

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 15 JULY 2020

Present: Councillor McKenna (Chair);
Councillors Duveen, Ennis, Lovelock, McEwan (In place of Page),
Robinson, Rowland, Stanford-Beale, J Williams and R Williams (In
place of Sokale)

Apologies: Councillors Sokale and Page

RESOLVED ITEMS

20. MINUTES

The Minutes of the meeting held on 24 June 2020 were agreed as a correct record.

21. DECLARATIONS OF INTEREST

Councillor Ennis declared a prejudicial interest in applications 200742/VAR and 200757/REG3 on the grounds of predetermination. The applications had been submitted by the Council's Housing department and as Lead Councillor for Housing he had been involved in the development of the schemes.

22. APPLICATIONS DETERMINED UNDER NEW DELEGATED AUTHORITY

The Executive Director of Economic Growth and Neighbourhood Resources submitted a report informing the Committee that, since the previous report, no planning applications had been decided by officers under the extended delegated authority to determine applications and manage 'called-in' applications during the Coronavirus crisis.

An update report was tabled at the meeting which informed the Committee of a decision made by officers since publication of the original report to refuse planning permission for an application that had been 'called-in'.

Resolved - That the report and update report be noted.

23. 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

There were no appeals that had been determined since the previous report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved - That the new appeals, as set out in Appendix 1, be noted.

24. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 11 prior approval applications received, and in Table 2 of five applications for prior approval decided, since 11 June 2020.

Resolved - That the report be noted.

25. TOWN & COUNTRY PLANNING (PERMITTED DEVELOPMENT AND MISCELLANEOUS AMENDMENTS) (ENGLAND)(CORONAVIRUS) REGULATIONS 2020 (SI 2020 NO. 632)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the Town & Country Planning (Permitted Development and Miscellaneous Amendments) (England)(Coronavirus) Regulations 2020 (SI 2020 No. 632) (the regulations).

The report explained that the regulations introduced Regulations 20 and 21 to amend Parts 4 and 12 of the GPDO relating to temporary use of open spaces, which had come into force on 25 June 2020. They also amended some of the changes of use permitted development criteria in Part 3 of the GPDO to require that residential units were provided with access to natural light. A new part to the GPDO had also been introduced (Part 20) to allow existing blocks of flats to be extended upwards for residential purposes, which would come into force on 1 August 2020. This report set out detail on these changes and a commentary on how officers viewed them.

Resolved - That the report be noted.

26. 200512/FUL - WESTFIELD ROAD RECREATION GROUND, WESTFIELD ROAD, CAVERSHAM

Retention of fenced off area of the Westfield Park Recreation Ground for educational use during school hours for use by the Heights Primary School until 31st August 2021

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 corrected and clarified a number of points in the original report, and summarised a letter received from the Heights School Chair of Governors and an additional objection received. The update report also had appended written representations from an objector and a representative of the applicant who had requested to speak at the meeting.

Comments and objections were received and considered.

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Objector Alex Vugler, and Tom Lamshead representing the applicant, addressed the Committee on this application. Karen Edwards, Sharon McHale, and Chris Watson, also representing the applicant, were in attendance and answered questions from the Committee.

Resolved -

That planning permission for application 200512/FUL be granted, subject to the conditions and informatives as recommended in the original report, with amendment of proposed Condition 1 to specify that the site be left in a condition consistent with the reinstatement scheme referred to in proposed Condition 6.

27. 200564/FUL - THE HEIGHTS PRIMARY SCHOOL, 82 GOSBROOK ROAD, CAVERSHAM

Retention of two modular school accommodation blocks (Use Class D1) and associated facilities for use by the Heights Primary School until 31st August 2021

The Executive 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 outstanding flooding matters had been resolved, and that the Environment Agency had therefore withdrawn their objection, subject to two additional recommended conditions regarding retention of the floor levels, and the void area beneath the buildings. The report also made several clarifications to the original report.

Comments and objections were received and considered.

Resolved -

That temporary planning permission for application 200564/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the two additional conditions as recommended in the update report.

28. 200742/VAR - LAND ADJACENT 5 IAN MIKARDO WAY, CAVERSHAM

Application for removal or variation of condition 2 following grant of planning permission (182031)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which had attached amended plans to reflect the previously agreed parking layout and manoeuvring area.

Comments were received and considered.

Resolved -

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That permission be granted to vary condition 2 (approved plans) of planning permission 182031, subject to the conditions and informatives as recommended.

(Councillor Ennis declared a prejudicial interest in the above application on the grounds of predetermination. He made a statement to the Committee and then took no further part in the debate or decision. Nature of interest: Councillor Ennis had been involved in the development of the scheme as Lead Councillor for Housing.)

29. 200757/REG3 - 67 LYNDHURST ROAD, TILEHURST

Single storey side extension to provide a single bedroom.

The Executive 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 1200757/REG3 be authorised, subject to the conditions and informatives as recommended.

(Councillor Ennis declared a prejudicial interest in the above application on the grounds of predetermination. He made a statement to the Committee and then took no further part in the debate or decision. Nature of interest: Councillor Ennis had been involved in the development of the scheme as Lead Councillor for Housing.)

(The meeting started at 6.33 pm and closed at 8.51 pm)