

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 11 DECEMBER 2019

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

Apologies: Councillors Robinson and R Williams

RESOLVED ITEMS

92. MINUTES

The Minutes of the meeting held on 13 November 2019 were agreed as a correct record and signed by the Chair.

93. DECLARATIONS OF INTEREST

Councillor McEwan declared a prejudicial interest in Item 98 (76 Christchurch Road) on the grounds of predetermination.

Councillors Ennis and Rowland declared prejudicial interests in Item 100 (Southcote Lodge) on the grounds of predetermination.

94. 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 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 an accompanied site visit:

191383 - 8 ST JOHNS ROAD, CAVERSHAM

Part-one, part-two storey side and rear extensions and associated alterations without complying with Condition 2 (approved plans) of Planning Permission 171850 regarding building footprint, roof form and external appearance (Retrospective).

- (2) 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 an unaccompanied site visit:

191634 - HAMILTON CENTRE, 135 BULMERSHE ROAD

Conversion of Hamilton Centre into 2 storey Special Educational Needs College for 11 - 18 yr olds. Project also includes a 500m² new build extension, car parking, landscaping and multi-use sports area.

- (3) That the Assistant Director of Planning, Transport and Regulatory Services consider whether an accompanied site visit was required for the under-mentioned application, and whether this should be held in conjunction with a visit to a neighbouring site for which a planning application had also been submitted:

191792 - 71-73 CAVERSHAM ROAD

Demolition of former retail warehouse and erection of a new part 1, part 5, part 7 storey mixed-use building comprising 44 residential units, 239 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

95. 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 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 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

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.

96. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of six pending prior approval applications, and in Table 2

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 11 DECEMBER 2019

of six applications for prior approval decided between 1 November and 27 November 2019.

Resolved - That the report be noted.

97. 191088/FUL - CROWNE PLAZA READING, RICHFIELD AVENUE

Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping.

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 summarised comments from the Conservation consultant, clarified the objections on transport and parking grounds, and provided additional information on the s106 contribution and impact on Equality. The update report proposed amendments to two of the recommended reasons for refusal.

Comments and objections were received and considered.

Resolved -

That the application be refused for the reasons set out in the original report, as amended by the update report.

98. 190760/FUL & 190929/FUL - 76 CHRISTCHURCH ROAD

190760/FUL Proposal: Change of use ground, first and second floor of A2 (Bank) to A5 on the ground floor, and on first and second floor from A2 to C4 HMO. Part-retrospective application for flat roof rear dormer.

190929/FUL Proposal: Change of use of 1st and 2nd floors from bank (Class A2) to C4 HMO. Part-retrospective application for flat roof rear dormer.

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 summarised additional representations received, set out a corrected plan of the shopping parade, and recommended an additional condition for a litter management strategy. Four additional HMO conditions relating to a management plan, maintenance of the living room, a refuse and recycling plan, and specific cycle storage were also recommended verbally at the meeting.

Comments and objections were received and considered.

(Councillor McEwan declared a prejudicial interest in this item on the grounds of predetermination, left the room and took no part in the debate or decision. Nature of interest: Councillor McEwan had been contacted by interested parties and had formed a predetermined view on the applications.)

Resolved -

That planning permission for applications 190760/FUL and 190929/FUL be granted, subject to the conditions and informatives as recommended in Appendix 1 to the original report, with an additional condition for a litter management strategy for application 190760 as recommended in the update report, and with the four additional HMO conditions as recommended at the meeting.

99. 191677/REG3 - MAPLEDURHAM PLAYING FIELDS, UPPER WOODCOTE ROAD, CAVERSHAM

Refurbishment and single storey front rear and side extensions to the pavilion building.

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 set out consultation comments on the application from Transport Development Control, confirmed that no public representations had been received, and provided further information on sustainability. An additional condition on energy improvement works was recommended.

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 191677/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the additional condition recommended in the update report.

100. 191396/LBC - SOUTHCOTE LODGE, BURGHFIELD ROAD

Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

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

Comments and objections were received and considered.

Supporters Barbara Chowns and Frances Distin, and Ward Councillor Jason Brock, attended the meeting and addressed the Committee on this application.

Councillor Ennis declared a prejudicial interest in this item on the grounds of predetermination, made a statement as Ward Councillor then left the room and took no part in the debate or decision. Nature of interest: Councillor Ennis had been contacted by residents and had formed a predetermined view on the application.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 11 DECEMBER 2019

Councillor Rowland declared a prejudicial interest in this item on the grounds of predetermination, made a statement then left the room and took no part in the debate or decision. Nature of interest: Councillor Rowland was employed as a heritage consultant and had formed a predetermined view on the application.

The meeting was briefly adjourned to allow members of the Committee to examine an example of a heritage uPVC window.

Resolved -

That the application be refused for the reason set out in the report, with the informatives as recommended.

(The meeting started at 6.30 pm and closed at 8.02 pm)