

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

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22 March 2022

Your contact is: **Simon Hill - Committee Services (simon.hill@reading.gov.uk)**

**NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 30 MARCH 2022**

A meeting of the Planning Applications Committee will be held on Wednesday, 30 March 2022 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
<b><u>KEY TO CODING</u></b>			
1. MINUTES	-		9 - 12
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		13 - 16
5. PLANNING APPEALS	Information		17 - 30
6. APPLICATIONS FOR PRIOR APPROVAL	Information		31 - 36
7. 40 CHRISTCHURCH ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES	Decision	REDLANDS	37 - 58

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8.	PALMER PARK PAVILION AND ASSOCIATED BUILDING - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES	Decision	PARK	59 - 80
9.	STREET NAME PROPOSALS LIST ADDITIONS	Decision	BOROUGHWIDE	81 - 86
10.	STREET NAME ASSIGNMENT - REAR OF 57 BAKER STREET	Decision	ABBEY	87 - 90

### **PLANNING APPLICATIONS TO BE DETERMINED**

11.	201585/FUL & 201586/ADV - 109A OXFORD ROAD	Decision	ABBEY	91 - 104
	<b>Proposal (201585)</b>	Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class		
	<b>Recommendation</b>	Application Permitted		
	<b>Proposal (201586)</b>	Fascia and a pr		
	<b>Recommendation</b>	Application Pe		
12.	200142/FUL - 109B OXFORD ROAD	Decision	ABBEY	105 - 120
	<b>Proposal</b>	Change of use from Sui Generis (betting shop) to Class E restaurant with ancillary Sui Generis takeaway and replacement shopfront (Part retrospective)		
	<b>Recommendation</b>	Application Refused		
13.	200931/FUL - 22A WAYLEN STREET	Decision	ABBEY	121 - 142
	<b>Proposal</b>	Conversion of existing storage and distribution use to 1 x 2-bed dwelling, including upward extension to rear, and associated works.		
	<b>Recommendation</b>	Permitted subject to Legal Agreement		
14.	182252/OUT - 80 CAVERSHAM ROAD	Decision	ABBEY	143 - 250
	<b>Proposal</b>	Outline application considering access, landscaping, layout and scale for redevelopment proposal involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 - 24 storeys in height, providing 620 (72 x studio, 196x1, 320x2 & 32x3-bed) residential units (Class C3), office accommodation (Class B1a), flexible ground floor shop (Class A1), financial and professional services (Class A2) or restaurant/café (Class A3) uses, a community centre (Class D1), health centre uses (Class D1) and various works including car parking (94 spaces (70 at basement level)), servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement (amended description).		
	<b>Recommendation</b>	Permitted subject to Legal Agreement		
15.	220294/REG3 - 1 BEDFORD ROAD	Decision	ABBEY	251 - 256

**Proposal** Installation of Interpretation Board on temporary hoarding on boundary to former Central Swimming Pool site facing the Bedford Road.  
**Recommendation** Application Permitted

16. 220190/REG3 - VARIOUS Decision KENTWOOD 257 - 270  
ADDRESSES IN BRAMSHAW ROAD,  
WIMBORNE GARDENS, THIRLMERE  
AVE, RINGWOOD ROAD &  
LYNDHURST ROAD

**Proposal** Property improvement works and Thermal efficiency upgrades to 31 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include 5, 8, 10, 11, 12, 23, 24, 26, 27, 28, 42, 50, 51, 54, 55, 56, 59, 60, 61, 64, 66, 83, 87, 89 Bramshaw Road. 1, 4, 8 Wimborne Gardens. 158 Thirlmere Ave. 13 Ringwood Road. 61 Lyndhurst Road. 67 Lyndhurst Road. (Part Retrospective)  
**Recommendation** Application Permitted

17. 211127/REG3 - RANIKHET PRIMARY Decision NORCOT 271 - 314  
SCHOOL, SPEY ROAD, TILEHURST

**Proposal** Complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings  
**Recommendation** Permitted subject to Legal Agreement

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