

PLANNING APPLICATIONS COMMITTEE MINUTES - 27 JUNE 2018

Present: Councillor Maskell (Chair);

Councillors Brock, Emberson, Gavin, McEwan, Robinson, Rowland, DP Singh, Vickers and J Williams.

Apologies: Councillors Hopper, Page and R Williams.

RESOLVED ITEMS

6. MINUTES

The Minutes of the meeting held on 30 May 2018 were agreed as a correct record and signed by the Chair.

7. QUESTION

The following question was asked by Richard Bennett:

Policy of Posting of Yellow Site Notices for Planning Applications

What is the policy on posting yellow site notices to advise interested passers-by, and the local community, that a planning application for a property is being considered?

Whilst yellow site notices are posted in many instances we have observed that they are not posted in all instances and that consistency and clarity of approach is required to improve the transparency of the planning process and community involvement.

RBC 'Statement of Community Involvement' para 7.7 says "Consultation on planning applications will be carried out in line with the relevant statutory requirements, taking account of resource availability."

We are seeking a clear statement of RBC policy in relation to site notices.

REPLY by the Chair of the Planning Applications Committee (Councillor Maskell):

'A Local Planning Authority is required by law to publicise all planning applications, as set out in the General Development Procedure Order 2015. This includes advertisements in a local newspaper, site notices, neighbour notifications and on a website if the Council has one.

The GDPO requires the formal consultation period to be 21 days.

For the majority of planning applications the application must be notified:

(a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; *or*

(b) by serving the notice on any *adjoining* owner or occupier.

Notices of Major applications, those proposing a departure from the policies in the local plan, applications with an Environmental Impact Statement or applications for

Listed Buildings or in Conservation areas are also required to be published in the local paper.

This question relates to the first form of notification referred to - the site notice.

For most applications an LPA can choose whether to use a site notice or to write to adjoining neighbours. In Reading's case the established procedure is to do both, unlike many other authorities who solely rely on the site notices.

The site notice is sent to the agent (or applicant if no agent used) for them to display for 21 days on or near the site. We ask the agent/applicant to return a site notice confirmation slip to confirm when the notice has been displayed. The majority of application sites will have a site notice displayed. However, officers do not insist on the site notice being displayed as by writing to the neighbours the statutory requirements have been met.

For Major applications, applications that are a departure from the policies of the local plan, applications with Environmental Impact Statements and those applications for listed building changes or that affect a listed building or that would affect the character or appearance of a conservation area it is a legal requirement for a site notice to be displayed. It is Reading's practice to produce a laminated site notices (normally yellow) which are put up by an officer with the 21 days consultation period shown. Some sites require several notices if there are more than one public frontage to the site. A photograph is taken to record that the notice has been displayed.

Sometimes these site notices can get dislodged or are removed by unhelpful people but the regulations say "Where the notice is, without any fault or intention of the local planning authority, removed, obscured or defaced before the period of 21 days has elapsed, the authority is to be treated as having complied with the requirements of the relevant paragraph if they have taken reasonable steps for protection of the notice and, if need be, its replacement".

When officers spot when carrying out the site visit, or are notified by others, that there is no notice displayed officers will ask the applicant or agent to display it.

A replacement notice can be produced for display on site if an applicant or agent claims that they have not received the notice or officers are notified that one of these notices is no longer on display. This will depend on where the application is in terms of the determination period and whether it is possible to allow a further 21 days for comments.'

8. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

- (1) That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory

Services might consider appropriate, be the subject of an unaccompanied site visit with briefing note:

180909/FUL - CLARENDON HOUSE, 59-75 QUEENS ROAD

One storey roof extension, part six, part ten storey side/rear extension and mews houses comprising 4,108 sqm (GEA) of new development, providing 46 residential units together with associated services enclosures, parking and landscaping.

181035/REG3 - 82 GOSBROOK ROAD

Fencing off an area of the Westfield Park Recreation Ground for educational use during school hours for use by the Heights Primary School.

161507/OUT - 2-6 WATER ROAD AND 158 DEE ROAD

Demolition of 4 existing dwelling houses 2, 4, 6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking.

- (2) That the under-mentioned application, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an accompanied site visit:

171808/FUL - CENTRAL JAMME MOSQUE, 18/18A WAYLEN STREET

Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

9. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding three planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of two decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;

- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

10. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 10 pending prior approval applications, and in Table 2 of 11 applications for prior approval decided between 16 May and 12 June 2018.

Resolved - That the report be noted.

11. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be **granted** under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

180410/ADV - READING STATION

Double sided LED digital smart screen.

Granted as recommended.

Conditional advertisement consent and informatives as recommended.

Comments and objections received and considered.

180739/NMA - 114-116 OXFORD ROAD

Non-material amendments to permission 150721 [Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8 / nil use) (amended description)], namely to raise the height of the building by 0.5m, to omit the mezzanine floor to flats 13 and 14 and change the configuration of the front entrance door to the flats.

Agreed as recommended.

Condition and informatives as recommended.

Comments received and considered.

180786/FTL - FIRE STATION, WOKINGHAM ROAD

Telecommunications application for replacement of 1 no. existing flagpole antenna to top of fire training tower with 1 no. new tri-sector antenna. Installation of 1 no. equipment cabinet within the existing cabin, plus associated ancillary development.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

(Councillors Brock and Gavin declared a prejudicial interest in this item, left the meeting and took no part in the debate or decision. Nature of interest: the Councillors were members of the Fire Authority.)

180556/FUL - CAVERSHAM PRIMARY SCHOOL, HEMDEAN ROAD, CAVERSHAM

Demolition of existing single storey extension to school building and replacement with new single storey extension.

It was reported at the meeting that the noise and dust assessment had been submitted and agreed, and that the proposed condition should be amended accordingly.

Granted as recommended.

Conditional planning permission and informatives as recommended, with condition 7 amended to require noise and dust control measures to be implemented in accordance with the agreed scheme.

Comments received and considered.

(2) That the following applications be **refused** for the reasons indicated:

180704/FUL - 1 KENILWORTH AVENUE

Erection of 1no. four bedroom detached dwelling.

Refused for the reasons set out in the report.

Informatives as recommended.

Comments and objections received and considered.

Objector Mark Thompson and Ward Councillor John Ennis attended the meeting and addressed the Committee on this application.

(3) That consideration of the following applications be **deferred** for the reason indicated:

171808/FUL - CENTRAL JAMME MOSQUE, 18/18A WAYLEN STREET

Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

An update report was tabled at the meeting, which stated that various outstanding matters had not yet been satisfactorily resolved, and that it was therefore

recommended to defer the application for further information.

Deferred for further information as recommended, and for a site visit following resolution of the outstanding matters.

161507/OUT - 2-6 WATER ROAD AND 158 DEE ROAD

Demolition of 4 existing dwelling houses 2, 4, 6 Water Road and 158 Dee Road and erection of 6 no. 4 bedroom and 5 no. 3 bedroom dwellings and car parking.

Deferred for a site visit.

(Councillor Emberson declared a non-pecuniary interest in this item, on the grounds that she lived in Water Road.)

180144/FUL - 25 REDLANDS ROAD

Demolition of a single-storey rear projection, followed by the construction of a single-storey rear extension, internal modifications and refurbishment to facilitate change of use from a single dwelling house with detached garage (C3a) to 5 no. self-contained flats (C3a) with associated car parking, bin and cycle storage.

Deferred to allow the applicant to add a brick front boundary wall to the application, and for the necessary consultation to be carried out on the revised application.

The Committee requested that the revised application be reported to Committee with a condition to retain the original timber sash windows and a condition regarding bin storage and management.

Objector Nick Woodthorpe, the applicant Paul Kilshaw, and his agent Martin Chandler, attended the meeting and addressed the Committee on this application.

(Councillor Rowland declared an interest in this item. Nature of interest: Councillor Rowland had contributed to the comments submitted by the Conservation Area Advisory Committee.)

- (4) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be **authorised to determine** the following application under planning legislation:

172259/FUL - MERCEDES CENTRE, 28-30 RICHFIELD AVENUE

Extension of existing Mercedes-Benz showroom on Richfield Avenue with two smaller buildings erected purely for valet and MOT services. External alterations to building to include cladding and glazing to the showroom and site facing workshop areas. Re allocation of parking, resurfacing of the site, new boundary treatments, a dedicated covered service drop off area installed.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 27 July 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended, with the landscaping condition amended to require retention of the trees on the southern boundary, and the fencing condition amended to require that the replacement fence be no lower in height than the existing fence.

Comments received and considered.

Thomas Winiecki, who had commented on the application, attended the meeting and addressed the Committee on this application.

172264/VARIAT - COUNTY ARMS PH, 84 WATLINGTON STREET

Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping without complying with conditions 2 (approved plans), 3 (materials), 4 (landscape), 6 (landscape maintenance), 7 (boundary treatment), 8 (Code for Sustainable Homes) and 11 (construction method statement) of planning permission ref. 141416/VARIAT to increase the number of units from 9 to 10 (as secured previously under planning permission ref. 11/00110), alterations to fenestration, relocation of cycle store to car park and alterations to car parking and landscaping layout.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 20 July 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments received and considered.

180171/REG3 - MOORLANDS PRIMARY SCHOOL, CHURCH END LANE, TILEHURST

School expansion from a two form of entry (420 pupils) to a three form of entry (630 pupils) to include two, two-storey double modular units (with new cladding), one single storey modular building (with new cladding) and two single storey extensions, demolition of single temporary classroom, retention of 2 double modular units, external landscaping works and increase in car parking numbers including off- site parking on adjacent Recreation Ground.

An update report was tabled at the meeting which set out updated comments from Development Control Transport on additional information that had been provided regarding traffic generation and parking. There were no objections from Development Control Transport, subject to four additional recommended conditions. The update report also amended the recommended date for completion of a legal agreement.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 31 August 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report, with the additional conditions recommended in the update report.

Comments and objections received and considered.

180691/FUL - GREEN PARK VILLAGE

A planning application for a two Form Entry Primary School, associated playing space, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works.

An update report was tabled at the meeting which set out comments from Transport on additional detail, clarification and amended plans that had been submitted by the applicant.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 25 July 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report, with the Community Use Agreement be agreed in consultation with Ward Councillors, prior to its inclusion in the Section 106 legal agreement.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments received and considered.

- (5) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the **carrying out of the following developments be authorised**, subject to the conditions now specified:

180720/REG3 - 11 KNIGHTS WAY, EMMER GREEN

Proposed single storey rear extension.

Granted as recommended.

Conditional planning permission and informatives as recommended.

(The meeting started at 6.30 pm and closed at 8.05 pm).