

To: Councillor Livingston (Chair)
Councillors Brock, Duveen, Gavin, Hopper,
Maskell, McKenna, Page, Pearce, Robinson,
Singh, Vickers, J Williams and R Williams

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30 January 2018

Your contact is: **Nicky Simpson - Committee Services**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 7 FEBRUARY 2018

A meeting of the Planning Applications Committee will be held on **Wednesday 7 February 2018 at 6.30 pm in the Council Chamber**, Reading. The Agenda for the meeting is set out below.

Please note that with regard to the planning applications, the order in which applications are considered will be at the Chair's discretion, and applications on which members of the public have requested to speak are likely to be considered first.

AGENDA

	<u>ACTION</u>	<u>WARDS AFFECTED</u>	<u>PAGE NO</u>
1. MINUTES OF THE PLANNING APPLICATIONS COMMITTEE HELD ON 10 JANUARY 2018		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	8
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	11
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	18
7. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - Quarter 3 2017/18	INFORMATION	BOROUGHWIDE	28

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8.	STREET NAME ASSIGNMENT OFF CONWY CLOSE	DECISION	TILEHURST	33
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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
9	DECISION	ABBEY	43
10	DECISION	CHURCH	57
11	DECISION	KATESGROVE	113
12	DECISION	NORCOT	137
13-14	DECISION	REDLANDS	175
15	DECISION	THAMES	217
16	DECISION	WHITLEY	253

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Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 7 February 2018

Item:	9
Page No:	43
Ward:	Abbey
Application Number	172119
Application Type	Full Planning Approval
Applicant	MBNL & EE Ltd
Address	35b Castle Street, Reading, RG1 7SB
Proposal	Installation of 2 no. Small Cabinets (1 Cabinet to be removed)
Recommendation	Application Permitted
Item:	9
Page No:	43
Ward:	Abbey
Application Number	172120
Application Type	Listed Building Consent
Applicant	MBNL & EE Ltd
Address	35b Castle Street, Reading, RG1 7SB
Proposal	Installation of 2 no. Small Cabinets (1 Cabinet to be removed)
Recommendation	Application Permitted
Item:	10
Page No:	57
Ward:	Church
Application Number	172045
Application Type	Full Planning Approval
Applicant	University of Reading
Address	St Patricks Hall, 20 Northcourt Avenue, Reading, RG2 7HB
Proposal	Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).
Recommendation	Permitted subject to Legal Agreement
Item:	11
Page No:	113
Ward:	Katesgrove
Application Number	172118
Application Type	Full Planning Approval
Applicant	Silver Street Developments Ltd
Address	40 Silver Street, Reading, RG1 2ST
Proposal	Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 62 studio rooms (sui generis use class) with associated ancillary space and landscaping works.
Recommendation	Application Refused

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 7 February 2018

Item: 12
Page No: 137
Ward: Norcot
Application Number: 171086
Application Type: Full Planning Approval
Applicant: The Trustees of Reading Community Church
Address: Grovelands Baptist Church, Oxford Road, Reading, RG30 1HJ
Proposal: Demolition of existing church buildings and redevelopment of the site to provide a four storey mixed use development comprised of community halls and ancillary accommodation at ground floor level, car parking and 2 x one bedroom flats and 10 x two bedroom flats at the upper floor levels.
Recommendation: Application Refused

Item: 13
Page No: 175
Ward: Redlands
Application Number: 171954
Application Type: Full Planning Approval
Applicant: McCarthy & Stone
Address: 3-5 Craven Road, Reading, RG1 5LE
Proposal: Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping.
Recommendation: Application Refused

Item: 14
Page No: 206
Ward: Redlands
Application Number: 170705
Application Type: Householder
Applicant: Mrs Ranjit Singh Dhanda
Address: 83 Christchurch Road, Reading, RG2 7BD
Proposal: Proposed single storey flat roof rear and side extension resulting in an increase in the size of the C4 (Small HMO) from 4 to 5 bedrooms
Recommendation: Application Permitted

Item: 14
Page No: 206
Ward: Redlands
Application Number: 170706
Application Type: Householder
Applicant: Mrs Ranjit Singh Dhanda
Address: 83a Christchurch Road, Reading, RG2 7BD
Proposal: Proposed single storey flat roof rear and side extension resulting in an increase in the size of the C4 (Small HMO) from 4 to 5 bedrooms
Recommendation: Application Permitted

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Planning Applications Committee - 7 February 2018

Item:	15
Page No:	217
Ward:	Thames
Application Number	172135
Application Type	Full Planning Approval
Applicant	Innova Schools Ltd
Address	1 Derby Road, Reading, RG4 5HE
Proposal	Change of use from physiotherapy clinic and residential to day School, ancillary to existing school at 14-16a Peppard road (retrospective). Single storey extension [amended description].
Recommendation	Permitted subject to Legal Agreement
Item:	16
Page No:	253
Ward:	Whitley
Application Number	171971
Application Type	Full Planning Approval
Applicant	The White Partnership
Address	1 Darwin Close, Reading, RG2 0TB
Proposal	Demolition of existing building and erection of two storey building for Class B1 and Class B8 uses with associated parking and hardstanding.
Recommendation	Permitted subject to Legal Agreement

KEY TO CODING OF PLANNING APPLICATIONS

1. Planning application reference numbers are made up of 2 parts.
 - 1.1 The number begins with the year e.g. 15
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. 150128).
2. The following is a key to existing officers with their direct dial telephone numbers.

GF1	-	Giorgio Framallicco	9372604
KAR	-	Kiaran Roughan	9374530
LEB	-	Lynette Baker	9372413
JW6	-	Julie Williams	9372461
RJE	-	Richard Eatough	9373338
JPM	-	Johnathan Markwell	9372458
SDV	-	Steve Vigar	9372980
CR2	-	Claire Ringwood	9374545
CJB	-	Christopher Beard	9372430
SGH	-	Stephen Hammond	9374424
MDW	-	Mark Worringham	9373337
AJA	-	Alison Amoah	9372286
SEH	-	Sarah Hanson	9372440
RSC	-	Ralph Chakadya	9372993
BXP	-	Boja Petkovic	9372352
MJB	-	Mathew Burns	9373625
HB3	-	Heather Banks	9374175
EH1	-	Ethne Humphreys	9374085
SKB	-	Sarah Burr	9374227
TRH	-	Tom Hughes	9374150
SFB	-	Susanna Bedford	9372023
NW2	-	Nathalie Weekes	9374237

**GUIDE TO USE CLASSES ORDER
and Permitted Changes of Use (England)**

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	Class I	<ul style="list-style-type: none"> Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars Showrooms, domestic hire shops, funeral directors 	No permitted changes
A2 Financial and Professional Services	Class II	<ul style="list-style-type: none"> Banks, building societies, estate and employment agencies Professional and financial services, betting offices 	Permitted change to A1 <i>where a ground floor display window exists</i>
A3 Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 Drinking Establishments		Pubs and bars	Permitted change to A1, A2 or A3
A5 Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	Class II Class III	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 <i>where no more than 235m</i>
B2 General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
C1 Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII Class XIV	<ul style="list-style-type: none"> Residential schools and colleges Hospitals and convalescent/nursing homes 	No permitted change
C2A Secure residential institutions		Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation or use as military barracks.	No permitted change
C3 Dwelling houses		<ul style="list-style-type: none"> Single occupancy or single households (in the family sense); No more than six residents living as a single household where care is provided; No more than six residents living as a single household where the building is managed by a local housing authority, a registered social landlord, a police authority, a fire authority, or a health service body. 	Permitted to change to C4
C4 Houses in multiple occupation		Use of a dwellinghouse by between three and six residents, who do not form a single household (in the family sense) and share basic facilities (toilet, bathroom or kitchen).	Permitted to change to C3
Sui Generis		<ul style="list-style-type: none"> House in multiple occupation with more than six residents Hostel 	No permitted change

D1 Non-Residential Institutions	Class XIII Class XV Class XVI	<ul style="list-style-type: none"> • Places of worship, church halls • Clinics, health centres, creches, day nurseries, consulting rooms • Museums, public halls, libraries, art galleries, exhibition halls • Non-residential education and training centres 	No permitted change
D2 Assembly and Leisure	Class XVII Class XVIII	<ul style="list-style-type: none"> • Cinemas, music and concert halls • Dance, sports halls, swimming baths, skating rinks, gymnasiums • Other indoor and outdoor sports and leisure uses, bingo halls, casinos 	No permitted change
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

