

To: Councillor Maskell (Chair)
Councillors Brock, Emberson, Gavin,
Hopper, McEwan, Page, Robinson,
Rowland, Singh, Vickers, J Williams & R
Williams

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19 June 2018

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 27 JUNE 2018

A meeting of the Planning Applications Committee will be held on **Wednesday 27 June 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 30 MAY 2018		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	10
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	13
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	17

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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
7-11	DECISION	ABBEY	29
12	DECISION	NORCOT	115
13	DECISION	PARK	133
14	DECISION	PEPPARD	141
15	DECISION	REDLANDS	151
16	DECISION	SOUTHCOTE	171
17	DECISION	THAMES	183
18	DECISION	TILEHURST	199
19	DECISION	WHITLEY	227

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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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 27th June 2018

Item:	7
Page No:	29
Ward:	Abbey
Application Number	180410
Application Type	Advertisement Consent
Applicant	Maxx Media Limited
Address	Pedestrian Zone, Station Approach, Reading, RG1 1LY
Proposal	Double sided LED digital smartscreen
Recommendation	Application Permitted
Item:	8
Page No:	44
Ward:	Abbey
Application Number	171808
Application Type	Full Planning Approval
Applicant	Bangladesh Association of Greater Reading (charity number 1039747)
Address	18 Waylen Street, Reading
Proposal	Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the demolition of the boundary wall adjacent to the highway
Recommendation	Application Permitted
Item:	9
Page No:	63
Ward:	Abbey
Application Number	172259
Application Type	Full Planning Approval
Applicant	Vertu Motors PLC
Address	Mercedes Centre, Richfield Avenue, Reading, RG1 8EQ
Proposal	The development will see the extension of the existing Mercedes-Benz showroom on Richfield Avenue with two smaller buildings erected purely for valet and MOT services. The works to the building will see new cladding and glazing to the showroom and site facing workshop areas, re allocation of parking, resurfacing of the site, new boundary treatments, a dedicated covered service drop off area installed, new signage and an overhaul of the interiors to provide contemporary facilities for both customers and employees.
Recommendation	Permitted subject to Legal Agreement
Item:	10
Page No:	82
Ward:	Abbey
Application Number	180739
Application Type	Non Material Amendment
Applicant	Fynecast Ltd
Address	114 Oxford Road, Reading
Proposal	Non-material amendments to permission 150721 [Erection of part 4, part 5 storey building providing 16 (2x1, 13x2 & 1x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing buildings (Class A1 / B8 / nil use) (amended description)], namely to raise the height of the building by 0.5m, to omit the mezzanine floor to flats 13 and 14 and change the configuration of the front entrance door to the flats.
Recommendation	Agree

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Item:	11
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Ward:	Abbey
Application Number	172264
Application Type	Variation of Condition
Applicant	Hayward Nevitt
Address	County Arms Ph, Watlington Street, Reading, RG1 4RT
Proposal	Extension and conversion of existing building to create 1 x studio, 6 x 1-bed flats, 3 x 2-bed flats and associated works including parking, amenity space and landscaping without complying with conditions 2 (approved plans), 3 (materials), 4(landscape), 6 (landscape maintenance), 7 (boundary treatment), 8 (Code for Sustainable Homes) and 11 (construction method statement)of planning permission ref. 141416/VARIAT to increase the number of units from 9 to 10 (as secured previously under planning permission ref. 11/00110), alterations to fenestration, relocation of cycle store to car park and alterations to car parking and landscaping layout.
Recommendation	Permitted subject to Legal Agreement
Item:	12
Page No:	115
Ward:	Norcot
Application Number	161507
Application Type	Outline Planning Approval
Applicant	Mrs K Fielden
Address	2-6 Water Road and 158 Dee Road
Proposal	Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 11 new four bedroom residential dwellings and car parking.
Recommendation	Permitted subject to Legal Agreement
Item:	13
Page No:	133
Ward:	Park
Application Number	180786
Application Type	Full Telecommunications Approval
Applicant	H3G UK Ltd
Address	Fire Station, Wokingham Road, Reading, RG6 1JU
Proposal	Telecommunications application for replacement of 1 no. existing flagpole antenna to top of fire training tower with 1 no. new tri- sector antenna. Installation of 1 no. equipment cabinet within the existing cabin, plus associated ancillary development.
Recommendation	Application Permitted
Item:	14
Page No:	141
Ward:	Peppard
Application Number	180720
Application Type	Regulation 3 Planning Approval
Applicant	Reading Borough Council Property Services
Address	11 Knights Way, Emmer Green, Reading, RG4 8RJ
Proposal	Single storey rear extension
Recommendation	Application Permitted

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Item:	15
Page No:	151
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
Item:	16
Page No:	171
Ward:	Southcote
Application Number	180704
Application Type	Full Planning Approval
Applicant	Ms Lorna Tee
Address	1 Kenilworth Avenue, Reading, RG30 3DL
Proposal	Erection of 1no. four bedroom detached dwelling
Recommendation	Application Refused
Item:	17
Page No:	183
Ward:	Thames
Application Number	180556
Application Type	Full Planning Approval
Applicant	Education and Skills Funding Agency
Address	Caversham Primary School, Hemdean Road, Caversham, Reading, RG4 7RA
Proposal	Demolition of existing single storey extension to school building and replacement with new single storey extension
Recommendation	Application Permitted
Item:	18
Page No:	199
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

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Item:	19
Page No:	227
Ward:	Whitley
Application Number	180691
Application Type	Full Planning Approval
Applicant	St. Edward Homes Limited
Address	Green Park Village, Longwater Avenue
Proposal	A planning application for a 2 Form Entry Primary School, associated playing space, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works.
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
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

