

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 March 2021

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 31 MARCH 2021

A meeting of the Planning Applications Committee will be held on Wednesday, 31 March 2021 at 6.30 pm via Microsoft Teams. The Agenda for the meeting is set out below.

| AGENDA | ACTION | WARDS AFFECTED | PAGE NO |
|------------------------------------|-------------|----------------|---------|
| 1. MINUTES | - | | 9 - 16 |
| 2. DECLARATIONS OF INTEREST | - | | |
| 3. QUESTIONS | - | | |
| 4. PLANNING APPEALS | Information | BOROUGHWIDE | 17 - 20 |
| 5. APPLICATIONS FOR PRIOR APPROVAL | Information | BOROUGHWIDE | 21 - 26 |

PLANNING APPLICATIONS TO BE DETERMINED

| | | | | |
|----|--------------------------------------------|------------------------------------------------------------------------------------------------------------|-------|---------|
| 6. | 201585/FUL & 201586/ADV - 109A OXFORD ROAD | Decision | ABBEY | 27 - 38 |
| | <u>201585/FUL</u> Proposal | Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class | | |
| | Recommendation | Application Permitted | | |
| | <u>201586/ADV</u> Proposal | Fascia and a projecting sign. | | |
| | Recommendation | Application Permitted | | |
| 7. | 200142/FUL - 109B OXFORD ROAD | Decision | ABBEY | 39 - 50 |

| | | | | |
|------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------|
| | Proposal | Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (Part retrospective) | | |
| | Recommendation | Application Permitted | | |
| 8. | 200188/FUL - 55 VASTERN ROAD | Decision | ABBEY | 51 - 164 |
| | Proposal | Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road | | |
| | Recommendation | Application Refused | | |
| 9. | 201734/FUL - RIVERMEAD LEISURE COMPLEX, RICHFIELD AVENUE | Decision | ABBEY | 165 - 222 |
| | Proposal | New replacement leisure centre including a 25m 8 lane competition pool and diving, with associated parking and landscaping, followed by demolition of existing centre. | | |
| | Recommendation | Application Permitted | | |
| 10. | 200979/FUL - 18 PARKSIDE ROAD | Decision | MINSTER | 223 - 280 |
| | 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 | | |
| 11. | 201735/FUL - PALMER PARK SPORTS STADIUM, PALMER PARK, WOKINGHAM ROAD | Decision | PARK | 281 - 354 |
| | Proposal | Leisure centre extension to include a 25m 6 lane pool, fitness suite, cafe, activity room, parking spaces and landscaping, and the refurbishment of the existing grandstand to include demolition of the existing entrance lobby, internal works and roof works. | | |
| | Recommendation | Application Permitted | | |
| 12. | 210237/ADJ - NORTH LAKE, CAVERSHAM LAKES, HENLEY ROAD | Decision | OUT OF BOROUGH | 355 - 362 |
| | Proposal | Change of use of an established lake for recreation and sports purposes | | |
| | Recommendation | Observations sent | | |
| 13. | (WEST BERKS REF 19/00113/OUTMAJ) - LAND EAST OF PINCENTS LANE, TILEHURST | Decision | OUT OF BOROUGH | 363 - 368 |

Proposal

A hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FUL application for change of use of the eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.

Recommendation

Observations sent - No Objection