

PLANNING APPLICATIONS COMMITTEE MINUTES - 10 JANUARY 2018

Present: Councillor Livingston (Chair);

Councillors Brock, Duveen, Gavin, Hopper, Maskell, McKenna, Page, Singh, J Williams and R Williams.

Apologies: Councillors Pearce and Vickers.

RESOLVED ITEMS

46. MINUTES

The Minutes of the meeting held on 6 December 2017 were agreed as a correct record and signed by the Chair.

47. 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 unaccompanied site visits:

171814/FUL - COX & WYMAN LTD, CARDIFF ROAD

Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road.

171923/OUT - COOPER READING BMW, KINGS MEADOW ROAD

Outline erection of 12 storey landmark office building with publicly-accessible sky garden, car and cycle parking, and associated works (all matters for consideration other than landscaping).

- (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:

171719/FUL - 39 BRUNSWICK HILL

Erection of part two/part three storey building containing 10 no. apartments with parking at rear following demolition of existing buildings.

48. 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 six 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 a decision that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which was attached as Appendix 2 to the report.

(iii) Report 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 appeal, as set out in Appendix 2, be noted.

49. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 16 pending prior approval applications, and in Table 2 of five applications for prior approval decided between 24 November and 21 December 2017.

Resolved - That the report be noted.

50. STREET NAME ASSIGNMENT OFF CONWY CLOSE

The Director of Environment and Neighbourhood Services submitted a report for the Committee to select two street names for a development off Conwy Close. A plan of the development and a list of approved street names were attached to the report.

Resolved - That consideration of the report be deferred to the next meeting.

51. 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:

171230/FUL - BROAD STREET MALL, BROAD STREET

Erection of a temporary two and part three-storey building (constructed using shipping containers) to create a mixed-use urban market comprising Retail (Use Class A1) and Restaurants/Cafés (Use Class A3), including use of external spaces at roof level; Refuse store, cycle parking and associated works (amended description).

An update report was tabled at the meeting which gave details of an additional response from the Thames Valley Police Crime Prevention Design Adviser to recent information received from the applicant and officer comments on this. It also gave an update on conditions, proposing minor updates and clarifications to four conditions, and setting out the full wording of the proposed events strategy condition. It was clarified at the meeting that the five years of the temporary permission would begin at the grant of the planning permission.

Granted temporary planning permission as recommended.

Conditional planning permission and informatics as recommended in the original report, as amended by the update report.

Comments and objections received and considered.

171347/FUL - TROOPER POTTS WAY

Proposed installation of a telecommunications base station - 8.5m stub mast supporting six antenna, three dishes together with associated cabinets and ancillary development.

Granted as recommended.

Conditional planning permission and informatics as recommended.

171677/COU - 1 UPPER REDLANDS ROAD

Change of use from small House in Multiple Occupation (C4) to a large Sui Generis House in Multiple Occupation comprising 8 bedrooms and one studio room for up to a maximum of 12 persons (amended).

It was reported verbally at the meeting that the tree to the front of the property had a Tree Protection Order (TPO), and an additional informative was therefore proposed regarding any works to the tree.

Granted as recommended.

Conditional planning permission and informatics as recommended.

Additional informative advising that the permission did not allow works to the TPO tree to the front of the property, and any works to the tree would require separate

TPO consent.

Comments and objections received and considered.

The Committee requested that, once the management agreement had been submitted and approved, officers send to objectors, via email, a link to the relevant approved document.

Objector Kevin Webb, and Simon Dimmick on behalf of the applicant, attended the meeting and addressed the Committee on this application.

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

171893/FUL - THE WOODLEY ARMS PH, WALDECK STREET

Erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of existing former public house.

An update report was tabled at the meeting which gave details of three further objections received, one of which was appended to the update report, and set out an additional reason for refusal which had been omitted from the original report.

Refused for the following reasons:

1. The proposed buildings, by reason of their noticeably greater scale, bulk and massing compared to existing buildings either side and opposite, and their uncharacteristic layout, poor quality detailing and prominent position, would result in an overly dominant, alien and jarring feature within the streetscene, with consequent unacceptable harm to the character and appearance of the area. As such the proposal was contrary to Policy CS7 of the Reading Borough LDF Core Strategy and para. 17 of the NPPF.
2. In the absence of a completed legal agreement to secure:
 - i) an acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction phase of the development;
 - ii) a travel plan and highway alterations;
 - iii) a restriction on occupancy to students only;
 - iv) implementation of the student accommodation management plan.

the proposal failed to provide adequate controls over the use of the development, including its highways and other travel impacts, contrary to Policies DM4, DM12, CS20, CS22, CS23 and CS24 and the Revised Parking Standards and Design SPD 2011. The proposal also failed to contribute adequately to the employment, skills or training needs of local people with associated socioeconomic harm, contrary to Policies CS3, CS9, DM3 and the Employment Skills and Training SPD (2013).

Informatives as set out in the original report.

Comments and objections received and considered.

Objector Cheryl Dibden 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:

162355/FUL - 470-478 OXFORD ROAD

Demolition of an existing retail unit, ancillary warehouse and residential unit and the erection of a retail unit (Class A1) and nine new residential flats (Class C3) with associated parking, amenity space and landscaping (amended description).

An update report was tabled at the meeting which gave details of the outcome of discussions on affordable housing viability and Section 106 contributions and corrected the proposed date for agreement of the Section 106 agreement. The recommendations had been amended accordingly.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 13 March 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 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.

Comments received and considered.

- (4) That the Secretary of State for Communities and Local Government be consulted on the following application and supporting papers in accordance with paragraphs 9 and 10 of the Town and Country Planning (Consultation) (England) Direction 2009:

170509/FUL - KENAVON DRIVE

Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3-bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1-A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description).

An update report was tabled at the meeting which set out details of two further

PLANNING APPLICATIONS COMMITTEE MINUTES - 10 JANUARY 2018

public consultation responses received.

That the Head of Planning, Development and Regulatory Services be authorised to grant permission in the event that:

- i) The Secretary of State decided not to call in the application for determination; or
- ii) The period in which the Secretary of State may respond under paragraph 11 of the Town and Country Planning (Consultation) (England) Direction 2009 expired.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 24 January 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 informatics as recommended.

Materials to be brought back to Committee for approval.

Comments and objections received and considered.

Objectors Dennis Vincent, and Graham Puddephatt on behalf of the Kennet & Avon Canal Trust, and Maxine Powell on behalf of the applicant, attended the meeting and addressed the Committee on this application.

(Councillor Duveen declared a non-pecuniary interest in this item. Nature of interest: Councillor Duveen's son worked for Network Rail.)

52. 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 53 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.

53. 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).

PLANNING APPLICATIONS COMMITTEE MINUTES - 10 JANUARY 2018

(The meeting started at 6.30 pm and closed at 8.33 pm).