

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	30 May 2018	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
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1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for "Keeping the town clean, safe, green and active."

5. COMMUNITY ENGAGEMENT AND INFORMATION

- 5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision

reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

6. EQUALITY IMPACT ASSESSMENT

6.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties Under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7. LEGAL IMPLICATIONS

7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. FINANCIAL IMPLICATIONS

8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 "Cost Awards in Appeals and other Planning Proceedings".

9. BACKGROUND PAPERS

9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: PEPPARD
APPEAL NO: APP/E0345/W/17/3191047
CASE NO: 170691
ADDRESS: 4 Copse Avenue
PROPOSAL: Erection of 2 x 4 bedroom detached dwellings, access and parking
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 19.04.2018

WARD: MAPLEDURHAM
APPEAL NO: APP/E0345/W/17/3192214
CASE NO: 170176
ADDRESS: Caversham Lawn Tennis Club, Queensborough Drive
PROPOSAL: Erection of 9 no. floodlighting columns (6.7 metres high) supporting 0 no. luminaires (HiLux Match LED Gen 3) with LED lamps (overall height 7.0 metres) to provide lighting to Courts 3 and 4 for Recreational Tennis (BS12193-2007 Class III).
CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 18.04.2018

APPENDIX 2

Appeals Decided:

WARD: CHURCH
APPEAL NO: APP/E0345/W/17/3184513
CASE NO: 170609
ADDRESS: 8 Benson Close
PROPOSAL: A new build 3 bedroom house beside the existing No 8 Benson Close
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 13/04/2018
WARD: SOUTHCOTE
APPEAL NO: APP/E0345/C/17/3182865
CASE NO: E16251
ADDRESS: Land at 2 Fontwell Drive
PROPOSAL: Enforcement notice on erection of dwelling house without planning permission
CASE OFFICER: Chris Beard
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 01.05.2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.