

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 17 JULY 2019

Present: Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Carnell, Lovelock, Rowland, McEwan, Page, Robinson, Stanford-Beale, Williams and R Williams

Apologies: Councillors Duveen, Ennis and DP Singh

RESOLVED ITEMS

24. MINUTES

The Minutes of the meeting held on 26 June 2019 were agreed as a correct record and signed by the Chair.

25. QUESTIONS

The following question was asked by Boyd Butler:

5G Base Stations

Will Reading Borough Council follow other cities across the world in delaying the roll-out of hundreds of powerful phased array 5G base stations across the borough, because of the thousands of studies proving that 5G is dangerous to the health of residents and living creatures?

REPLY by the Chair of the Planning Applications Committee (Councillor McKenna):

Mr Butler thank you for your question. However, I do not feel that Planning Committee is the most appropriate place to fully address the context of your question. This is a quasi-judicial committee that must act within the rather strict framework of published guidance operating underneath current UK legislation.

The relevant guidance in this case (amongst a number of others) is the electronic communications code published by Ofcom in December 2017 (which took effect under The Communications Act 2003) and the revised National Planning Policy Framework published by the Rt Hon James Brokenshire MP as Secretary of State for Housing, Communities and Local Government 19 February 2019.

However that said, I can provide the reassurance that Reading Borough Council have already escalated our own concerns about 5G delivery, via the Superfast Berkshire Broadband Project. This is the body taking a Digital Infrastructure Delivery role collectively across Berkshire on behalf of all six Unitary authorities. We have received assurances, that both Broadband Delivery UK (BDUK) and the Department of Culture, Media and Sport (DCMS) are not only aware of these concerns, but that the Government has committed (as 5G continues to develop) to working with Public Health England's Centre for Radiation, Chemical and Environmental Hazards (CRCE) in order to monitor available evidence.

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In an attempt to be of further help I will refer you to the following sources of information, which may be useful in explaining both the context within which planning committees across this country are compelled to act and the government's current thinking as to safety concerns and policy framework.

Planning committees - this question was asked in Parliament 02 April 2019

"To ask the Secretary of State for Housing, Communities and Local Government, what assessment he has made of the adequacy of Permitted Development Rights in allowing installation of infrastructure to develop the (a) existing and (b) proposed 5G mobile phone network."

Answered 08 April 2019

"We published the revised National Planning Policy Framework in 2018, setting out national planning policies for supporting high quality communications in England. **These include that the planning policies and decisions of local planning authorities should support the expansion of electronic communications networks, such as 5G.**

We have also introduced a range of permitted development rights to support the delivery of mobile infrastructure, including legislating for higher masts in 2016, whilst also protecting local amenity.

We hope that these measures will be used by industry, alongside proactive engagement with the planning system, to ensure delivery of 5G. However, we will keep planning regulations under review."

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2019-04-02/239975/>

Overview of the wider policy framework

The House of Commons have published a 34 page 5G briefing paper on the 22nd of February 2019 which may be useful to you:

<https://researchbriefings.parliament.uk/ResearchBriefing/Summary/CBP-7883>

Safety concerns -This question asked in Parliament 21 May 2019

"To ask the Secretary of State for Health and Social Care, what plans he has to undertake (a) health-and-safety research and (b) a risk assessments before 5G is adopted in a localised test area."

Answered 29 May 2019

"Public Health England (PHE) has published a webpage about exposure to the radio waves from mobile phone base stations, including those for 5G networks, at the following link:

<https://www.gov.uk/government/publications/mobile-phone-base-stations-radio-waves-and-health/mobile-phone-base-stations-radio-waves-and-health>

This explains the health-related reviews and assessments have been performed, as well as the practical measures that are in place to protect public health.

PHE advises that the guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP) should be adopted and there is no convincing evidence that radio wave exposures below the ICNIRP guideline levels cause adverse health effects. The guidelines apply to exposures at frequencies up to 300 GHz, well above the maximum few tens of GHz frequencies anticipated for use by 5G systems.

Health and safety legislation requires companies deploying and operating communication networks to carry out suitable and sufficient risk assessments, as well as to put in place measures to reduce the identified risks so far as reasonably practicable. In controlling risks arising from radio wave exposure, the Health and Safety Executive refer to compliance with the ICNIRP guidelines. Industry has committed to comply with the international guidelines and to provide certificates of compliance with planning applications for base stations.

PHE continues to monitor the health-related evidence applicable to radio waves, including in relation to base stations, and is committed to updating its advice as required."

<https://www.parliament.uk/business/publications/written-questions-answers-statements/written-question/Commons/2019-05-21/256912/>

Regarding the petition launched in Jan 2019 signed by 32,454 people asking;

"Launch an independent enquiry into the health and safety risks of 5G.

As wireless companies prepare to launch the next generation of service, there are new questions about the possible health risks. The National Toxicology Program study "was just an indicator that more and better research is needed."

A government response was published 19 March 2019.

<https://petition.parliament.uk/petitions/233707>

I trust this answer has been helpful to you.

26. 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.

It was proposed at the meeting that the application at 39 Brunswick Hill be the subject of an accompanied site visit.

Resolved -

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 accompanied site visits:

190835 - 199-203 HENLEY ROAD AND LAND TO THE REAR OF 205-207 HENLEY ROAD, CAVERSHAM

Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.

190522/FUL - 39 BRUNSWICK HILL

Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings.

27. 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 four 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 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

There were no reports on appeal decisions.

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.

28. APPLICATIONS FOR PRIOR APPROVAL

The Director of Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of sixteen pending prior approval applications, and in Table 2 of two applications for prior approval decided between 13 June and 4 July 2019.

Resolved - That the report be noted.

29. PROPOSED FELLING OF ONE MULBERRY TREE AT 44 FIRCREFT CLOSE, READING

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The Director of Economic Growth and Neighbourhood Services submitted a report on the proposed felling of one Mulberry tree at 44 Fircroft Close (Tree T1 of Tree Protection Order (TPO) 100/01). A copy of the TPO plan was attached to the report at Appendix 1, and photographs of the tree were attached to the report at Appendix 2.

The report explained that the proposal was to fell the mature Mulberry tree located to the front of the property, due to recent and historical major branch failure leaving the tree unsafe given its location adjacent to a public path. Officers had visited the tree on a number of occasions, following branch failure in October 2017 and more recently in June 2019. The structural integrity of the remaining tree was now highly questionable as a result of the historical branch loss and weight of the remaining main limbs leaving them liable to failure. The extensive reduction work that would be required to address the hazard now presented by the tree would result in the tree's amenity value being affected to the point that it would no longer be worthy of inclusion in the TPO.

The report concluded that the proposed felling was considered a reasonable course of action given the historic branch failure and unacceptable risk the tree now presented, and therefore recommended that it be approved. If agreed, a replacement planting condition would be attached to the approval for a replacement tree in the same location.

Resolved - That the proposed felling be approved.

30. OBJECTION TO A TREE PRESERVATION ORDER AT 1, 3, 5, 5A, 7 & 9 ARCTIC HOUSE AND LIME HOUSE, GRASS HILL

The Director of Economic Growth and Neighbourhood Services submitted a report on two objections to Tree Preservation Order (TPO) No. 3/19 relating to 1, 3, 5, 5a, 7, 9, Arctic House & Lime House, Grass Hill. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that it had been discovered in late 2018 that the TPO covering the east side of Grass Hill and part of St Peters Avenue (TPO 115/08) had unfortunately never been confirmed, and the trees had therefore not been protected. In December 2018 a temporary Area TPO had been served on the Grass Hill and St Peters Hill properties to protect all trees until a survey could be carried out, which had subsequently identified individuals, groups and one small woodland area worthy of long-term inclusion in a TPO. A more specific TPO had then been served on 29 May 2019 - reference 3/19.

Objections to the TPO had been made by the residents of 7 and 9 Grass Hill, details of which were set out in the report, along with officers' comments on the objections.

The report explained that the Grass Hill area was characteristically treed in nature, with all trees contributing to this and the tree lined ridge along the Warren. None of the objections raised were considered to be valid reasons for omitting trees from the TPO, and it was therefore recommended that the TPO be confirmed, but with the replacement of the woodland classification with two individually specified Ash trees within the area.

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At the invitation of the Chair, Ward Councillor David Stevens addressed the Committee on this item.

Resolved - That the Tree Preservation Order be confirmed with the replacement of W1 woodland with two individually specified Ash trees.

31. STREET NAME ASSIGNMENT - FORMER TOYS R US / HOMEBASE SITE

The Director of Economic Growth and Neighbourhood Services submitted a report asking the Committee to select street names for the development located on the Former Toys R Us/ Homebase Site off of Kenavon Drive. A plan of the site detailing the street layout was attached to the report at Appendix 1.

The report noted that the development would have a large number of dwellings, commercial units and four new streets. The developer had suggested five names for the site relating to the Huntley and Palmers factory, which were listed in the report. Officers had added four additional options relating to Huntley and Palmer biscuit types.

Resolved - That the streets be named as follows:

- Street A - Palmer;
- Street B - Carraway;
- Street C - Filbert;
- Street D - Joseph Huntley.

32. 181930/FUL - 29-35 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 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).

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which recommended an additional condition on archaeology and clarified the inclusion of public realm landscaping materials within the proposed conditions.

Comments and objections were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission subject to completion of a S106 legal agreement by 14 August 2019 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report;

- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the additional condition recommended in the update report;
- (4) That officers, in consultation with Ward Councillors and the Chair and Vice-Chair of the Committee, approach the applicant to discuss the proposed name of the development.

33. 182054/FUL - 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 with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which stated that the applicant had formally agreed the financial sum of £97,000 for Public Realm improvements to Hosier Street to be secured via the S106 Legal Agreement, had agreed to amend the description to clarify that the bar use was ancillary to the restaurant, and had also submitted details of opening hours and a draft Crime Prevention Standards document. The report proposed an amendment to the proposed Heads of Terms, an amended condition regarding hours of opening and other additional conditions.

Comments and objections were received and considered.

Objector Diana McAllister, and Chris Beard and Gary Lewis representing the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 9 September 2019 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report, with the amendment as set out in the update report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;

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- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the amended and additional conditions recommended in the update report;
- (4) That external materials be approved in consultation with Ward Councillors and the Chair and Vice-Chair of the Committee.

34. 190650/FUL - GREYFRIARS CHURCH, FRIAR STREET

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 buildings, and the change of use of the premises 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.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which explained that Reading Civic Society supported the application and clarified that the Council's Heritage Consultant had been consulted during the application process.

Comments were received and considered.

Resolved -

That planning permission for application 190650/FUL be granted, subject to the conditions and informatives as recommended in the original report.

35. 190441/VAR, 190442/VAR, 190465/REM, 190466/REM - STATION HILL

190441/VAR:

Outline application (pursuant to section 73 of the Town & Country Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (which itself was an application under S73 to vary planning permission 130436 granted on 9 January 2015) but without complying with Conditions 3, 5, 7, 8, 17, 19, 54 and 57 in respect of Plot F 'Station Hill'.

190442/VAR:

Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development but without complying with Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

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).

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).

The Director of Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting which set out information on energy, wind, and ecology, and had appended a statement from the applicant on energy and a full list of submitted drawings. The report proposed additional s106 Head of Terms and amended conditions for applications 190441/VAR and 190442/VAR, relating to energy supply and sustainability/environmental performance. The report also amended the recommendation for applications 190465/REM and 190466/REM to clarify that the Reserved Matters approval could only be granted after the s73 permissions (decision notices) had been issued.

Comments and objections were received and considered.

It was proposed by the Chair and agreed by the Committee that Standing Order 36A 3 c) be suspended during discussion of this item, in order to invite the agent to address the Committee and answer questions from the Committee, despite no public speakers having registered to speak.

At the invitation of the Chair, Jim Pool and Callum Thorneycroft on behalf of the applicant, and Councillor Barnett-Ward addressed the Committee on this application.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant planning permission for applications 190441/VAR (Plot F & Northern Site) and 190442/VAR (Plot E), subject to the completion of Section 106 agreements by 1 August 2019 (unless a later date be agreed

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by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report and the additional Heads of Terms set out in the update report, and further subject to the outstanding wind and microclimate matters being satisfactorily resolved with these matters being delegated to the Assistant Director of Planning, Transport and Regulatory Services to assess and determine;

- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permissions be subject to the conditions and informatives recommended in the original report, with the amended conditions set out in the update report;
- (4) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant reserved matters approval for applications 190465/REM and 190466/REM, following the grant of s73 outline planning permission for applications 190441/VAR and 190442/VAR, and subject to the conditions and informatives set out in the original report;
- (5) That the Head of Legal Services and Assistant Director of Planning, Transport and Regulatory Services be authorised to make such changes to the conditions and obligations, as might reasonably be required in order to complete/issue the permissions/approvals.

36. 190522/FUL - 39 BRUNSWICK HILL

Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out additional consultation responses received from the Reading Conservation Area Advisory Committee and Reading Civic Society and summarised other additional objections received. The report also set out information on affordable housing and recommended amendments to the proposed Heads of Terms and an additional condition regarding the unit mix.

It was proposed at the meeting that a site visit be carried out.

Resolved -

That consideration of the application be deferred for a site visit.

37. 190704/REG3 - LAND ADJACENT 72 WENTWORTH AVENUE

Construction of 2 no. two-bed dwellings and associated parking, landscaping and access.

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

Comments and objections were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant planning permission subject to the completion of a unilateral undertaking legal agreement by 27 July 2019 (unless the Assistant Director of Planning, Transport and Regulatory Services agreed a later date) to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be granted subject to the conditions and informatives recommended in the report.

38. 190357/HOU - 10 PEGS GREEN CLOSE

Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. Attached to the report at Appendix A was the report on the application submitted to the meeting held on 26 June 2019, at which consideration of the application had been deferred for a site visit.

Comments and objections were received and considered.

Objectors Annie Gedye and Ashley Cooper, and the applicant Aishah Akhtar, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the application be refused;
- (2) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to finalise the reason(s) for refusal, to incorporate the following issues raised by the Committee: impact on the amenity of no. 9 Pegs Green Close, the impact of the unneighbourly boundary with no. 8 Pegs Green Close, harmful impact on the character and appearance of the Close generally caused by overdevelopment of the site, and the visual impact of hardstanding for parking on the front garden contrary to adopted development plan policies.

39. 190160/FUL - "ALEXANDER HOUSE", 205-207 KINGS ROAD

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.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out information on consultation responses and affordable housing. The report recommended amendments to the proposed reasons for refusal regarding affordable housing.

Comments and objections were received and considered.

Resolved -

That the application be refused for the following reasons, with the informatives set out in the report:

1. It has not been clearly demonstrated how this proposal for purpose-built student accommodation (PBSA) meets an identified need that cannot be met on those identified sites within the Emerging Local Plan allocated for student accommodation or on those sequentially preferable sites. Alexander House is a specifically allocated housing site within the Emerging Local Plan required to meet the Borough's identified housing needs. Its loss to an alternative use has not been justified and would further reduce the Council's ability to meet its general and affordable housing need within its own boundaries. The proposal therefore does not comply with Policy H12 and Policy ER1g of the Emerging Local Plan and conflicts with the aims of the NPPF.
2. In the absence of a completed legal agreement to secure a construction phase Employment and Skills Plan and use of the living accommodation to be occupied as student accommodation (Sui Generis) only, the proposal will not mitigate its impact on the social and economic infrastructure of the Borough, contrary to Policies CS3 and CS9 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations under Section 106 (2015).

40. 182214/FUL - 45 UPPER REDLANDS ROAD

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

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. Attached to the report at Appendix A was the report on the application submitted to the meeting held on 26 June 2019, at which consideration of the application had been deferred for a site visit. An update report was tabled at the

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meeting which amended the proposed date for completion of a s106 legal agreement, and set out comments from the Council's Conservation and Heritage Consultant on the most up-to-date plans with an amended condition.

Comments and objections were received and considered.

Objectors David Cooper, Anoushka Henderson and Mike Thomas, the agent Andy Meader, and Ward Councillors Tony Jones and Jamie Whitham, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the application be refused;
- (2) That the Head of Planning, Transport and Regulatory Services be authorised, in consultation with Ward Councillors and the Chair and Vice-Chair of the Committee, to finalise the reasons for refusal, to incorporate the following issues raised by the Committee: the impact on the character and appearance of the Conservation Area and setting of Listed Buildings through the loss of the brick garden boundary walls and open garden space between the buildings, and the lack of affordable housing contribution.

41. 190808/REG3 - DENTON COURT, HEXHAM ROAD

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

The Director of Economic Growth 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 190808 at Denton Court be authorised, subject to the conditions and informatives recommended in the report.

42. 190434/FUL - LAND TO THE REAR OF 27 - 43 BLENHEIM ROAD CAVERSHAM

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

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave details of the agreed contribution to affordable housing, set out information on the vehicular access arrangements onto Blenheim Road, attached swept path analysis drawings, and corrected

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some errors in the original report. The report recommended updated Heads of Terms for the proposed Section 106 Agreement.

Comments and objections were received and considered.

Ward Councillor David Stevens attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the application be refused;
- (2) That the Assistant Director of Planning, Transport and Regulatory Services, in consultation with Ward Councillors and the Chair and Vice-Chair of the Committee, be authorised to finalise the reasons for refusal, to incorporate the following issues raised by the Committee: the loss of the woodland TPO and impact on biodiversity; highway safety concerns with the proposed access road; overdevelopment, and the lack of a s106 legal agreement for the affordable housing contribution.

43. PLANNING ENFORCEMENT QUARTERLY UPDATE

This item was not considered.

(The meeting started at 6.30 pm and closed at 11.04 pm)