

**EASTERN AREA PLANNING COMMITTEE
27 OCTOBER 2021**

UPDATE REPORT

Item No: (1) **Application No:** 21/00488/FUL **Page No.** 5-26

Site: 3 Goodwin Close, Calcot, Reading, RG31 7ZW

Planning Officer Presenting: Gemma Kirk

Member Presenting: N/A

Parish Representative speaking: Councillor Mary Bedwell (Zoom)
Councillor Claire Tull (Zoom)

Objector(s) speaking: Angela Anderson (Zoom)
Melissa Djogo (Zoom)

Supporter(s) speaking: N/A

Applicant/Agent speaking: Applicant: Shamim Hussain (Zoom)
Agent: Andrew Windress (Zoom)

Ward Member: Councillor Richard Somner

1. Additional Consultation Responses

No additional consultation responses received.

2. Parking Arrangements, Landscaping and Waste Management

A query has been received with regard to waste collection services. Colleagues in Waste Management advised that they only provide waste services for permanent residents only if the property is rated for domestic council tax. As such, the applicants may need to make arrangements for a commercial waste collection.

The question of whether the waste storage and collection could be accommodated within the front of the site with parking and landscaping formed part of the query. To ensure that refuse storage would not have a harmful impact on the character of the area or detrimental to the parking on site it is recommended a condition is applied for details of a refuse store area to be provided before the use commences on site. To reduce the impact on the character of the area it has been agreed in principle with the applicant that refuse storage could be within the garage. However, the condition requires full details to be provided before the operation commenced.

Following further discussions with the Highway Authority, it is considered possible to retain within the site four parking spaces (this may re-positioning and re-orientating), maintaining a hedge on the front boundary, and the potential to retain the existing cherry tree. The conditions for landscaping and parking details recommended in the agenda committee report would allow for this to be secured.

3. Planning Permission 104545

At the site visit a condition was referred to from the original permission for the residential estate. Condition 21 of planning permission 104545 states the following:

Following the completion of the development no further commercial or industrial activity shall take place within the site.

Reason: To preserve the residential amenities of the area.

This condition restricts such uses taking place without planning permission, but it does not prevent an application being made for any such activity. Any such application would need to be considered on its individual merits. As such, this condition does not have a significant material bearing on the consideration of this application. Nevertheless the impact on the character of the area and residential amenity is a material consideration which has been addressed in the report.

4. Children Residential Care Homes

On the site visit a question was raised as to whether West Berkshire uses the model of a residential dwelling converted to a residential children's care home. Nationally and locally it is common practice for the providers of children's care to purchase or rent existing housing stock in a variety of locations. Some of those locations are in rural settings whilst others are in urban neighbourhoods. In West Berkshire all of the children's homes that operate are converted residential dwellings or converted commercial properties (e.g. a bed and breakfast) rather than purpose built children's homes.

5. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional condition.

11. Refuse storage (pre-commencement)

The residential care home shall not be first occupied until a storage area for refuse and recycling receptacles (and collection areas if necessary) has been provided for that dwelling in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that there is adequate refuse and recycling storage facilities within the site, to ensure safe and adequate collection in the interests of highway safety and local amenity. The condition is required to protect visual amenity. This condition is applied in accordance with the National Planning Policy Framework, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026), and the West Berkshire Quality Design SPD (Part 1, Section 2.13). A pre-commencement condition is necessary to ensure that the refuse store can be accommodated without having a detrimental impact on parking arrangements this will need to be determined before any construction to ensure it can be accommodated within the space available. Agreed with the applicant's agent: 26th October 2021.

The pre-commencement conditions recommended as part of the agenda committee report have been agreed with the applicant's agent on 19th October 2021.