

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 JANUARY 2019

Present: Councillor Maskell (Chair);
Councillors Rowland (Vice-Chair), Brock, Emberson, Gavin, McEwan, Robinson, DP Singh, Vickers and J Williams

Apologies: Councillors Hopper, Page and R Williams

RESOLVED ITEMS

49. MINUTES OF THE PLANNING APPLICATIONS COMMITTEE HELD ON 5 DECEMBER 2018

The Minutes of the meeting held on 5 December 2018 were agreed as a correct record and signed by the Chair.

50. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

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 -

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:

181930 - 29 STATION ROAD

Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (Class A1, A2, A3, A4 or A5) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works (amended description).

51. 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 three 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 five 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

The Director of Environment and Neighbourhood Services submitted reports on the following appeal decision in Appendix 3:

162174/ADJ - LAND OFF PEPPARD ROAD, EMMER GREEN

Residential development of up to 245 residential dwellings (including up to 40% affordable housing), structural planning and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works. All matters reserved with the exception of the main vehicular access

Public Inquiry.

Appeal dismissed.

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;
- (3) That the report on the appeal decision set out in Appendix 3 be noted.

52. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 16 pending prior approval applications, and in Table 2 of seven applications for prior approval decided between 21 November and 13 December 2018.

Resolved - That the report be noted.

53. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1, 2 AND 3, 2018/19

The Director of Environment and Neighbourhood Services submitted a report providing performance monitoring information for Quarters 1, 2 and 3 (April-December) of 2018/19. It set out the Council's current performance against government criteria for designation and corporate indicators where they varied from the government criteria.

The report explained that the figures for Quarter 3 were based on figures up to 12 December 2018 and an update report was tabled at the meeting which reflected the whole Quarter to 31 December 2018.

Resolved - That the report be noted.

54. MHCLG CONSULTATION ON PLANNING REFORM "SUPPORTING THE HIGH STREET AND INCREASING THE DELIVERY OF NEW HOMES"

The Director of Environment and Neighbourhood Services submitted a report on the consultation document entitled "Planning Reform: Supporting the high street and increasing the delivery of new homes," published for consultation by the Ministry of Housing, Communities and Local Government (MHCLG) at the end of October 2018, with a consultation end date of 14 January 2019.

The report explained that the document covered a number of issues including proposed changes to permitted development rights and use classes, in particular proposed new permitted development rights to extend upwards. The report outlined the main changes proposed and set out initial officer views on these proposed changes, but explained that officers were working on draft responses to relevant sections of the consultation questions and recommended delegating authority for the final representations to be agreed and sent by the consultation deadline.

Resolved -

- (1) That the publication of the Planning Reform consultation Document by MHCLG in October 2018 be noted;
- (2) That the initial officer commentary on the proposed changes to permitted development rights and use classes be endorsed;
- (3) That the Head of Planning, Development & Regulatory Services be authorised to agree final representations on the consultation in consultation with the Chair of Planning Applications Committee and the Lead Councillor for Strategic Environment, Planning and Transport.

55. 171808/FUL - 18 WAYLEN STREET

Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which recommended deferral to allow officers to continue to work with the applicant and relevant consultees on a number of matters.

Resolved - That consideration of the application be deferred.

56. 181566/FUL & 181567/LBC - 3-5 KING STREET

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181566//FUL - Proposed change of use for floors 2, 3 and 4 from A2 to B1 use. Various external works including the extension of floor plates and minor internal amendments to facilitate the refurbishment of the existing building to create ancillary storage at basement and class B1 (Business) use on 3 upper floors.

181567/LBC - Refurbishment of existing Listed Building Group formerly the Barclays Bank ancillary accommodation on the ground floor entrance areas onto Market Place and King Street, the basement area to the Market Place entrance area and the upper floor plates, first second and third floors to provide contemporary B1 Office classification space. Extension of the first, second and roof areas into the existing central Light Well. Further extension of the first floor plate into the existing Office Pod located in the light well at lower first floor level. Replacement windows. Minor structural alterations to improve wheelchair access. Amendments to basement layout.

The Director of Environment and Neighbourhood Services submitted a report on the above applications.

Comments were received and considered.

Resolved -

- (1) That planning permission for application 181566/FUL be granted subject to the conditions and informatives as recommended in the report;
- (2) That listed building consent for application 181567/LBC be granted subject to the conditions and informatives as recommended in the report.

57. 181855/REG3 - 125 BASINGSTOKE ROAD

Conversion of redundant storage area to create a three-bedroom apartment

The Director of Environment and Neighbourhood Services submitted a report on the above application.

Comments were received and considered.

Resolved - That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development be authorised, subject to the conditions and informatives recommended.

58. 181853/REG3 & 181554/REG3 - 72 & 80 BRUNSWICK STREET

181853/REG3 - 72 Brunswick Street - Conversion of redundant bin store, laundry and cycle storage area to create a one-bedroom apartment; new refuse and cycle storage facilities and soft landscaping

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181854/REG3 -80 Brunswick Street - Conversion of redundant bin store, laundry and cycle storage area to create a one-bedroom apartment; new refuse and cycle storage facilities and soft landscaping

The Director of Environment and Neighbourhood Services submitted a report on the above applications. It was reported at the meeting that officers now considered that a unilateral undertaking was not needed, and the securing of the new one-bedroom flats for the purposes of temporary affordable housing could be achieved by a condition. The recommendation was therefore amended accordingly.

Comments and objections were received and considered.

Resolved -

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 181853 at 72 Brunswick Street be authorised, subject to the conditions and informatives recommended in the report and an additional condition to secure the new one-bedroom flats for the purposes of temporary affordable housing;
- (2) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 181854 at 80 Brunswick Street be authorised, subject to the conditions and informatives recommended in the report and an additional condition to secure the new one-bedroom flats for the purposes of temporary affordable housing.

59. 180591/FUL - MULBERRY HOUSE, 1A ELDON ROAD

Demolition of Mulberry House (Class D1) and erection of part 3, part 5 storey building providing 7 (3x1 & 4x2-bed) residential units (Class C3), 5 parking spaces, landscaping and associated works.

The Director of Environment and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave details of further public consultation responses, amended the proposed date for the legal agreement to be completed and recommended an additional informative.

It was reported at the meeting that there was a procedural issue with the application which meant that it was necessary to defer consideration of the application.

Resolved - That consideration of the application be deferred.

(The meeting started at 6.30 pm and closed at 6.56 pm)