

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MAY 2019

Present: Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Duveen, Ennis, McEwan, Page, Robinson, DP Singh, Stanford-Beale, J Williams and R Williams

Apologies: Councillors Carnell, Lovelock and Rowland

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 24 April 2019 were agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillor Stanford-Beale declared an interest in item 6 insofar as it related to Signs 4 & 5 (181957/ADV - outside 24-25 Broad Street (HSBC) and 181958/ADV - outside 26-28 Broad Street (Lloyds Bank)). Nature of interest: Councillor Stanford-Beale was a non-executive Director of Readibus and these signs would be on Readibus shelters.

Councillor Ennis declared an interest in item 10 (190306/REG3 - Jimmy Green Court, 52 Coronation Square). He made a statement as Ward Councillor and then left the room and took no part in the decision. Nature of interest: Councillor Ennis was the Lead Councillor for Housing for Reading Borough Council, which owned the building and was the applicant.

3. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth 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 a list of the site visits undertaken in the previous year be included in the report on site visits to the next meeting;
- (2) That the under-mentioned applications, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of unaccompanied site visits:

190749 - UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS ELMHURST ROAD

A new build synthetic turf 3G pitch accommodating full-size rugby, football and lacrosse use. Pitch construction consisting of geo-grid, sub-base, asphalt base layer, performance shockpad and synthetic turf. The works inclusive of parallel pitch drainage system and SUDS soakaway, 8 column floodlighting system and all ducting, perimeter weld mesh panel fencing of 3m high, rising to 6m height behind each goal, 1.2m high spectator fencing, 3m wide spectator hardstanding, spectator stand accommodating 75 persons, 3m wide footpath connecting main access gate to existing footpath network, external synthetic cricket square with 3no. bays incorporating steel cage and netting.

182054 - 20 HOSIER STREET

Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant/Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works.

- (3) That the under-mentioned application, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

190434 -LAND TO THE REAR OF 27-43 BLENHEIM ROAD, CAVERSHAM

Erection of 3 dwellings with parking, landscaping and access from Blenheim Road.

4. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding eight 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 Executive Director for Economic Growth and Neighbourhood Services submitted details of three 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 Executive Director for Economic Growth and Neighbourhood Services submitted reports on the following appeal decisions in Appendix 3:

171740/FUL - 62-79 ARMADALE COURT

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

Written representations.

Appeal dismissed.

172045/FUL - ST PATRICK'S HALL, 20 NORTHCOURT AVENUE

Construction of 836 new student bedrooms, a cafeteria/bar, bin and bike stores, sub-station and energy centre, together with a new access link and landscaping. Demolition of the existing student accommodation block at New Court, the SETS building, the warden's house, no. 4 Sherfield Drive, the reception and common room, (resubmission of application ref. 161182) (amended description).

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 reports on the appeal decisions set out in Appendix 3 be noted.

5. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of five pending prior approval applications, and in Table 2 of eight applications for prior approval decided between 10 April and 15 May 2019.

Resolved - That the report be noted.

- 6. 181954/ADV, 181955/ADV, 181956/ADV, 181957/ADV, 181958/ADV, 191959/ADV, 181961/ADV, 181962/ADV, 181963/ADV, 181964/ADV, 181965/ADV, 181966/ADV, 181967/ADV, 181968/ADV AND 190361/ADV - VARIOUS TOWN CENTRE LOCATIONS**

For each site: Advertisement Consent for a double-sided freestanding Forum Structure, featuring 2 x Digital 86" screen positioned back to back. The Digital screen is capable of displaying illuminated, sequential content, supplied via secure remote connection.

(Signs 1-5: Bus shelter signs. Signs 6-15: Free standing signs)

Sign 1 181954 - outside 37-45 Station Road(Thames Tower)

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Sign 2	181955 - outside 17-27 Station Road (Brunel House)
Sign 3	181956 - outside 3-5 Station Road (Coral)
Sign 4	181957 - outside 24-25 Broad Street (HSBC)
Sign 5	181958 - outside 26-28 Broad Street (Lloyds Bank)
Sign 6	181959 - outside 123 Broad Street (Fat Face/ Broad Street Oracle entrance)
Sign 7	181961 - outside 23 Broad Street (Trailfinders)
Sign 8	181962 - outside 108-113 Broad Street (John Lewis)
Sign 9	181963 - outside 39 Broad Street (WHSmith)
Sign 10	181964 - outside 52 Broad Street (JD Sports)
Sign 11	181965 - outside 61-64 Broad Street (Clas Ohlson)
Sign 12	181966 - outside 31 Queen Victoria Street (Itsu)
Sign 13	181967 - outside 2 Queen Victoria Street (Salvo and Alex for Men)
Sign 14	181968 - outside 116-117 Broad Street (Primark)
Sign 15	190361 - outside 11 Broad Street (Monsoon/ Tiger)

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting which gave details of a further consultation response received from Reading Civic Society and clarification from the applicant that the proposed advertising scheme might still be viable without all the screens being approved. A verbal update was also given at the meeting giving details of a late consultation response received from Reading Conservation Area Advisory Committee.

Comments and objections were received and considered.

Resolved -

- (1) That advertisement consent for Signs 1-5, 8, 9, 10, 11, 14 & 15 (181954/ADV, 181955/ADV, 181956/ADV, 181957/ADV, 181958/ADV, 181962/ADV, 181963/ADV, 181964/ADV, 181965/ADV, 181968/ADV & 190361/ADV) be granted, subject to the relevant conditions and informatives as recommended in the original report, with an additional condition for Signs 4 & 5 (181957/ADV & 181958/ADV) to require synchronisation of the timing of the changing of the digital adverts in these two screens, with the wording of the condition to be agreed in consultation with Ward Councillors;
- (2) That advertisement consent for Signs 6, 7, 12 & 13 (181959/ADV, 181961/ADV, 181966/ADV & 181967/ADV) be refused for the relevant reasons set out in the original report, with the informatives as recommended in the original report.

7. 190327/ADV AND 190567/LBC - TOWN HALL, BLAGRAVE STREET

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Installation of 1 x non-illuminated hanging sign, 1 x non-illuminated wall mounted sign, 1 x non-illuminated overhead doorway sign and 8 x vinyls.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave details of information received from Historic England. The recommendation had been amended accordingly.

Comments were received and considered.

Resolved -

- (1) That advertisement consent for application 190327/ADV be granted subject to the conditions and informatives as recommended in the original report;
- (2) That listed building consent for application 190567/LBC be granted subject to the conditions and informatives as recommended in the original report.

8. 180876/FUL - BATTLE INN PH, 2 BEDFORD ROAD

Demolition of a public house (A4 Use Class) and erection of a part five/part four/part two-storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 X 1-bed & 2 X 2-bed units).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application, for which an appeal had been lodged with the Planning Inspectorate against non-determination of the application by the Local Planning Authority, which would be heard on 25 June 2019. An update report was tabled at the meeting which contained information on affordable housing and recommended an amendment to reason for refusal 2.

Comments were received and considered.

Resolved -

That, had the Planning Applications Committee had the opportunity to determine the planning application, the application would have been refused for Reason 1 set out in the original report and Reason 2 set out in the update report, with the informative as recommended in the original report.

9. 190170/REG3 - ST MICHAELS PRIMARY SCHOOL, DEE ROAD, TILEHURST

External and internal refurbishment works to the original 1950s school building, including new windows, roofs and over-cladding of the 2-storey block, temporary modular unit to the front of the site to facilitate the works, and associated external works affected by the refurbishment.

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The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. A verbal update was given at the meeting recommending an amendment to Condition 10 and explaining that the reference to tree removal on the site in paragraph 4.2.2 of the report was from an arboricultural assessment from 2014 and that those trees had already been removed, so this reference was no longer relevant.

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 100170/REG3 be authorised, subject to the conditions and informatives as recommended in the report, with Condition 10 amended to read:

10. Temporary use of the mobile unit only - to be removed from site by 30 September 2020.

10. 190306/REG3 - JIMMY GREEN COURT, 52 CORONATION SQUARE

Conversion of advice centre to a two bedroom apartment.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application.

Comments were received and considered.

Ward Councillor John Ennis addressed the Committee on this application.

Resolved - That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 190306/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

(Councillor Ennis declared an interest in item 10 (190306/REG3 - Jimmy Green Court, 52 Coronation Square). He made a statement as Ward Councillor and then left the room and took no part in the decision. Nature of interest: Councillor Ennis was the Lead Councillor for Housing for Reading Borough Council, which owned the building and was the applicant).

11. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 12 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A (as amended) of the Act.

12. PLANNING ENFORCEMENT QUARTERLY UPDATE

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 7.30 pm)