

PLANNING APPLICATIONS COMMITTEE MINUTES - 30 MAY 2018

Present: Councillor Maskell (Chair);

Councillors Brock, Emberson, Gavin, Hopper, McEwan, Page, Rowland, Singh, J Williams and R Williams.

Apologies: Councillors Robinson and Vickers.

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 25 April 2018 were agreed as a correct record and signed by the Chair.

2. 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 application, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit with briefing note:

180693/FUL - LAND ADJACENT 300 KINGS ROAD

Construction of a part five part three storey building of 14 residential apartments (C3) and associated under croft car parking.

- (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:

180144/FUL - 25 REDLANDS ROAD

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.

3. 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 two 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 two decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports 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 appeals, as set out in Appendix 2, be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 14 pending prior approval applications, and in Table 2 of six applications for prior approval decided between 13 April and 16 May 2018.

Resolved - That the report be noted.

5. 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:

180273/FUL - 109B OXFORD ROAD

Amended Description: Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (revised elevation details).

An update report was tabled at the meeting that gave further details of the proposed extraction system and the shopfront.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with the following additions:

Additional condition to ensure takeaway use is only ancillary to A3 restaurant use.

The Extraction System details in Condition 4 to be agreed in consultation with Ward Councillors.

Comments and objections received and considered.

Objector Anthony Ihringer, Gulraiz Siddique on behalf of the applicant, and Ward Councillor Karen Rowland attended the meeting and addressed the Committee on this application.

(Councillor Rowland declared a prejudicial interest in this item on the grounds of predetermination, made a statement as Ward Councillor then sat in the public gallery and took no part in the debate or decision. Nature of interest: Councillor Rowland lived in the road next to the application site and had led a campaign against the proposal.)

180204/HOU - 79 HENLEY ROAD, CAVERSHAM

First floor rear extension (resubmission of 171302).

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments and objections received and considered.

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

172192/PNN - READING WEST STATION FOOTBRIDGE, OXFORD ROAD

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.

An update report was tabled at the meeting which gave details of an additional objection received. It also had appended a full copy of a letter from the applicant which had been attached at Appendix 3 to the original report but had had a page missing in error.

Refused for the reasons set out in the original report.

Informatives as recommended in the original report.

Comments and objections received and considered.

Objectors Rex Hora, Alan Overton, Alexander Price and Mily Touzet, and Colin Field and Mike Foss on behalf of the applicant, attended the meeting and addressed the Committee on this application.

171740/FUL - 62-79 ARMADALE COURT

Extension of existing flat block with two additional storeys to accommodate 12 new apartments and provision of lift.

Refused for the reasons set out in the report.

Informatives as recommended.

Comments and objections received and considered.

- (3) That consideration of the following applications be **deferred** for the reason indicated:

180144/FUL - 25 REDLANDS ROAD

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.

An update report was tabled at the meeting.

Deferred for an accompanied site visit.

(Councillor Rowland declared an interest in this item. Nature of interest: Councillor Rowland had contributed to the comments submitted by the Conservation Area Advisory Committee.)

180171/REG3 - MOORLANDS PRIMARY SCHOOL, CHURCH END LANE

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.

Deferred for further information on traffic surveys.

- (4) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be **authorised to determine** the following application under planning legislation:

171814/FUL - COX & WYMAN SITE, 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.

An update report was tabled at the meeting which stated that the applicant had confirmed their agreement to financial contributions for road closures and off site leisure improvements and set out the amended Heads of Terms for the Section 106 legal agreement.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 25 July 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, subject to the following:

The Head of Terms regarding the financial contribution of £30,000 to undertake formal road closures and associated legal costs to be amended so that the contribution could also be used for removal or insertion of width restrictions if required.

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 and objections received and considered.

- (5) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the following developments be authorised, subject to the conditions now specified:

171108/REG3 - LAND BETWEEN THAMES VALLEY BUSINESS PARK AND NAPIER ROAD

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.

An update report was tabled at the meeting, also covering the identical application 171662/ADJ, which addressed the following matters:

- Air quality update
- Update on alternatives considered
- Further effect on trees
- Flood risk update (including stating that the Environment Agency had withdrawn their objections on flood risk, biodiversity and navigation grounds)
- Trees and landscaping update (including a technical note on tree retention, loss and planting from the applicant, which was appended to the update report)
- Additional consultation responses received
- Additional objections received
- An amended red line site boundary plan, to address the Network Rail objection
- List of plans

The recommendation had been amended accordingly, with a number of alterations to conditions proposed. The update report also proposed amendments to the Section 106 heads of terms, to confirm that all Section 106 management controls (landscaping, ecology etc) be carried out for a minimum of ten years, and that the Construction Method Statement be via the Section 106 agreement, not by condition

(currently Condition 15).

Details of further objections received which had not been included in the update report were given at the meeting, along with officer comments.

It was explained at the meeting that the Network Rail objection had been a result of an inadvertent over-run of Network Rail land in the Kennetmouth area, and the objection had now been withdrawn following a slight amendment to the red line site boundary plan.

It was stated at the meeting that, as well as the list of plans to be approved, elevations from the South were also needed and there might need to be further technical plans, so it was recommended that the Head of Planning, Development & Regulatory Services be authorised to receive any additional plans, as necessary.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 27 July 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 original report, with the amendments 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.

The Head of Planning, Development & Regulatory Services to be authorised to receive any additional plans, as necessary.

Conditional planning permission and informatives as recommended in the original report, with the amendments to conditions set out in the update report.

Comments and objections received and considered.

Objectors John Booth, Tamzin Morphy and John Mullaney, Scott Witchalls and Luke Fay on behalf of the applicant and Ward Councillor Brenda McGonigle attended the meeting and addressed the Committee on this application.

(Councillor Page declared a prejudicial interest in this item on the grounds of predetermination. He made a statement to the Committee, left the room and took no part in the debate or decision. Nature of interest: Councillor Page was the Lead Councillor for Strategic Environment, Planning & Transport and had been closely involved in developing the scheme).

180552/REG3 - THE HEIGHTS PRIMARY SCHOOL, 82 GOSBROOK ROAD, CAVERSHAM

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] (amended description).

An update report was tabled at the meeting, which addressed the following matters:

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- Flooding update
- Traffic and parking
- Update on consultation responses received
- Additional objections received
- Additional information on hours of use of classrooms and on contaminated land
- The existing site location plan which had been missing from the original report
- The previous update report to the Committee from 9 September 2015 on existing planning application 151283

The recommendation had been amended accordingly, with a number of alterations to conditions proposed. The update report also proposed amendments to the Section 106 heads of terms.

Details of two further responses received which had not been included in the update report were given at the meeting, one an objection from the Parks Agency and one a letter of support from parents of children at the school with Special Educational Needs.

The applicant agreed at the meeting to the amended description of the planning application, to remove the temporary annexation of a portion of the adjacent Westfield Road Recreation Ground for pupils' outdoor play area during school hours.

The Committee requested that the applicant discuss the possible location of the pupils' outdoor play area further with Ward Councillors to see if a more acceptable location could be found, and submit a new application for this element of the scheme.

The issue of planning permission, for a reduced version of the planning application without the temporary annexation of a portion of the adjacent Westfield Road Recreation Ground for pupils' outdoor play area during school hours, to be dependent on the completion of a Section 106 legal agreement/unilateral undertaking by 7 June 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 original report, with the amendments 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, with the amendments to conditions set out in the update report and any necessary amendments to remove conditions pertaining to the outdoor play area.

Comments and objections received and considered.

Objector Alex Vugler, Karen Edwards, Myles Milner and Nick Walden on behalf of the applicant and Ward Councillor Adele Barnett-Ward attended the meeting and addressed the Committee on this application.

- (6) That the following observations be made to the statutory body in question in respect of the under-mentioned proposal referred to the Council for consultation purposes:

171662/ADJ - LAND BETWEEN THAMES VALLEY BUSINESS PARK AND NAPIER ROAD

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.

An update report was tabled at the meeting also covering the identical application 171108/REG3 which addressed the following matters:

- Air quality update
- Update on alternatives considered
- Further effect on trees
- Flood risk update (including stating that the Environment Agency had withdrawn their objections on flood risk, biodiversity and navigation grounds)
- Trees and landscaping update (including a technical note on tree retention, loss and planting from the applicant, which was appended to the update report)
- Additional consultation responses received
- Additional objections received
- An amended red line site boundary plan, to address the Network Rail objection
- List of plans

Details of further objections received which had not been included in the update report were given at the meeting, along with officer comments.

It was explained at the meeting that the Network Rail objection had been a result of an inadvertent over-run of Network Rail land in the Kennetmouth area, and the objection had now been withdrawn following a slight amendment to the red line site boundary plan.

That Wokingham Borough Council be informed that Reading Borough Council raised no objection to the proposal.

That Wokingham Borough Council be informed of the decision regarding the identical application 171108/REG3.

That Wokingham Borough Council be sent a copy of the report for their information and use.

Objectors John Booth, Tamzin Morphy and John Mullaney, Scott Witchalls and Luke Fay on behalf of the applicant and Ward Councillor Brenda McGonigle attended the meeting and addressed the Committee on this application.

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(Councillor Page declared a prejudicial interest in this item on the grounds of predetermination. He made a statement to the Committee, left the room and took no part in the debate or decision. Nature of interest: Councillor Page was the Lead Councillor for Strategic Planning & Transport and had been closely involved in developing the scheme).

(The meeting started at 6.30 pm and closed at 10.22 pm).