

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 5 FEBRUARY 2020

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

RESOLVED ITEMS

108. MINUTES

The Minutes of the meeting held on 15 January 2020 were agreed as a correct record and signed by the Chair.

109. DECLARATIONS OF INTEREST

Councillor McEwan declared a non-pecuniary interest in item 118 (42 Bulmershe Road) and left the room and took no part in the debate or decision. Nature of interest: Councillor McEwan lived directly opposite the site.

110. 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 -

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:

192032 - STATION HILL NORTH

Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment.

111. 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 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 and in an update report:

190522/FUL - 39 BRUNSWICK HILL

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

Written representations.

Appeal dismissed.

190250/FUL - 25 REDLANDS ROAD

Change of use from C3 use (residential dwellinghouse) to sui generis use (as a 'larger' HMO), infilling of undercroft, single storey extension to rear following demolition of existing rear single storey extension and conversion of garage to one-bedroom flat.

Written representations.

Appeal allowed.

It was reported at the meeting that the Planning Inspectorate had confirmed the receipt of the letter from the Planning Manager referred to in the update report and that, once a response was received, it would be reported to the Committee.

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 and the update report be noted.

112. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of eleven pending prior approval applications, and in Table 2 of five applications for prior approval decided between 2 January and 27 January 2020.

Resolved - That the report be noted.

113. 191395/REG3 - LAND ADJACENT TO CANAL WAY

New play area with equipment, bins and seats.

The Executive Director for 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 191395/REG3 be authorised, subject to the conditions and informatives as recommended.

114. 191924/FUL - 26-30 SWANSEA ROAD AND 28-32 NORTHFIELD ROAD

Full planning application for the demolition of the existing 2-bedroom dwelling and garages, and erection of nine dwellings, including eight three-bedroom houses and one three-bedroom coach house, with access and parking from Swansea Road, and associated 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 gave further information on affordable housing, Community Infrastructure Levy, waste management, transport matters, boundary treatments and building recording. The update report stated that the S106 agreement should only secure the policy-compliant contribution towards affordable housing and the recommendation had therefore been amended to change the proposed S106 legal agreement heads of terms in relation to on-site affordable housing. It had also been amended to add additional transport conditions. The update report also stated that there were ongoing discussions with housing officers about the level and tenure of any on-site affordable housing provision.

In view of concerns that more affordable housing could not be secured by the legal agreement, officers confirmed at the meeting that the terms of the S106 agreement as set out in the update report would not prevent the developer from providing all units as affordable. However, officers also agreed to review the situation and, if the terms of the S106 agreement, as set out in the original report, needed to be amended, this would be

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brought back for a decision at the next Committee meeting, before the legal agreement completion deadline.

It was reported at the meeting that the applicant was willing to facilitate access to allow historical recording of the building.

Comments and an objection were received and considered.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 191924/FUL subject to completion of a S106 legal agreement by 20 March 2020 (unless a later date be agreed by the Deputy 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 Deputy 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 conditions recommended in the update report and an additional informative regarding facilitation of access for building recording.

115. 170134/FUL - 53-55 ARGYLE ROAD

Conversion from D1 use (former mental health Clinic) to C3 use as 10 self-contained flats, three storey side/rear extension, associated access, parking, private amenity space, bin and cycle store (amended description).

Further to Minute 69 of the meeting held on 6 February 2019, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application, giving details of why the planning permission had not yet been issued, due to delays in agreeing the detailed wording of the Section 106 legal agreement required for grant of the permission.

The report proposed changes to the Section 106 legal agreement heads of terms which had been agreed at the 6 February 2019 meeting and an amendment to Condition 8, which had also been agreed at that meeting. The original report submitted to the 6 February 2019 meeting was appended to the report.

Resolved -

That, further to Minute 69 of the meeting of Planning Applications Committee held on 6 February 2019, the decision of the Committee on 6 February 2019 be amended to the following:

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- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 170134/FUL subject to completion of a S106 legal agreement by 1 April 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the amended Heads of Terms set out in the current report, with the cap for the maximum sum of the deferred affordable housing contribution set at a policy-compliant level;
- (2) That, in the event of the requirements set out not being met, the Deputy 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 6 February 2019 report, with the amendment to Condition 8 as recommended in the current report.

116. 191043/FUL - 43 LONDON STREET

Part-demolition of existing London Street facade and internal works to building alongside demolition of two storey building to rear to enable residential-led mixed-use

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 comments received from consultees Reading Conservation Area Advisory Panel and Reading Civic Society and further information on conditions approved plans and Community Infrastructure Levy. The update report recommended an additional condition 40 and an amendment to condition 3.

It was reported at the meeting that no objections had been received from the Council's transport team to the revised plans submitted in January 2020 and the Council's ecologist had no objection regarding the likely impact on bats.

Comments and objections were received and considered.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 191043/FUL subject to completion of a Section 106 legal agreement by 20 March 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the report, with the £100,000 contribution towards affordable housing to be amended to be index-linked;
- (2) That, in the event of the requirements set out not being met, the Deputy 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 as recommended in the original report, with the amendment to condition 3 and additional condition 40 as recommended in the update report, with condition 40 to be amended to also include details of the first and second floor windows on London Street and their materials.

117. 191429/FUL & 191430/LBC - BROCK BARRACKS, OXFORD ROAD

Upgrade of existing telecommunications base station comprising the installation of 3No. replacement antennas, and 3No new antennas to chimney (in total 6 antennas), installation of 300m wide cable tray adjoining existing cable tray running up western elevation of chimney within curtilage of listed buildings comprising Brock Barracks.

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

Comments were received and considered.

Resolved - That planning permission for application 191429/FUL and listed building consent for 191430/LBC be granted, subject to the conditions and informatives as recommended.

118. 180471/FUL - 42 BULMERSHE ROAD

Demolition of existing garage and erection of a three storey (including basement) side extension comprising three 1 bed flats and associated car parking, landscaping, and cycle storage. (amended)

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting giving further information on affordable housing and adaptability of housing. The recommendation for the proposed heads of terms for the Section 106 legal agreement had been amended accordingly.

Comments and objections were received and considered.

(Councillor McEwan declared a non-pecuniary interest in this item and left the room and took no part in the debate or decision. Nature of interest: Councillor McEwan lived directly opposite the site.)

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 180471/FUL subject to completion of a S106 legal agreement by 31 March 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report, with the amendment set out in the update report;

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- (2) That, in the event of the requirements set out not being met, the Deputy 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.

119. 191634/FUL - 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.

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 additional representations received and of approved plans and which corrected inaccurate illustrations in the original report

Comments and objections were received and considered.

Objectors Merry Evans and Grant Evans attended the meeting and addressed the Committee on this application.

Due to the considerable level of development that had taken place around the playing fields, in order to protect the remaining open space, Councillors requested an informative to advise that planning applications that would further erode this open space would not be supported, unless substantial justification was provided, as they would fail to comply with Local Plan policies aimed at protecting open space.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 191634/REG3 subject to completion of a Section 106 legal agreement by 14 February 2020 (unless a later date be agreed by the Deputy 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 Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report, subject to ensuring that all the requirements from the Natural Environment Team's comments in paragraph 5.5 of the original report were included in the conditions, with additional informatives:

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- a) requesting the development of the travel plan and its annual review to be carried out in consultation with Ward Councillors;
- b) referring to the requirement for reinstatement of the tennis courts linked to the decision by Policy Committee on this matter on 20 July 2015;
- c) to advise that planning applications that would further erode the open space would not be supported, unless substantial justification was provided, as they would fail to comply with Local Plan policies aimed at protecting open space.

120. 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 121 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.

121. PLANNING ENFORCEMENT QUARTERLY UPDATE

The 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 9.07 pm)