

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

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

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 29 April 2020 were agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillor Ennis declared an interest in Item 10 (191227/REG3 - 11 Waylen Street) as Lead Councillor for Housing.

3. OUTCOME FOR APPLICATIONS THAT PREVIOUSLY MIGHT HAVE COME TO COMMITTEE BUT WERE DETERMINED BY OFFICERS UNDER NEW DELEGATED AUTHORITY

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of the outcome of one planning application that had been decided by officers since 29 April 2020, following the agreement by Policy Committee on 27 April 2020 to extend the delegated authority to the Deputy Director of Planning, Transport and Regulatory Services to determine applications and to manage “called-in” applications during the Coronavirus crisis, to help reduce the number of reports coming to the online Planning Applications Committee meetings.

Resolved - That the report be noted.

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 two 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 two 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 decision in Appendix 3:

182214/FUL - 45 UPPER REDLANDS ROAD

Erection of 4 dwellinghouses and accesses with associated landscaping and parking

Written representations.

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 report on the appeal decision 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 seven prior approval applications received, and in Table 2 of seven applications for prior approval decided, since 20 April 2020.

Resolved - That the report be noted.

6. INFORMATION ON THE PLANNING REGIME AND THE DEPLOYMENT OF 5G TELECOMMUNICATION APPARATUS TO EXTEND MOBILE COVERAGE

Further to Minute 149 (2) of the previous meeting, the Director of Environment and Neighbourhood Services submitted a report explaining the role of the planning regime in the roll out of 5G technology and how safety measures were enforced.

The report explained that the Ministry of Housing, Communities and Local Government and the Department for Digital, Culture, Media & Sport were jointly pressing for improved national mobile coverage by using 5G technology. In August 2019, a consultation had been carried out on proposals to reform the current permitted development rights to allow the roll out to happen with fewer planning obstacles but the outcome of the consultation had not been published. A report on the reforms being looked at had been provided to the Committee on 9 October 2019. The current permitted development rights for Code Operators therefore remained as set out in Part 16 Schedule 2 of the Town & Country Planning (General Permitted Development)(England) Order 2015 (as amended in 2016). The report clarified what these controls were and what the Council's planning policies said about 5G.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

The report did not attempt to discuss the science but explained, in lay person's terms, the public health concerns and what role the planning system played in addressing those concerns.

The Committee welcomed the information in the report and it was suggested that the report should be published in the planning section of the Council's website, in order to provide a resource to which residents with concerns about the matter could be referred, following the addition of further information on the following matters:

- The mechanism of self-certification by operators of mobile phone masts which was required by Paragraph 115 of the NPPF 2019;
- The requirements of Planning Policy OU3 for operators to provide acceptable self-certification.
- Ofcom information published on 17 April 2020, which verified that 5G-enabled mobile base stations remained within the Electromagnetic Field limits set out in the guidelines from the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and were at small fractions of the guideline levels.

Resolved -

- (1) That the report be noted;
- (2) That the report be updated with the further information set out above and published on the planning section of the Council's website.

7. RELAXATION OF PLANNING REGULATIONS DUE TO CORONAVIRUS: THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (CORONAVIRUS) (ENGLAND) (AMENDMENT) ORDER 2020

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on relaxations that the Government had been introducing to existing Permitted Development rights, in response to the Coronavirus pandemic, in order to allow changes of use or developments to take place without first having to apply for planning permission.

This report explained those changes to the General Permitted Development Order (the GPDO) which had already come into effect and discussed a recent Ministerial Statement encouraging a flexible approach from Local Authorities to requests to extend working hours on construction sites.

Resolved - That the report be noted.

8. 191749/FUL - 152 CAVERSHAM ROAD

Change of use of a former guest house (C1) to an 8-bedroom, 8 person house in multiple occupation (Sui Generis) (amended).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. A verbal update was given at the meeting, giving details of discussions with Environmental Protection and Nuisance officers regarding air quality

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

and recommending an additional condition requiring the submission, approval and implementation of air quality measures which demonstrated sufficient mitigation to protect occupants from poor air quality.

Comments were received and considered.

Resolved -

That application 191479/FUL be refused for the following reasons:

- (1) The proposed scheme fails to demonstrate satisfactorily that future occupants would be protected from the effects of poor air quality and noise, which would have a detrimental effect on their amenity, contrary to Adopted Reading Borough Local Plan (2019) policies CC8, EN15 and EN16;
- (2) The proposed conversion to an HMO fails to demonstrate that the combination of the bedroom sizes and internal communal space layout would be sufficient to meet the reasonable needs of the future occupants, and therefore fails to comply with Adopted Reading Borough Local Plan (2019) policies CC8 and H8 and Reading Borough Council's Residential Conversions Supplementary Planning Document (2013);
- (3) The conversion of the property to a Sui Generis large House in Multiple Occupation (HMO) would have a detrimental effect on the physical character of the area by exacerbating the number of HMOs in the area. This would have a negative impact on the mixed and sustainable community and without sufficient justification would therefore be contrary to Adopted Reading Borough Local Plan (2019) Policy H8: Residential Conversions and the Council's adopted Residential Conversions SPD (2013).
- (4) The proposed scheme fails to demonstrate satisfactorily that flood risk would be reduced, and that future occupants would not be at risk in a flood event contrary to Adopted Reading Borough Local Plan (2019) policies CC3 and EN18.

9. 192052/HOU - 45 WATLINGTON STREET

Single storey rear extension, alterations to fenestration and provision of roof light to forward roof slope.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting containing a series of site photographs in lieu of an accompanied site visit.

Comments and objections were received and considered.

Resolved -

That application 192052/HOU be refused for the following reasons:

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

- (1) The proposed extension by virtue of its depth and height would be overly dominant in relation to the original building, constituting an overdevelopment of the site. The extension would add excessive bulk to the rear, to the detriment of the character and appearance of the terraced row and the Conservation Area setting. The proposal is therefore of poor design, contrary to Policies CC7, EN1, EN3 and H9 of the Reading Borough Local Plan (2019) and the Council's Design Guide to House Extensions Supplementary Planning Guidance (2003);
- (2) The proposed extension, by virtue of its height and proximity to the shared boundary, would cause a significant detrimental impact to the residential amenities of the neighbouring property at 43 Watlington Street in terms of overshadowing, visual dominance and overbearing effects. The proposal is therefore contrary to Policy CC8 of the Reading Borough Local Plan (2019) and the Council's Design Guide to House Extensions Supplementary Planning Guidance (2003).

10. 191227/REG3 - 11 WAYLEN STREET

Change of use from C2 (supported living accommodation) to 2no. 5-bed houses (amended description).

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 clarified the use of the premise and updated the description of the development accordingly. It also explained that the proposal was therefore liable for an affordable housing contribution and the recommendation had been amended to require a Section 106 unilateral undertaking. The update report also clarified the position with regard to parking permits and proposed two additional standard conditions as a result.

Comments 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 191227/REG3, subject to completion of a unilateral undertaking by 30 July 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 update 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 and the additional conditions in the updated report.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

(Councillor Ennis declared an interest in this item, made a statement as Lead Councillor then abstained in the vote. Nature of interest: Councillor Ennis was the Lead Councillor for Housing and had been involved in the development of the scheme).

11. 191915/FUL - 39 BRUNSWICK HILL

2-storey side and 3-storey rear extension and conversion of dwelling to contain 8 flats (6 x 1-bed, 2 x 2-bed) parking, demolition of existing garage and associated works.

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 details of three further objections received, clarifying the situation on affordable housing and amending the recommendation accordingly, proposing an additional condition for separation of rear amenity space. In accordance with the protocol for online meetings of the Committee, the update report presented additional written statements from an objector Estela Duque and the applicant's agent Neil Davis in lieu of speaking on the application at the meeting

Comments and objections were received and considered.

Resolved -

That application 191915/FUL be refused for the following reasons:

- (1) The proposed development, by virtue of its bulk, mass and scale and detailed design in relation to the host dwelling, a non-designated heritage asset, would harm the overall character and appearance of the area, including the setting of the non-designated heritage asset. The proposal is considered to not respond positively to the local context or sufficiently respect the character and appearance of the host dwelling contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment), H9 (House Extensions and Ancillary Accommodation), and TR3 (Access, Traffic and Highway Related Matters) of the Reading Borough Local Plan (2019);
- (2) In the absence of a completed S106 Legal Agreement the proposal fails to secure an acceptable Affordable Housing contribution towards meeting housing needs in the Borough and fails to provide for a Traffic Regulation Order (TRO) to amend parking restrictions in the Controlled Parking Zone on Brunswick Hill to allow the creation of a vehicular access. Therefore the proposal is contrary to policies CC9 (Securing Infrastructure), and H3 (Affordable Housing) of the Reading Borough Local Plan (2019).

12. 200408/FUL - BERKSHIRE HOUSE, 252-256 KINGS ROAD

Removal of 6 No. antennas, 1 No. equipment cabinet and other equipment & installation of 6 No. upgraded antenna apertures onto existing rooftop mast, 2 No. rooftop cabinets, 1 No. ground-based cabinet, plus ancillary development.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2020

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

Comments were received and considered.

Resolved - That planning permission for application 200408/FUL be granted, subject to the conditions and informatives as recommended.

13. 200339/FUL - BURGFIELD ROAD, SOUTHCOTE

Removal of the existing 15m mast and erection of a new 25m lattice tower with a total of 12No. antenna (6No. EE and 6No. Huawei) along with ancillary equipment mounted on a newly formed concrete foundation measuring 5.5m x 5.6m. The existing site compound would be retained and enlarged by a further 6.6m to an overall size of 13.2m x 6.6m all enclosed by a 2.5m high Palisade fence to match that of the existing.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. The application had been deferred at the 29 April 2020 meeting to seek clarification from the applicant on some matters relating to the proposed development and these were set out in the report, which recommended an additional condition regarding the colour finish for the mast. The report had appended the report from the 29 April 2020 meeting.

Comments and objections were received and considered.

Resolved - That planning permission for application 200339/FUL be granted, subject to the conditions and informatives as recommended in the 29 April 2020 report, with the additional condition as recommended in the 3 June 2020 report.

(The meeting started at 6.33 pm and closed at 8.43 pm)