

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

Our Ref: N:\PIng Apps
Cttee\Agendas\180425.doc
Your Ref:

Direct: ☎ 0118 937 2303
e-mail: simon.hill@reading.gov.uk

17 April 2018

Your contact is: **Simon Hill - Committee Services**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 25 APRIL 2018

A meeting of the Planning Applications Committee will be held on **Wednesday 25 April 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 4 APRIL 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	15
7. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE	INFORMATION	BOROUGHWIDE	24
8. ANNUAL PERFORMANCE MONITORING REPORT- DEVELOPMENT MANAGEMENT SERVICE	INFORMATION	BOROUGHWIDE	27

CIVIC CENTRE EMERGENCY EVACUATION: If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.

9.	DRAFT REVISED NATIONAL PLANNING POLICY FRAMEWORK AND ASSOCIATED CONSULTATIONS	DECISION	BOROUGHWIDE	35
----	---	----------	-------------	----

Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
10	DECISION	ABBEY	57
11	DECISION	CAVERSHAM	73
12	DECISION	KATESGROVE	87
13	DECISION	TILEHURST	165

At this point, the following motion will be moved by the Chair:

“That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of the following Item on the agenda, as it is likely that there will be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.”

	<u>ACTION</u>	<u>WARDS AFFECTED</u>	<u>PAGE NO</u>	
14	PLANNING ENFORCEMENT QUARTERLY UPDATE	DECISION	BOROUGHWIDE	181

WEBCASTING NOTICE

Please note that this meeting may be filmed for live and/or subsequent broadcast via the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed. You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during a webcast will be retained in accordance with the Council's published policy.

Members of the public seated in the public gallery will not ordinarily be filmed by the automated camera system. However, please be aware that by moving forward of the pillar, or in the unlikely event of a technical malfunction or other unforeseen circumstances, your image may be captured. **Therefore, by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.**

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.

TABLE OF CONTENTS

BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 25th April 2018

Item: 10
Page No: 57
Ward: Abbey
Application Number 172295
Application Type Full Planning Approval
Applicant H3G & EE Ltd c/o Arqiva
Address Site Outside, 41 Minster Street, Reading, RG1 2JB
Proposal Upgrade of existing rooftop base station comprising the relocation of an existing antenna and the provision of additional 3 No antennas together with feeder cables, steelworks and ancillary development thereto.
Recommendation Application Permitted

Item: 10
Page No: 57
Ward: Abbey
Application Number 172296
Application Type Listed Building Consent
Applicant H3G & EE Ltd
Address Electricity Sub Station At British Telecom, 41 Minster Street, Reading, RG1 2JB
Proposal Upgrade of existing rooftop base station comprising the relocation of an existing antenna and the provision of additional 3 No antennas together with feeder cables, steelworks and ancillary development thereto.
Recommendation Application Permitted

Item: 11
Page No: 73
Ward: Caversham
Application Number 180204
Application Type Householder
Applicant Mr G Frost
Address 79 Henley Road, Caversham, Reading, RG4 6DS
Proposal 2-storey rear extension (resubmission of 171302)
Recommendation Application Permitted

Item: 12
Page No: 87
Ward: Katesgrove
Application Number 172213
Application Type Full Planning Approval
Applicant KK Property Investments Ltd
Address 112 London Street, Reading, RG1 4SJ
Proposal Demolition of existing building and erection of 2 x class C3 residential apartment blocks comprising 6.No. flats
Recommendation Application Refused

TABLE OF CONTENTS

BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 25th April 2018

Item:	13
Page No:	165
Ward:	Tilehurst
Application Number	180094
Application Type	Full Planning Approval
Applicant	Zainabiya Reading Centre
Address	Equity House, 4-6 School Road, Tilehurst, Reading, RG31 5AL
Proposal	Change of use from B1 (offices) to D1 (non-residential institution) for use as a community facility offering space for worship, training, education and meetings with associated works which include an extension to the front and a low boundary fence to demark the site area at the front.
Recommendation	Application Permitted

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 Framalico	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
TF1	-	Tom French	9374068

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

