

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	18 July 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: KATESGROVE
APPEAL NO: APP/E0345/W/18/3199152
CASE NO: 171893
ADDRESS: 'The Woodley Arms', Waldeck Street
PROPOSAL: Erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of existing former public house.
CASE OFFICER: Stephen Vigar
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 27th June 2018

WARD: PARK
APPEAL NO: APP/E0345/W/18/3198852
CASE NO: 180083
ADDRESS: 7 Grange Avenue
PROPOSAL: Change of use from dwellinghouse (Class C3) to House in Multiple Occupation (Class C4) within Article 4 area
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 27th June 2018

WARD: PARK
APPEAL NO: APP/E0345/W/18/3198800
CASE NO: 171014
ADDRESS: 28 Wokingham Road
PROPOSAL: Construction of 9 dwellings (flats) for multiple occupation (Class C4), accommodating 27 bedrooms with associated 7 parking spaces, bicycle store, motorbike store and bin stores with bins collection point and landscaping.
Demolition of existing former petrol station building with canopy.
CASE OFFICER: Stephen Vigar
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 26th June 2018

WARD: BATTLE
APPEAL NO: APP/E0345/W/18/3195174
CASE NO: 172155
ADDRESS: Land adjacent to 8 Thornton Road
PROPOSAL: Single storey two bedroom bungalow

CASE OFFICER: Claire Ringwood
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 26th June 2018

APPENDIX 2

Appeals Decided:

WARD: ABBEY
APPEAL NO: APP/E0345/W/17/3188270
CASE NO: 170251
ADDRESS: City Wall House, 26 West Street
PROPOSAL: Change of use of fourth and fifth floors from C1 (hotel) to 10
no. C3 (residential) apartments with minor internal
alterations
CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 25th June 2018

WARD: THAMES
APPEAL NO: APP/E0345/W/17/3191092
CASE NO: 170775
ADDRESS: Adjoining 90 Oakley Road, Hemdean Road
PROPOSAL: Erection of 2 X 2-bed flats. Demolition of existing garage
CASE OFFICER: Susanna Bedford
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 3rd July 2018

WARD: MINSTER
APPEAL NO: APP/E0345/Z/18/3193852
CASE NO: 171582
ADDRESS: Land at A33 Relief Road, Rose Kiln Lane
PROPOSAL: 48 sheet digital advertising board
CASE OFFICER: Claire Ringwood
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 3rd July 2018

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
DECISION: Dismissed
DATE DETERMINED: 6th July 2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

No reports available this time.