

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 JUNE 2021

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

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 28 April 2021 were agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillor J Williams declared an interest in Item 7 (201862/REG3 - Alfred Sutton Primary School) as his son attended the school.

3. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of two notifications 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 six 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.

It was reported at the meeting that the address in the report should read 8 St Johns Road not 3 St Johns Road.

(iii) Reports on Appeal Decisions

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decisions in Appendix 3:

191792 - 71-73 CAVERSHAM ROAD

Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

Informal Hearing.

Appeal dismissed.

200571 - 4 DOWNSHIRE SQUARE

Demolition of existing dwelling house and large detached garage and erection of new building comprising of 3 townhouses and 2 flats.

Written representations.

Appeal dismissed.

200639 - "HAZELWOOD", 13 KENDRICK ROAD

Erection of single-storey bow roofed garden house comprising two 2-bed flats. Revised private amenity space and parking layout.

Written representations.

Appeal dismissed.

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;
- (3) That the reports on the appeal decisions set out in Appendix 3 be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of ten prior approval applications received, and in Table 2 of ten applications for prior approval decided, between 16 April and 19 May 2021.

Resolved - That the report be noted

5. CONSULTATION ON CHANGES TO PERMITTED DEVELOPMENT RIGHTS FOR ELECTRONIC COMMUNICATIONS INFRASTRUCTURE

Further to Minute 63 of the meeting held on 9 October 2019, when the Committee had considered a report on a consultation being carried out by the government on the principle of changes to permitted development rights linked to electronic communications infrastructure, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on a further round of consultation on the technical details of the implementation of the changes. The consultation questions were appended to the report.

The proposed changes increased the rights of operators to develop infrastructure, both with and without prior approval, and were intended to support the expansion of 5G. The

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report summarised the proposed changes, explained that officers were working through the detailed proposals within the consultation to enable the Council to respond before the consultation deadline of 14 June 2021 and sought delegated authority to agree a response.

A copy of a letter from the Department for Digital, Culture, Media and Sport about mobile connectivity and 5G infrastructure in relation to planning was tabled at the meeting.

Resolved -

- (1) That the consultation on changes to permitted development rights for electronic communications infrastructure report be noted;
- (2) That, subject to (3) below, the Director of Economic Growth and Neighbourhood Services, in consultation with the Chair of the Planning Applications Committee and the Lead Councillor for Strategic Environment, Planning and Transport, be authorised to agree the final representations on the consultation;
- (3) That the Director of Economic Growth and Neighbourhood Services circulate a copy of the draft response to all members of the Planning Applications Committee in week beginning 7 June 2021, asking for their comments, to be sent back by return to officers, the Chair of the Planning Applications Committee and the Lead Councillor for Strategic Environment, Planning and Transport, in order for the final response to be signed off by 11 June 2021.

6. 171814/FUL - COX & WYMAN LTD, CARDIFF ROAD (NOW KNOWN AS THE PRINTWORKS)

Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a request to vary the Section 106 agreement in relation to the above application.

The report explained that, at the meeting held on 30 May 2018 (Minute 5 (4) refers) the Committee had authorised the Head of Planning, Development and Regulatory Services to determine the application, subject to completion of a S106 agreement. The permission for the development had been issued on 19 November 2018 and the existing building had now been demolished and redevelopment of the site was well under way with 96 units under construction.

The permitted scheme had been subject to a S106 Legal Agreement that secured the provision of a Local Area for Play (LAP), which required that none of the permitted units were occupied until the play areas had been laid out to the satisfaction of the Council.

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A request had been received from the developer to alter the timing of the provision of the play area to be prior to occupation of the 50th residential unit. This was due to the size of the site and current construction sequence which would mean it would not be safe to allow the use of the play area on the first occupation as there would be constant construction traffic, scaffolding and material stored in these areas until the handover date.

Comments were received and considered.

Resolved -

That the Assistant Director of Planning, Transport and Regulatory Services be authorised to agree a Deed of Variation to the S106 Legal Agreement associated with planning permission 171814 to read:

‘The Seventh Schedule - Local Area for Play Obligations

1. Not to occupy or permit occupation of the 50th residential unit until the LAP has been laid out to a standard which is to the satisfaction of the Council.’

7. 201862/REG3 - ALFRED SUTTON PRIMARY SCHOOL, WOKINGHAM ROAD

Retention of 1 no. double-stack demountable modular double classroom unit and temporary macadam playground for a further 5 years.

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, planning permission 201862/REG3 be authorised, subject to the conditions as recommended.

(Councillor J Williams declared an interest in the above application. Nature of interest: Councillor J Williams’ son attended the school. He left the meeting and took no part in the debate or decision.)

(The meeting started at 6.30 pm and closed at 6.58 pm)