

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

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23 February 2021

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NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 3 MARCH 2021

A meeting of the Planning Applications Committee will be held on Wednesday, 3 March 2021 at 6.30 pm via Microsoft Teams. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
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KEY TO CODING

1.	MINUTES	-	9 - 12
2.	DECLARATIONS OF INTEREST	-	
3.	QUESTIONS	-	
4.	PLANNING APPEALS	Information	13 - 16
5.	APPLICATIONS FOR PRIOR APPROVAL	Information	17 - 22

PLANNING APPLICATIONS TO BE DETERMINED

6.	191848/FUL - GREYFRIARS CHURCH, FRIAR STREET	Decision	ABBEY	23 - 68
	Proposal	Demolish Existing Church Centre, Construct New Three Storey Church Centre with Plant Enclosure on Roof and Single Storey Glazed Link at Ground Floor Level. Associated hard and Soft Landscaping and External Works		
	Recommendation	Application Permitted		
7.	200656/FUL & 200657/LBC - 9 CASTLE STREET	Decision	ABBEY	69 - 88

Proposal To convert the existing building from commercial office use to residential comprising 2 x 2 bed apartments and 3 x 1 bed apartments and to provide a rear pedestrian access from Simmonds Street via the rear garden of the property.

Recommendation Permitted subject to Legal Agreement

8. 210017/FUL - HUNSAKER, ALFRED STREET Decision ABBEY 89 - 98

Proposal Replacement of the external façade and timber decking to balconies to the building housing flats at Hunsaker, Hermitage, Halcyon and Haywards in Chatham Place, Alfred Street.

Recommendation Application Permitted

9. 201532/VAR, 201536/VAR, 201533/REM, 201537/REM, 201534/NMA & 201535/NMA - STATION HILL Decision ABBEY 99 - 184

Application Number 201533
Application Type Approval of Reserved Matters
Proposal Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 20, 21, 22, and 67(i)) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a 13 storey, plus basement storey, building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E (a), (b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; together with cycle storage; car parking; servicing; plant areas; landscaping; new public realm and other associated works.

Recommendation Permitted subject to Legal Agreement

Application Number 201537
Application Type Approval of Reserved Matters
Proposal Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e), (f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

Recommendation Permitted subject to Legal Agreement

Application Number 201532
Application Type Variation of Condition
Proposal Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert

Recommendation Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).
Permitted subject to Legal Agreement

Application Number 201536
Application Type Variation of Condition
Proposal Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g) (ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).
Recommendation Permitted subject to Legal Agreement

Application Number 201534
Application Type Non Material Amendment
Proposal Non material amendment to planning permission 190442/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6 and 11 and 60.
Recommendation Application Permitted

Application Number 201535
Application Type Non Material Amendment
Proposal Non material amendment to planning permission 190441/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6, 54 and 55 and 63.
Recommendation Application Permitted

10. 201843/FUL - 39 BRUNSWICK HILL Decision BATTLE 185 - 238

Proposal Conversion of existing dwelling and two storey side and part three/part single storey rear extensions to provide 8 flats with associated parking and amenity space and demolition of existing garage
Recommendation Permitted subject to Legal Agreement

11. 201694/HOU - 8 THE BEECHES, TILEHURST Decision KENTWOOD 239 - 252

Proposal Relocation of Boundary Fence and Removal of Shared Access
Recommendation Application Permitted

12. 200979/FUL - 18 PARKSIDE ROAD Decision MINSTER 253 - 284

Proposal Demolition of detached house and annex and erection of 3 storey building for 3x3, 3x2, and 6x1 bed flats, with undercroft parking, landscaping and bin stores (amended)
Recommendation Permitted subject to Legal Agreement