

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 2021

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

Apologies: Councillor DP Singh

RESOLVED ITEMS

86. MINUTES

The Minutes of the meeting held on 3 March 2021 were agreed as a correct record and would be signed by the Chair.

87. DECLARATIONS OF INTEREST

Councillor Rowland declared a prejudicial interest in Items 90 and 91 (201585/FUL & 201586/ADV - 109A Oxford Road and 200142/FUL - 109B Oxford Road) on the grounds of predetermination. She lived on Zinzan Street, which joined Oxford Road at the properties.

88. 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 a planning appeal, 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

None submitted.

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.

89. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of six prior approval applications received, and in Table 2 of eleven applications for prior approval decided, between 18 February and 18 March 2021.

Resolved - That the report be noted.

90. 201585/FUL & 201586/ADV - 109A OXFORD ROAD

201585/FUL - Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class.

201586/ADV - Fascia and a projecting sign.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting which provided further information on public notifications, proposed an amended delivery/waste collection times condition and gave details of further objections received and officer comments. The update report also set out a statement from one of the objectors.

Comments and objections were received and considered.

Objectors Evelyn Williams and Richard Bennett, and Ward Councillor Karen Rowland attended the meeting and addressed the Committee on this application.

Resolved -

That consideration of applications 201585/FUL and 201586/ADV be deferred: to allow time for public notification of 201585 and comments to be made; in order for more information to be provided regarding the relevant policy requirements in the local plan and the recent changes to use classes; to explore whether any of the conditions from the 2014 consent at the property could be attached to the current application and for more information on noise and smells, including the referenced noise and odour risk assessments.

(Councillor Rowland declared a prejudicial interest in the above application on the grounds of predetermination. Nature of interest: Councillor Rowland lived on Zinzan Street, which joined Oxford Road at the property. She made a statement to the Committee as Ward Councillor and took no further part in the debate or decision.)

91. 200142/FUL - 109B OXFORD ROAD

Change of use from sui generis (betting shop) to Class E restaurant with ancillary sui generis takeaway and replacement shopfront (Part retrospective) (amended description).

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 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 provided further information on public notifications; clarified the situation on use classes and proposed an additional condition as a result; clarified the situation with regard to kitchen equipment regarding ventilation and extraction and proposed an additional condition and gave details of further objections received and officer comments.

Comments and objections were received and considered.

Objectors Evelyn Williams and Richard Bennett, the applicant's architect Gulraiz Siddique, and Ward Councillor Karen Rowland attended the meeting and addressed the Committee on this application.

Resolved -

That consideration of application 200142/FUL be deferred, to allow time for public notification of 200142 and comments to be made, in order for more information to be provided on ventilation and odour extraction, including the external materials and extraction system details to be provided to the Committee, and to allow the project manager to meet with planning officers and Ward Councillors to look at design and lighting issues.

(Councillor Rowland declared a prejudicial interest in the above application on the grounds of predetermination. Nature of interest: Councillor Rowland lived on Zinzan Street, which joined Oxford Road at the property. She made a statement to the Committee as Ward Councillor and took no further part in the debate or decision.)

92. 200188/FUL - 55 VASTERN ROAD

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.

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 provided information on: two further submissions from local groups; an extension of time for the determination of the application; clarifications on items within the original report and a copy of the latest masterplan; further information on the planning history; clarifications regarding consultation responses, loss of office use, layout/scale/design and north-south route, local listing, energy and S 106 heads of terms. The update report proposed amendments to two of the reasons for refusal in the recommendations in the original report. It also had appended a selection of verified photomontages, a letter from the applicant's agent and written statements from the registered public speakers.

Comments and objections were received and considered.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 2021

Objector Paul Goddard, Supporter Steve Dore and Caroline McHardy and Kim Cohen on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That application 200188/FUL be refused for the reasons set out in the original report, as amended by the update report, with an additional reason for refusal as follows:
 - The proposed development, by virtue of its proposed layout, massing and detailed design, has failed to adequately demonstrate that it is part of a comprehensive approach, ie how it would enable the remainder of the sub-area site allocation to come forward in accordance with the policy expectations of CR11g and would not cause unreasonable burdens on its future development, contrary to Policies CR2, CR11viii and CR11g of the Reading Borough Local Plan (2019) and guidance within the adopted Reading Borough Supplementary Planning Document Reading Station Area Framework (2010).
- (2) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to finalise the reasons for refusal and informatives, in consultation with the Chair of the Committee and Ward Councillors.

93. 201734/FUL - RIVERMEAD LEISURE COMPLEX, RICHFIELD AVENUE

New replacement leisure centre including a 25m 8 lane competition pool and diving, with associated parking and landscaping, followed by demolition of existing centre.

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 provided additional information on natural environment (trees), crime prevention, ecology and employment skills and training. Additional and amended conditions were recommended as a result. The update report had appended written statements from the registered public speakers.

Comments and objections were received and considered.

Objector Nick Haskins and Martin Lindus, Chris Wood, Paul Shearman and Ben Stanesby on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That planning permission for application 201734/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the amended and additional conditions as set out in the update report, and an extra condition if necessary as set out in (2) below;

- (2) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to finalise the wording for a possible extra condition to restrict the use of the land to sport and leisure only, if necessary, in consultation with the Chair and Vice-Chair of the Committee and Ward Councillors.

94. 200979/FUL - 18 PARKSIDE ROAD

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).

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

Comments and objections were received and considered.

Resolved -

- (1) That application 200979/FUL be refused for the following reasons:
1. The proposed design of the development due to its utilitarian appearance, bulk, height, massing and plot coverage would result in the site appearing overdeveloped and a discordant addition within an area which is predominantly of low-density suburban domestic character. The proposal would therefore appear as a harmful addition to the streetscene, and fails to maintain and enhance the overall character and appearance of the area contrary to policies CC7 (Design and the Public Realm), H10 (Private and Communal Outdoor Space) and H11 (Development of Private Residential Gardens) of the adopted Reading Borough Local Plan (2019);
 2. The proposed development, due to its overall bulk, height and massing, and the proposed location and amount of window openings, specifically on the southern and eastern sides, would create an overbearing development on and would result in the loss of amenity, through overlooking and loss of privacy, to neighbouring properties at Nos. 16 Parkside Road and 29 Westcote Road. As such the proposal would fail to protect the impact on the living environment of these properties, contrary to Policy CC8 (Safeguarding Amenity) of the adopted Reading Borough Local Plan (2019);
 3. In the absence of a completed legal agreement to secure: (i) An acceptable mitigation plan or equivalent contribution towards the provision of Employment, Skills and Training for the construction phase of the development; and (ii) An acceptable contribution towards the provision of Affordable Housing within the Borough the proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and fails to

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 2021

adequately contribute to the Affordable Housing needs within the Borough contrary to policies CC9 and H3 (Affordable Housing) of the Reading Borough Local Plan (2019) and the Affordable Housing SPD (2021).

- (2) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to finalise the reasons for refusal and informatives, in consultation with the Chair of the Committee and Ward Councillors.

(Councillor Rose Williams had not been present for consideration of the application at the previous meeting and therefore took no part in the debate and abstained in the vote on this application.)

95. 201735/FUL - PALMER PARK SPORTS STADIUM, PALMER PARK, WOKINGHAM ROAD

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.

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 provided additional information on natural environment (trees), crime prevention, archaeology, ecology and employment skills and training. Amendments to the Section 106 Heads of Terms and additional and amended conditions were recommended as a result. The update report had appended additional views, an amended plan and written statements from the registered public speakers.

Comments and objections were received and considered.

Objectors Chris Darby and Richard Stowell, and Martin Lindus, Chris Wood, Paul Shearman and Ben Stanesby on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 201734/FUL subject to completion of a S106 legal agreement (unilateral undertaking) by 9 April 2021 (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, with the amendment 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;

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 2021

- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the amendments and additional conditions as set out in the update report, and an additional informative to state that the Car Parking Management Plan should prioritise leisure uses and specifically for organised clubs;
- (4) That the Car Parking Management Plan be agreed in consultation with Ward Councillors.

96. 210237/ADJ - NORTH LAKE, CAVERSHAM LAKES, HENLEY ROAD

Change of use of an established lake for recreation and sports purposes.

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

Comments and objections were received and considered.

Resolved -

- (1) That South Oxfordshire District Council be informed that Reading Borough Council raised an objection to the proposal on the transport grounds set out in the report;
- (2) That South Oxfordshire District Council be sent a copy of the report for their information and use.

97. 2110489/ADJ - LAND EAST OF PINCENTS LANE, TILEHURST

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.

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

Comments were received and considered.

Resolved -

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MARCH 2021

- (1) That West Berkshire Council be informed that Reading Borough Council raised no objection to the proposal;
- (2) That West Berkshire Council be sent a copy of the report for their information and use.

(The meeting started at 6.50 pm and closed at 11.44 pm)