

To all members of the Planning
Applications Committee

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Your Ref:

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21 May 2018

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 30 MAY 2018

A meeting of the Planning Applications Committee will be held on **Wednesday 30 May 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 25 APRIL 2018		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	7
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	10
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	14

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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
7-9	DECISION	ABBEY	25
10	DECISION	BATTLE	129
11-12	DECISION	CAVERSHAM	155
13	DECISION	MINSTER	207
14	DECISION	REDLANDS	231
15	DECISION	TILEHURST	249

WEBCASTING NOTICE

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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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BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 30th May 2018

Item:	7
Page No:	25
Ward:	Abbey
Application Number	171814
Application Type	Full Planning Approval
Applicant	Thames Properties Limited
Address	Cox & Wyman Ltd, Cardiff Road, Reading, RG1 8EX
Proposal	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
Recommendation	Permitted subject to Legal Agreement
Item:	8
Page No:	57
Ward:	Abbey
Application Number	180273
Application Type	Full Planning Approval
Applicant	Express Team Ltd
Address	109b Oxford Road, Reading, RG1 7UD
Proposal	Amended Description: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (revised elevation details)
Recommendation	Application Permitted
Item:	9
Page No:	71
Ward:	Abbey (& Out of Borough)
Application Number	171108 (& 171662)
Application Type	Regulation 3 Planning Approval (& Adjacent Authority Consultation)
Applicant	Reading Borough Council Highways and Transport (& Wokingham Borough Council)
Address	Land between Thames Valley Business Park, Napier Road, Reading
Proposal	Construction of a segregated fast-track public transport, pedestrian and cycle bridge and viaduct, comprising concrete bridge structure with a river span of 59.5m and a land span of 316m, supported by concrete columns, steel beams and reinforced soil embankment, together with new footpath links and existing footpath alterations, replacement supermarket car parking provision, junction improvements and landscaping.
Recommendation	Permitted subject to Legal Agreement (& Observations sent)
Item:	10
Page No:	129
Ward:	Battle
Application Number	172192
Application Type	Prior Notification
Applicant	Network Rail
Address	Reading West Footbridge, Reading West Station, Oxford Road, Reading
Proposal	Prior Approval under Part 18 Class A to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) for reconstruction of the footbridge to provide the necessary clearance for the OLE which is to run underneath the structure.
Recommendation	Application Refused

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Item:	11
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Ward:	Caversham
Application Number	180552
Application Type	Regulation 3 Planning Approval
Applicant	Reading Borough Council
Address	The Heights Primary School, 82 Gosbrook Road, Caversham, Reading
Proposal	Extension to the existing planning approval ref 151283 until 31st August 2020. Erection of a new build 2 storey, 6 classroom modular unit on part of the St. Anne's School site, to allow the school to expand towards a capacity of 325 pupils on the temporary school site until 31st August 2020. Associated external works including the temporary annexation of a portion of the adjacent Westfield Road Recreation Ground for pupils' outdoor play area during school hours.
Recommendation	Permitted subject to Legal Agreement
Item:	12
Page No:	192
Ward:	Caversham
Application Number	180204
Application Type	Householder
Applicant	Mr G Frost
Address	79 Henley Road, Caversham, Reading, RG4 6DS
Proposal	First floor rear extension (resubmission of 171302)
Recommendation	Application Permitted
Item:	13
Page No:	207
Ward:	Minster
Application Number	171740
Application Type	Full Planning Approval
Applicant	Ulterra Limited
Address	62-79 Armadale Court, Reading, RG30 2DF
Proposal	Extension of existing flat block with two additional storeys to accommodate 12 new apartments and provision of lift.
Recommendation	Application Refused
Item:	14
Page No:	231
Ward:	Redlands
Application Number	180144
Application Type	Full Planning Approval
Applicant	Mr Paul Kilshaw
Address	25 Redlands Road, Reading, RG1 5HX
Proposal	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 5no. self-contained flats (C3a) with associated car parking, bin and cycle storage.
Recommendation	Permitted subject to Legal Agreement

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Page No:	249
Ward:	Tilehurst
Application Number	180171
Application Type	Regulation 3 Planning Approval
Applicant	Reading Borough Council
Address	Moorlands Primary School, Church End Lane, Tilehurst, Reading, RG30 4UN
Proposal	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.
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 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

