

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 NOVEMBER 2021

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

Apologies: Councillors Duveen and Page

RESOLVED ITEMS

60. MINUTES

The Minutes of the meeting held on 6 October 2021 were agreed as a correct record and signed by the Chair.

61. DECLARATIONS OF INTEREST

Councillor Challenger declared an interest in Item 63 (Planning Appeals) on the basis that he was employed by one of the appellants.

Councillor Emberson declared a prejudicial interest in Item 69 (211321/REG3 - 6 Circuit Lane) on the basis that she was involved in promoting the scheme as Lead Councillor for Housing.

62. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

That the under-mentioned applications, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

210582 - 18 PARKSIDE ROAD

Demolition of detached house and annex and the erection of 13 dwellings, with undercroft parking, landscaping and bin stores.

210977 - 65 KILN ROAD, EMMER GREEN

Erection of dwelling (C3 use).

63. 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

There had been no decisions made by the Secretary of State, or by an Inspector appointed for the purpose.

(iii) Report on Appeal Decision

There were no appeal decision reports submitted.

Resolved -

That the new appeals, as set out in Appendix 1, be noted.

(Councillor Challenger declared an interest in this item on the basis that he was employed by one of the appellants.)

64. 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 eight applications for prior approval decided, between 23 September and 19 October 2021.

Resolved - That the report be noted.

65. PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTER 2 (JULY - SEPTEMBER) 2021/2022

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on how the Planning Service had performed over the second quarter of 2021/22 in terms of meeting government set targets for dealing with planning applications and success at planning appeals. Details of the types of applications handled and appeal decisions for Quarter 2 (the period 1 July - 30 September 2021) were provided with comparison data from the previous year.

The report also noted that the Planning Service were about to launch a new pre-app service, modelled on the current service but with a simplified menu of service options made available as a webform on the Council's website. The Service had also been reviewing and consulting on the Planning Application Validation checklist and the new 2021 edition was about to be added to the website. The checklist guided applicants on what information was needed for their applications with reference to Local Plan policies and other relevant guidance, thus speeding up the validation of applications and

improving the quality of many submissions. A copy of the final version would be circulated to the Committee when ready.

Resolved - That the report be noted.

66. PROPOSED FELLING OF ONE PINE TREE AT WEST FRYERNE, PARKSIDE ROAD, READING

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the proposed felling of one Council-owned Pine tree (T1) at West Fryerne, Parkside Road, Reading, which was subject to Tree Preservation Order No. 6/07, and seeking delegated authority for officers to approve the felling. A TPO Plan was attached to the report.

The report explained that an application had been received from Reading Borough Council's Parks service seeking consent to fell one Pine tree within the car park of West Fryerne, Parkside Road, located on the boundary with the YMCA (application reference 211469/TPO). The reason for felling was that the Pine was leaning and had been growing into the boundary wall with the YMCA for many years. The Parks department had considered alternative options to felling, but the damage to the wall was irreparable without causing significant damage to the roots of the tree such that its structural integrity would be compromised. Both the tree and wall presented a potential hazard. Photographs were provided in Appendix 2 of the report.

The report noted that consultation on the proposed felling would end on 9 November 2021, but due to the risk that was currently presented officers were seeking authority to consider any comments received and approve the felling application if no substantive objections were received.

Resolved -

That the Assistant Director of Planning, Transport and Regulatory Services be authorised to approve the proposed felling, subject to no substantive objections being received.

67. 201727/FUL - 27 ST GEORGES TERRACE

Single storey extensions

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

Comments and objections were received and considered.

Objector Sheena Mackay and Alba Daja, the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved -

That planning permission for application 201727/FUL be granted, subject to the conditions and informatives as recommended in the report.

68. 210977/FUL - 65 KILN ROAD, EMMER GREEN

Erection of dwelling (C3 use)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out an additional response from Transport Officers relating to the site's accessibility for emergency vehicles, and a sketch representation from an objector showing the proximity of the development to the rear of 7 Russet Glade.

Comments and objections were received and considered.

Objectors Brenda Andrew, Grahame Roberts and Tony Champion, the applicant's agent Rosie Brace, and Ward Councillor Clarence Mitchell attended the meeting and addressed the Committee on this application.

Resolved -

That consideration of the application be deferred for an accompanied site visit.

69. 211321/REG3 - 6 CIRCUIT LANE

Ground floor extension to house. Single storey side extension. New vehicular access to classified road (Amended Description).

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

Comments were received and considered.

At the meeting it was noted that the application proposed a driveway access which would need removal of part of the grass highway verge, and that a number of applications to the Council's Highways department for a new vehicle crossing and dropped kerb had been refused where grass highway verges would be removed. It was proposed and agreed that consideration of the application therefore be deferred to seek additional information on the policy for considering such applications and help ensure a consistent approach.

Resolved -

That consideration of the application be deferred, in order to seek additional information on the policy for consideration of applications for new vehicle crossings and dropped kerbs where grass highway verges would be removed.

(Councillor Emberson declared a prejudicial interest in this item on the basis that she was involved in promoting the scheme as Lead Councillor for Housing. She made a statement to the Committee but took no further part in the debate or decision).

70. 211347/FUL - UNIT B4, WORTON DRIVE

Change of use from B8 use to B8 and B2 use

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which corrected the recommendation to remove conditions and informatives relating to construction works that were not required, and to amend the proposed noise limit condition to require that any new plant installed met recognised standards. The update report also explained that an amended plan had been submitted which addressed transport concerns about accommodating HGVs within the site.

Comments were received and considered.

Resolved -

That planning permission for application 211347/FUL be granted, subject to the conditions and informatives as set out in the original report and amended in the update report.

(The meeting started at 6.35 pm and closed at 8.50 pm)