

To all members of the Planning  
Applications Committee

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Your Ref:

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10 July 2018

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

### NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 18 JULY 2018

A meeting of the Planning Applications Committee will be held on **Wednesday 18 July 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 27 JUNE 2018		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	9
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	12
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	17

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## Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
7-9	DECISION	ABBEY	25
10	DECISION	BATTLE	117
11	DECISION	CAVERSHAM	161
12-13	DECISION	KENTWOOD	203
14-15	DECISION	NORCOT	223
16	DECISION	REDLANDS	265
17	DECISION	WHITLEY	289

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>
18	PLANNING ENFORCEMENT QUARTERLY UPDATE	DECISION	BOROUGHWIDE 309

### **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.

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## BOROUGH WIDE

### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 18th July 2018

Item:	7
Page No:	27
Ward:	Abbey
Application Number	180358
Application Type	Full Planning Approval
Applicant	Sonic Star Properties Ltd
Address	Bristol & West Arcade, Market Place, Reading, RG1 1JL
Proposal	Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed -use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.
Recommendation	Permitted subject to Legal Agreement

Item:	7
Page No:	27
Ward:	Abbey
Application Number	180359
Application Type	Listed Building Consent
Applicant	Sonic Star Properties Ltd
Address	Bristol & West Arcade, Market Place, Reading, RG1 1JL
Proposal	Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed -use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 - 28 Market Place to flexible retail use (A1/A2/A3), and associated internal and external works to the Listed Buildings, landscaping, refuse, plant, cycle stores and substation at basement level.
Recommendation	Application Permitted

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### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 18th July 2018

Item: 8  
Page No: 75  
Ward: Abbey  
Application Number: 180800  
Application Type: Full Planning Approval  
Applicant: Inception (Reading) Sarl C/O Moorgarth Group Ltd  
Address: South Court, Broad Street Mall, Broad Street, Reading  
Proposal: Erection of a temporary three-storey building (constructed using shipping containers and timber frames/cladding) to create a mixed-use Urban Market comprising Shop, Restaurant/Cafe, Bar and Hot Food Takeaway Uses (Class A1/A3/A4 Use), including shared circulation and external seating spaces; refuse store, cycle parking and associated works. (amended description)  
Recommendation: Application Refused

Item: 9  
Page No: 94  
Ward: Abbey  
Application Number: 180823  
Application Type: Full Planning Approval  
Applicant: Inception (Reading) Sarl c/o Moorgarth Group Ltd  
Address: 47 Oxford Road, Reading, RG1 7QG  
Proposal: Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages.  
Recommendation: Permitted subject to Legal Agreement

Item: 9  
Page No: 94  
Ward: Abbey  
Application Number: 180824  
Application Type: Advertisement Consent  
Applicant: Inception (Reading) Sarl  
Address: 47 Oxford Road, Reading, RG1 7QG  
Proposal: Display of 4 canopy awnings with tenant names on Queens Walk.  
Recommendation: Application Permitted

Item: 10  
Page No: 119  
Ward: Battle  
Application Number: 180319  
Application Type: Full Planning Approval  
Applicant: Bellway Homes Ltd (Thames Valley)  
Address: Portman Road, Reading, Berkshire  
Proposal: Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).  
Recommendation: Permitted subject to Legal Agreement

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### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 18<sup>th</sup> July 2018

Item: 11  
Page No: 163  
Ward: Caversham  
Application Number: 181035  
Application Type: Regulation 3 Planning Approval  
Applicant: Reading Borough Council  
Address: The Heights Primary School, 82 Gosbrook Road  
Proposal: Fencing off an area of the Westfield Park Recreation Ground for educational use during school hours for use by the Heights Primary School  
Recommendation: Application Permitted

Item: 12  
Page No: 205  
Ward: Kentwood  
Application Number: 180802  
Application Type: Full Planning Approval  
Applicant: Meadow Park Academy  
Address: Meadow Park Academy, Norcot Road, Tilehurst, Reading, RG30 6BS  
Proposal: Erection of a single storey detached timber outbuilding to be used as an additional classroom  
Recommendation: Application Permitted

Item: 13  
Page No: 215  
Ward: Kentwood  
Application Number: 180867  
Application Type: Regulation 3 Planning Approval  
Applicant: Reading Borough Council  
Address: 773 Oxford Road, Tilehurst, Reading, RG30 6TU  
Proposal: Part retrospective: Single storey rear extension  
Recommendation: Application Permitted

Item: 14  
Page No: 225  
Ward: Norcot  
Application Number: 161507  
Application Type: Outline Planning Approval  
Applicant: Mrs K Fielden  
Address: 2-6 Water Road & 158 Dee Road, Tilehurst, Reading, RG30 4BU  
Proposal: Demolition of 4 existing dwelling houses 2,4,6 Water Road and 158 Dee Road and erection of 6 no.4 bedroom and 5 no. 3 bedroom dwellings and car parking.  
Recommendation: Permitted subject to Legal Agreement

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## BOROUGH WIDE

### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 18th July 2018

Item: 15  
Page No: 241  
Ward: Norcot  
Application Number: 180849  
Application Type: Outline Planning Approval  
Applicant: Mr Wollenberg  
Address: Land adjacent to Thorpe House, Colliers Way, Reading  
Proposal: Outline application for residential redevelopment to provide a maximum of 14 dwelling units. Demolition of dwelling at 16 Kirton Close to provide access. (Appearance, Landscaping, Layout and Scale reserved for future consideration).  
Recommendation: Application Refused

Item: 16  
Page No: 267  
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: 17  
Page No: 291  
Ward: Whitley  
Application Number: 180546  
Application Type: Approval of Reserved Matters  
Applicant: St. Edward Homes Limited  
Address: Green Park Village, Longwater Avenue, Reading  
Proposal: Application for approval of reserved matters following outline approval for Phase 4 for 118 dwellings (10/01461/OUT)  
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 Framalitto	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
<b>A1</b> Shops	Class I	<ul style="list-style-type: none"> <li>Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc.</li> <li>Pet shops, cat-meat shops, tripe shops, sandwich bars</li> <li>Showrooms, domestic hire shops, funeral directors</li> </ul>	No permitted changes
<b>A2</b> Financial and Professional Services	Class II	<ul style="list-style-type: none"> <li>Banks, building societies, estate and employment agencies</li> <li>Professional and financial services, betting offices</li> </ul>	Permitted change to A1 <i>where a ground floor display window exists</i>
<b>A3</b> Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
<b>A4</b> Drinking Establishments		Pubs and bars	Permitted change to A1, A2 or A3
<b>A5</b> Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
<b>Sui Generis</b>		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
<b>B1</b> 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>
<b>B2</b> General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
<b>B8</b> Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
<b>Sui Generis</b>		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
<b>C1</b> Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
<b>C2</b> Residential Institutions	Class XII Class XIV	<ul style="list-style-type: none"> <li>Residential schools and colleges</li> <li>Hospitals and convalescent/nursing homes</li> </ul>	No permitted change
<b>C2A</b> 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
<b>C3</b> Dwelling houses		<ul style="list-style-type: none"> <li>Single occupancy or single households (in the family sense);</li> <li>No more than six residents living as a single household where care is provided;</li> <li>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.</li> </ul>	Permitted to change to C4
<b>C4</b> 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
<b>Sui Generis</b>		<ul style="list-style-type: none"> <li>House in multiple occupation with more than six residents</li> <li>Hostel</li> </ul>	No permitted change



<b>D1</b> Non-Residential Institutions	Class XIII	<ul style="list-style-type: none"> <li>• Places of worship, church halls</li> <li>• Clinics, health centres, creches, day nurseries, consulting rooms</li> <li>• Museums, public halls, libraries, art galleries, exhibition halls</li> <li>• Non-residential education and training centres</li> </ul>	No permitted change
	Class XV		
	Class XVI		
<b>D2</b> Assembly and Leisure	Class XVII	<ul style="list-style-type: none"> <li>• Cinemas, music and concert halls</li> <li>• Dance, sports halls, swimming baths, skating rinks, gymnasiums</li> <li>• Other indoor and outdoor sports and leisure uses, bingo halls, casinos</li> </ul>	No permitted change
	Class XVIII		
<b>Sui Generis</b>	Class XVII	Theatres, nightclubs	No permitted change

