

To: Councillor McKenna (Chair)
Councillors Sokale, Carnell, Duveen, Ennis,
Lovelock, Rowland, McEwan, Page,
Robinson, DP Singh, Stanford-Beale,
J Williams and R Williams

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9 July 2019

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NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 17 JULY 2019

A meeting of the Planning Applications Committee will be held on Wednesday, 17 July 2019 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	Decision		11 - 16
2. DECLARATIONS OF INTEREST	Decision		
3. QUESTIONS	Decision		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision	BOROUGHWIDE	17 - 20
5. PLANNING APPEALS	Information	BOROUGHWIDE	21 - 26
6. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	27 - 36
7. PROPOSED FELLING OF ONE MULBERRY TREE AT 44 FIRCREFT CLOSE, READING	Decision	KENTWOOD	37 - 40
8. OBJECTION TO A TREE PRESERVATION ORDER AT ARCTIC HOUSE AND LIME HOUSE, GRASS HILL	Decision	THAMES	41 - 48

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9.	STREET NAME ASSIGNMENT - FORMER TOYS R US / HOMEBASE SITE	Decision	ABBEY	49 - 56
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PLANNING APPLICATIONS FOR CONSIDERATION

10.	181930/FUL - 29-35 STATION ROAD	Decision	ABBEY	57 - 132
	Proposal	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 or A3) 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).		
	Recommendation	Permitted subject to Legal Agreement		
11.	182054/FUL - 20 HOSIER STREET	Decision	ABBEY	133 - 166
	Proposal	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		
	Recommendation	Permitted subject to Legal Agreement		
12.	190650/FUL - GREYFRIARS CHURCH, FRIAR STREET	Decision	ABBEY	167 - 186
	Proposal	Demolition of the existing western foyer, and replacement with a larger glazed foyer area and other internal works; and single storey rear extension to no's 2 and 4 Sackville Street to link the church to these building, and the change of use of the premise from Sui Generis (Counselling services offices) to Class D1 use (non-residential institution - public worship or religious instruction), and changes to external parking and landscaping.		
	Recommendation	Application Permitted		
13.	190441/VAR, 190442/VAR, 190465/REM, 190466/REM - STATION HILL	Decision	ABBEY	187 - 274

Proposal (190441/VAR)	Application under s.73 for amendments to Outline Planning Permission ref. 151427, including alterations to the wording of Conditions 3, 5, 7, 8, 17, 19, 54 and 57. [Plot F 'Station Hill']
Recommendation	Permitted subject to Legal Agreement
Proposal (190442/VAR)	Application under s.73 for amendments to Outline Planning Permission ref. 151426, including alterations to the wording of Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.
Recommendation	Permitted subject to Legal Agreement
Proposal (190465/REM)	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).
Recommendation	Approved subject to granting of permissions 190441/190442
Proposal (190466/REM)	Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).
Recommendation	Applications Approved subject to granting of permissions 190441/190442

14.	190522/FUL - 39 BRUNSWICK HILL	Decision	BATTLE	275 - 296
	Proposal	Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings		
	Recommendation	Application Permitted		
15.	190704/REG3 - LAND ADJACENT 72 WENTWORTH AVENUE	Decision	CHURCH	297 - 304
	Proposal	Construction of two two-bed dwellings and associated parking, landscaping and access.		
	Recommendation	Permitted subject to Legal Agreement		
16.	190357/HOU - 10 PEGS GREEN CLOSE	Decision	NORCOT	305 - 318
	Proposal	Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.		
	Recommendation	Application Permitted		
17.	190160/FUL - "ALEXANDER HOUSE", 205-207 KINGS ROAD	Decision	PARK	319 - 358

Proposal Demolition of existing office building and construction of new 182 bed student accommodation development, over 7 storeys of accommodation plus lower ground floor, together with ancillary landscaping, parking and amenity space.

Recommendation Application Refused

18. 182214/FUL - 45 UPPER REDLANDS ROAD Decision REDLANDS 359 - 380

Proposal Erection of 4 dwellinghouses and accesses with associated landscaping and parking

Recommendation Permitted subject to Legal Agreement

19. 190808/REG3 - DENTON COURT, HEXHAM ROAD Decision REDLANDS 381 - 386

Proposal Various external and internal refurbishments including the complete replacement of non-loadbearing elevations to the front and rear including insulation, windows and doors; the replacement of gutters, fascia and soffits; and internally, the installation of new kitchens and bathrooms

Recommendation Application Permitted

20. 190434/FUL - LAND TO THE REAR OF 27 - 43 BLENHEIM ROAD CAVERSHAM Decision THAMES 387 - 408

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

Recommendation Permitted subject to Legal Agreement

21. EXCLUSION OF THE PRESS AND PUBLIC Decision

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.”

22. PLANNING ENFORCEMENT QUARTERLY UPDATE Decision BOROUGHWIDE 409 - 416

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