

**Present:** Councillor Maskell (Chair);

Councillors Brock, Emberson, Gavin, Hopper, McEwan, Page, Robinson, Rowland, Vickers, J Williams and R Williams.

**Apologies:** Councillor DP Singh.

## RESOLVED ITEMS

### 12. MINUTES

The Minutes of the meeting held on 27 June 2018 were agreed as a correct record and signed by the Chair.

### 13. 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 -**

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 unaccompanied site visit with briefing note:

#### **181056/FUL - CROWNE PLAZA READING, RICHFIELD AVENUE**

Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping.

### 14. 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 four 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 four 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.

#### 15. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 11 pending prior approval applications, and in Table 2 of seven applications for prior approval decided between 12 June and 6 July 2018.

Resolved - That the report be noted.

#### 16. 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:

##### 180359/LBC - BRISTOL & WEST ARCADE, MARKET PLACE

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed-use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

An update report was tabled at the meeting which gave further information on the related application 180368/FUL.

Granted as recommended in the original report.

Conditional consent and informatives as recommended in the original report.

Comments and objections received and considered.

##### 180824/ADV - FORMER ARGOS UNIT, BROAD STREET MALL, 47 OXFORD ROAD

Display of 4 canopy awnings with tenant names on Queens Walk.

An update report was tabled at the meeting which gave further information on the

related application 180823/FUL.

Granted as recommended.

Conditional consent and informatives as recommended.

Comments received and considered.

**180802/FUL - MEADOW PARK ACADEMY, NORCOT ROAD, TILEHURST**

Erection of a single storey detached timber outbuilding to be used as an additional classroom.

An update report was tabled at the meeting which gave further details of trees and landscaping, and had appended a planting plan provided by the applicant. The update report recommended three additional conditions and one additional informative.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original and update reports.

Comments received and considered.

**180546/REM - GREEN PARK VILLAGE, LONGWATER AVENUE**

Application for approval of reserved matters following outline approval for Phase 4 for 118 dwellings (10/01461/OUT).

It was reported at the meeting that the application was for Phase 4 not Phase 5 as referred to in error in some parts of the report, and that further information had been submitted by the applicant in relation to ecology and natural environment which had addressed the issues raised in the report.

Granted as recommended.

Conditional approval and informatives as recommended.

Comments received and considered.

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

**180800/FUL - BROAD STREET MALL, BROAD STREET**

Erection of a temporary three-storey building (constructed using shipping containers and timber frames/cladding) to create a mixed-use Urban Market comprising Shop, Restaurant/Cafe, Bar and Hot Food Takeaway Uses (Class A1/A3/A4 Use), including shared circulation and external seating spaces; refuse store, cycle parking and associated works. (amended description)

An update report was tabled at the meeting which gave details of: further information received from the Crime Prevention Design Adviser; officer comments on a letter from the applicant to members of the Committee (a copy of which was

appended to the report) and further clarification regarding information on the architect's website. A plan taken from the architect's website was appended to the report.

Refused for the reasons set out in the original report.

Informatives as recommended.

Comments and objections received and considered.

**180849/OUT - LAND ADJACENT TO THORPE HOUSE, COLLIERS WAY**

Outline application for residential redevelopment to provide a maximum of 14 dwelling units. Demolition of dwelling at 16 Kirton Close to provide access. (Appearance, Landscaping, Layout and Scale reserved for future consideration).

An update report was tabled at the meeting which gave details of two letters of support received, the text of which was appended to the update report.

Refused for the reasons set out in the original report.

Informatives as recommended.

Comments and objections received and considered.

Objector Mrs Fortnum, Richard Wollenberg and Phil Brady on behalf of the applicant and Ward Councillors Debs Absolom and Graeme Hoskin attended the meeting and addressed the Committee on this application.

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

**180358/FUL - BRISTOL & WEST ARCADE, MARKET PLACE**

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed-use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.

An update report was tabled at the meeting which gave further information on bat surveys and on CIL liability and included a list of plans received. The recommendations had been amended accordingly, with proposed amendments to Heads of Terms and Condition 24, two additional proposed conditions and one additional proposed informative.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 15 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, as amended by the update 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 amendment and additional conditions and informative as recommended in the update report.

Comments and objections received and considered.

**180823/FUL - FORMER ARGOS UNIT, BROAD STREET MALL, 47 OXFORD ROAD**

Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages.

An update report was tabled at the meeting which stated that an acceptable construction method statement had been received and recommended an amendment to Condition 4 to reflect this.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 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 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 amendment to Condition 4 as recommended in the update report.

Comments received and considered.

**180319/FUL - BATTLE HOSPITAL SITE, PORTMAN ROAD**

Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 September 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 and objections received and considered.

**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.

An update report was tabled at the meeting which gave details of amended layout and plans received and recommended two additional conditions as a result.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 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 30 May 2018 committee report (Appendix 1 to the original report), with additional conditions as recommended in the update report.

Comments and objections received and considered.

(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.

An update report was tabled at the meeting which gave details of the results of further consultation on proposed changes to the front boundary and recommended amendments to Condition 13 as a result.

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 amendments to Condition 13 to include other external decorative

features as recommended in the update report.

Comments and objections received and considered.

(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, 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:

**181035/REG3 - THE HEIGHTS PRIMARY SCHOOL, 82 GOSBROOK ROAD, CAVERSHAM**

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

An update report was tabled at the meeting which gave an update on objections received and officer comments on points not considered to have been responded to in the main report. It was reported verbally at the meeting that two letters of support, 12 observations/comments and 133 objections had been received in total to date, and that, in relation to a cropmark which had appeared in the area, Berkshire Archaeology had considered this and given advice. Officers therefore proposed two additional conditions: one standard one requiring archaeological monitoring of the groundwork in the park and investigation if anything was found, and one requiring a plan to be made of the feature, to be submitted for the Historic Environment Record, in order to comply with Policy CS33.

Granted as recommended.

Conditional temporary planning permission and informatives as recommended in the original report, with additional archaeological conditions as recommended at the meeting. Condition 1 to be amended from standard three year condition to require implementation within one year of decision, and cessation of use to align with the temporary permission being until 31 August 2020.

Comments and objections received and considered.

Objectors Dr Alex Vugler and Dr Sophie Vickery, Myles Milner on behalf of the applicant and Ward Councillors Adele Barnett-Ward and Richard Davies attended the meeting and addressed the Committee on this application.

**190867/REG3 - 773 OXFORD ROAD, TILEHURST**

Part retrospective: Single storey rear extension.

Granted as recommended, subject to no substantive new objections being received by 24 July 2018.

Conditional planning permission and informatives as recommended.

Comments received and considered.

**17. EXCLUSION OF THE PRESS AND PUBLIC**

**Resolved -**

That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 18 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A (as amended) of the Act.

**18. PLANNING ENFORCEMENT QUARTERLY UPDATE**

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

**Resolved -** That the report be noted.

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 8.40 pm).