

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 AUGUST 2020

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

RESOLVED ITEMS

30. MINUTES

The Minutes of the meeting held on 15 July 2020 were agreed as a correct record.

31. 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, five planning applications had been decided and two Tree Preservation Orders confirmed by officers under the extended delegated authority to determine applications and manage ‘called-in’ applications during the Coronavirus crisis.

Resolved - That the report be noted.

32. 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

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.

33. APPLICATIONS FOR PRIOR APPROVAL

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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 2 July 2020.

Resolved - That the report be noted.

34. CHANGES TO THE GDPO AND UCO (SI 2020 755, 756 & 757)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report advising the Committee of further important changes to the General Permitted Development Order (the GPDO) and the Use Classes Order (the UCO) as announced recently by Government.

The report summarised and provided commentary on changes relating to new permitted development for upward extensions, a new permitted development right for demolition of buildings to construct new dwellinghouses, and the new use classes.

Resolved -

That the report be noted and that officers investigate how the local planning authority should respond to the changes described.

35. 200122/REG3 - WENSLEY ROAD

Demolition of 29 garages and development of 46 new dwelling units, including the provision of affordable homes, provided in a mixture of houses and apartments (1 bed / 2 bed / 3 bed / 4 bed) in blocks of between 2.5 to 4 storeys, and the provision of bicycle parking spaces, car parking spaces and public realm works

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 summarised additional responses to the public consultation and submissions from the Coley Park Residents' Group, with commentary from officers, and set out a further response from Reading Buses. The report also provided clarification regarding garage arrangements and an update on tree matters. The update report also had appended written representations from objectors and the applicant's agent who had requested to speak at the meeting. The recommendation had been amended to add a provision relating to a tree planting scheme and amend the wording of the provision relating to offer of garages in the proposed unilateral undertaking legal agreement. Alterations to the proposed condition relating to the demolition and construction method statement, and amendments to the informative relating to tree planting, were also recommended.

Additional changes to the proposed legal agreement, relating to garages and access to Courage Park, were proposed and agreed at the meeting. It was also agreed to add a bat activity survey to be carried out in the summer months to the proposed ecological

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enhancements condition and to consult ward councillors on the Construction Method Statement.

Objectors Paul Krykant and Karen Makepeace, Sarah Eley representing the applicant, Ward Councillors Ellie Emberson, Paul Gittings and Liz Terry, and Lead Councillor for Housing John Ennis, attended the meeting and addressed the Committee on this application. Mark Donaldson, Rob Lowe, Graham Sutton and Ruth Heyes, also representing the applicant, were in attendance and answered questions from the Committee.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 200122/REG3, subject to completion of a unilateral undertaking by 25 September 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, as amended by the update report, and further amended to clarify that a 'one-for-one' replacement for each existing garage would be offered, and with the further inclusion of a requirement to improve the pedestrian access route to Courage Park;
- (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 amended by the updated report, with the condition relating to ecological enhancements amended to add the requirement for a bat survey to be carried out in the summer months;
- (4) That the Construction Method Statement be approved in consultation with ward councillors.

(The meeting started at 6.30 pm and closed at 9.08 pm)