Development)
CC2 (Sustainable Design and Construction)
CC5 (Waste Minimisation and Storage)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
EN12 (Biodiversity and The Green Network)
EN14 (Trees, Hedges and Woodlands)
EN16 (Pollution and Water Resources)
TR1 (Achieving the Reading Transport Strategy)
TR3 (Access, Traffic and Highway-Related Matters)

5. APPRAISAL

Under Part 11, the Local Planning Authority is only able to control the method of demolition and the restoration of the site. It is not able to resist the demolition for other reasons, such as townscape impact for instance. The trees on site are not protected under a TPO and are not located within a Conservation Area.

The submitted 2231-KC-XX-YTREE-MethodStatement-RevB, Arboricultural Method statement, Keen Consultants, April 2024 gives a suitable method for retaining and protecting the trees whilst also demolishing the buildings.

Reference should be made to both the Demolition Management Plan and Tree Protection Areas together with the Demolition Method Statement to ensure the protection of trees on site.

Ecology

The submitted details in the revised Ecological Surveys Ltd for general impact avoidance mitigation to reduce any impact on wildlife on site have addressed RBC Ecologist concerns and are considered acceptable, with a licence required from Natural England for the works. Planning Authorities have statutory duties under The Habitat Regulations. It needs to be satisfied that a licence for development works affecting bats is likely to be granted by Natural England.

Highways

The submitted details have addressed the Highway Officer's and are considered acceptable.

Noise, Dust and Pest Control

The Council's Environmental Health Officer is satisfied with the additional details provided.

Equality Act

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence (including from consultation on the current applications) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application.

Conclusion

The method of demolition and the restoration of the site are considered acceptable as set out above.

Recommendation

PRIOR APPROVAL NOT REQUIRED