

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 FEBRUARY 2022

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

RESOLVED ITEMS

97. MINUTES

The Minutes of the meeting held on 12 January 2022 were agreed as a correct record and signed by the Chair.

98. DECLARATIONS OF INTEREST

Councillor Carnell declared a prejudicial interest in Item 104 (210544/FUL - Land Adjacent to the Moorings, Mill Green, Caversham) as his wife was related to the applicant.

99. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted 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 -

- (1) That the under-mentioned application, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit:

212037/FUL - LAND ADJACENT TO READING SEWAGE AND TREATMENT WORKS, ISLAND ROAD

The application proposal is for a gypsy and traveller transit site. A transit site is "A site intended for short-term use while in transit." It will comprise 7 pitches, bin store, outdoor seating area, play area, and a new access onto Island Road. Each pitch comprises a kitchen/toilet block and space for two caravans and two cars.

100. 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 two planning appeals, the method of determination for which she had already

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expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

An update report was tabled at the meeting that explained the circumstances of the appeal against non-determination regarding planning application 200328/OUT - Vastern Court, Caversham Road, noting that whilst the Committee was no longer in a position to make a decision on the application, it did need to confirm the decision that it would have made, to form the Council's statement of case for a Public Inquiry to start on 26 April 2022. The initial statement of case needed to be submitted by 18 February 2022, and the Committee's next meeting was not until 2 March 2022, so the report proposed holding an extra meeting on 15 February 2022.

(ii) Appeals Recently Determined

The Executive Director of 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 was attached as Appendix 2 to the report.

(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:

201221/FUL - 23-27 LONDON ROAD

Change of use of The Faculty from 16 serviced apartments (Use Class C1) to 15 residential flats (Use Class C3).

Written representations.

Appeal Allowed.

201480/FPA - 72A-D ADMIRALS COURT

Construction of two additional storeys to provide 6x1 bed flats (10 flats in total). Prior Notification under Class A, Part 20, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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 appeal, as set out in Appendix 2, be noted;
- (3) That the reports on the appeal decisions set out in Appendix 3 be noted;

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- (4) That an additional meeting of the Planning Applications Committee be held on 15 February 2022 to consider a report on planning application 200328/OUT - Vastern Court, Caversham Road to agree the decision that it would have made if it had been able to determine the application.

101. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of three prior approval applications received, and in Table 2 of four applications for prior approval decided, between 23 December 2021 and 20 January 2022.

Resolved - That the report be noted.

102. 211908/TPO - PROPOSED PRUNING OF ONE HORSE CHESTNUT TREE AT HILLBROW

The Executive Director for Economic Growth and Neighbourhood Services submitted a report seeking approval for the proposed pruning of one Council-owned Horse Chestnut tree on land opposite 32-36 Hillbrow which was subject to Tree Preservation Order (TPO) 77/08. A copy of the TPO plan was attached to the report at Appendix 1 and photographs of the tree at Appendix 2.

The report explained that an application had been received from the Tree Officer in Parks seeking approval to prune the Horse Chestnut tree on Council-owned land opposite 32-36 Hillbrow (application reference 211908/TPO) and set out further details of the works required.

The report explained that officers had inspected the tree and the works proposed were considered to be reasonable to manage the risk presented by the tree. No objections or comments had been received as a result of the public notice displayed on the tree and it was therefore recommended that the works be approved.

Resolved - That the proposed pruning be approved.

103. 200931/FUL - 22A WAYLEN STREET

Conversion of existing storage and distribution use to 1 x 2-bed dwelling, including upward extension to rear, and associated 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 that gave details of an additional consultation response received and officer comments on the response. The update report recommended an additional condition on the design of the front door arrangement.

Comments were received and considered.

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Resolved - That consideration of application 200931/FUL be deferred for further information on the design of the front of the site and its impact on the streetscape and the relationship between windows on the property and the neighbouring property.

104. 210544/FUL - LAND ADJACENT TO THE MOORINGS, MILL GREEN, CAVERSHAM

Vehicular access with permeable surface on land south of Mill Green to provide access to The Moorings

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 gave further information on the views of the Environment Agency and had attached a statement by the agent for presentation to the Committee.

Comments and objections were received and considered.

Objector Jacqueline Winston-Silk, the applicant's agent David Lane and Ward Councillors Richard Davies and Ayo Sokale attended the meeting and addressed the Committee on this application.

Resolved - That planning permission for application 210544/FUL be refused for the reasons set out in the original report, with the informatives as recommended in the original report.

(Councillor Carnell declared a prejudicial interest in this item as his wife was related to the applicant. He left the meeting and took no part in the debate or decision.)

105. 211760/HOU - 153 NORTHCOURT AVENUE

Two storey and single storey rear and side extension with flat roof rear dormer.

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 included plans and photographs of the application site that had been omitted from the original report. It was reported at the meeting that the penultimate sentence in paragraph 6.5 should have read: "The size and expanse of the ground floor flat-roof is considered not to be sympathetic to the property".

Comments and objections were received and considered.

Resolved - That planning permission for application 211760/HOU be refused for the reasons set out in the original report, with the informatives as recommended in the original report.

106. 190629/REG3 & 190722/LBC - REGISTRAR OF BIRTHS DEATHS & MARRIAGES, YEOMANRY HOUSE, CASTLE HILL

190629/REG3 - Use of building as a day nursery and Office. Internal and external alterations to a listed building.

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190722/LBC - Listed Building Consent for internal and external alterations associated with use of building as a day nursery and Office.

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 stated that the Council's Conservation and Urban Design Officer had no objection to the proposals on heritage grounds subject to conditions set out in the original report. It also proposed an additional condition that had been omitted from the original report and gave further information and clarification on trees and landscaping.

Comments and objections were received and considered.

Resolved -

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 190629/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the additional condition set out in the update report;
- (2) That listed building consent for application 190722/LBC be granted, subject to the conditions and informatives as recommended in the original report;
- (3) That details of the landscaping scheme be circulated to members of the Committee before approval.

107. 211928/REG3 - LAND ADJOINING, 24 LESFORD ROAD

Temporary Change Use of private amenity land for the purpose of providing temp parking for a period of 18 months (Part Retrospective).

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 explained that a revised temporary parking plan had been submitted on 31 January 2022, which had been confirmed to be acceptable by Transport Development Control and a copy of which was appended to the report.

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 211928/REG3 be authorised, subject to the conditions and informatives as recommended in the original report.

108. 211399/VAR - THE AVENUE SCHOOL, THE AVENUE CENTRE, CONWY CLOSE, TILEHURST

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Redevelopment of school playing field to erect a mixed used educational centre to include special needs school, community uses and ancillary educational staff offices and conference facilities for the Reading Education Centre, incorporating new access road, parking and highway works with associated landscaping and re-provision of public open space without complying with condition 5 of planning permission 06/00253/REG3 (060436).

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 listed additional information provided by the applicant, clarified details of car parking and set out comments from Transport Development Management. It listed the original conditions and proposed four additional car parking conditions.

Comments were received and considered.

Resolved -

- (1) That application 211399/VAR to amend the approved plans for application 06/00253/REG3 (060436) listed in Condition 3 and to alter Condition 5 of that permission be approved as set out in the original report and additional Conditions 15 to 18 be approved as set out in the update report;
- (2) That planning permission be subject to the other conditions on the original permission as set out in the update report.

(The meeting started at 6.30 pm and closed at 7.44 pm)