

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 28 APRIL 2021

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

Apologies: Councillors Duveen and DP Singh

RESOLVED ITEMS

98. MINUTES

The Minutes of the meeting held on 31 March 2021 were agreed as a correct record and would be signed by the Chair.

99. DECLARATIONS OF INTEREST

Councillor Rowland declared a prejudicial interest in Item 104 (201585/FUL & 201586/ADV - 109A Oxford Road) on the grounds of predetermination. She lived on Zinzan Street, which joined Oxford Road at the property.

Councillor Ennis declared a prejudicial interest in Items 107, 108 and 109 (210257/REG3 - Land at 72 Wensley Road, 210258/REG3 - Land to the rear of 51 to 65 Wensley Road and 200723/HOU - 8 The Meadway, Tilehurst) on the grounds of predetermination. As Lead Councillor for Housing he had been involved in the development of the proposals.

100. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of one 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 one decision 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 appeal, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeal, as set out in Appendix 2, be noted.

101. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of eight prior approval applications received, and in Table 2 of 13 applications for prior approval decided, between 18 March and 16 April 2021.

Resolved - That the report be noted.

102. ANNUAL PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE 2019/20

The Director of Environment and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement and associated services) during 2020/21.

Resolved - That the report be noted.

103. CHANGES TO PERMITTED DEVELOPMENT RIGHTS

Further to Minute 88 of the Policy Committee held on 18 January 2021, when a Council response to the government consultation 'Supporting housing delivery and public service infrastructure', on proposed changes to the planning system, had been agreed, the Director of Environment and Neighbourhood Services submitted a report on the resultant recent changes to permitted development rights introduced by the Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021, which had come into force on 21 April 2021. The permitted development rights particularly affected were changes from commercial use to residential, and extension and alteration of schools, colleges, universities, hospitals and prisons; there were also more minor amendments to existing rights and all of the changes were described in the report.

Resolved - That the report be noted.

104. 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.

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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 gave details of a further letter of objection from the Conservation Area Advisory Committee and officer comments. The update report had appended the letter of objection.

Comments and objections were received and considered.

Resolved -

That consideration of applications 201585/FUL and 201586/ADV be deferred:

- to allow the applicant to provide further information, including the noise assessment;
- to allow further discussion with the owners of the property to explore what steps could be taken to achieve the public realm improvements expected when the 2014 permission had been granted;
- to allow officers to provide more information on what protection was offered in the Local Plan regarding loss of (the old use classes) A1 & A2 and proliferation of takeaways in this area of the Oxford Road and to report on general terms on the provisions within the Local Plan to similarly protect all shopping areas in the Borough;
- in order for more information to be provided on permitted development rights for restaurants and pubs changing use to takeaways.

(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 took no part in the debate or decision.)

105. 210094/ADV - FORMER COOPER READING BMW, KINGS MEADOW ROAD

Signage to North, South and West Elevations.

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

Comments and objections were received and considered.

Resolved - That advertisement consent for application 210094/FUL be granted, subject to the conditions and informatives as recommended in the report.

106. 201391/FUL - LAND AT, 362 OXFORD ROAD

Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description).

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Further to Minute 67 of the meeting held on 13 January 2021, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application, which recommended amendments to the S106 agreement heads of terms which had been agreed at that meeting. An update report was tabled at the meeting which provided information on a request from the applicant for the inclusion of a mortgagee exemption clause in the S106 agreement and the recommendation had been amended accordingly.

Comments were received and considered.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 201391/FUL subject to completion of a S106 legal agreement by 14 April 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the amended Heads of Terms set out in the original report, with the further 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;
- (3) That planning permission be subject to the conditions and informatives as agreed on 13 January 2021.

107. 210257/REG3 - LAND AT 72 WENSLEY ROAD

Demolition of 13 vacant garages, removal of 10 parking bays, development of 17 garages and 11 parking bays, and the resurfacing of roadway and footpaths, and landscaping.

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 the Construction Method Statement and recommended an amendment to the associated condition accordingly. The update report also contained a map showing the proposed garage sites within the context of the site of those to be demolished.

Comments and objections 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 210257/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the amended condition as set out in the update report.

(Councillor Ennis declared a prejudicial interest in the above application on the grounds of predetermination. As Lead Councillor for Housing he had been involved in the

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development of the proposal. He made a statement to the Committee and took no further part in the debate or decision.)

108. 210258/REG3 - LAND TO THE REAR OF 51 TO 65 WENSLEY ROAD

Development of 8 garages and 4 parking bays, and the resurfacing of roadway and footpaths, and landscaping.

The Executive Director for 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 210258/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. As Lead Councillor for Housing he had been involved in the development of the proposal. He made a statement to the Committee and took no further part in the debate or decision.)

109. 200723/HOU - 8 THE MEADWAY, TILEHURST

Ground floor extension to provide a single bedroom.

The Executive Director for 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 200723/HOU 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. As Lead Councillor for Housing he had been involved in the development of the proposal.)

At the end of the meeting, the Committee recorded its thanks to Councillor McKenna, who was standing down as a Councillor, for his years of service on the Committee and as Chair.

(The meeting started at 6.30 pm and closed at 7.54 pm)