

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 30 MARCH 2022

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

RESOLVED ITEMS

118. MINUTES

The Minutes of the meeting held on 2 March 2022 were agreed as a correct record and signed by the Chair.

119. DECLARATIONS OF INTEREST

Councillor Emberson declared a prejudicial interest in Item 132 (220190/REG3 - Various Addresses in Bramshaw Road) on the grounds of predetermination on the basis that she was involved in promoting the scheme as Lead Councillor for Housing.

Councillor Rowland declared a prejudicial interest in Items 127 and 128 (201585/FUL & 20156/ADV - 109A Oxford Road and 200142/FUL - 109B Oxford Road) on the grounds of predetermination. Councillor Rowland lived on Zinzan Street, which joined Oxford Road at the properties.

120. 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 -

That no site visits be arranged, unless there were any additional applications which the Assistant Director of Planning, Transport and Regulatory Services considered appropriate.

121. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding five planning appeals, 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 three 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.

(iii) Reports on Appeal Decisions

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

200188 - 55 VASTERN ROAD

Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road.

Virtual Inquiry.

Appeal allowed.

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 report on the appeal decision in Appendix 3 be noted.

122. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of four prior approval applications received, and in Table 2 of seven applications for prior approval decided, between 18 February and 18 March 2022.

Resolved - That the report be noted.

123. 40 CHRISTCHURCH ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a proposal to add 40 Christchurch Road to the list of Locally-Important Buildings and Structures. The following documents were attached to the report:

- Appendix 1: Location map
- Appendix 2: Relevant photos and images
- Appendix 3: Proposed Local List text
- Appendix 4: Nomination Form
- Appendix 5: Full response from Property and Valuations team

The report set out the results of consultation on the proposal and an assessment against the criteria in Appendix 2 of the Reading Borough Local Plan, concluding with reasons why the building qualified for addition to the Local List.

Resolved - That 40 Christchurch Road be added to the list of Locally-Important Buildings and Structures.

124. PALMER PARK PAVILION AND ASSOCIATED BUILDING - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS AND STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a proposal to add Palmer Park pavilion and associated building, Wokingham Road to the list of Locally-Important Buildings and Structures. The following documents were attached to the report:

- Appendix 1: Location map
- Appendix 2: Relevant photos and images
- Appendix 3: Proposed Local List text
- Appendix 4: Nomination Form

The report set out the results of the consultation on the proposal and an assessment against the criteria in Appendix 2 of the Reading Borough Local Plan, concluding with reasons why the building qualified for addition to the Local List.

An update report was tabled at the meeting which referred to a petition to reopen the Palmer Park toilets and locally list the three heritage buildings which had been submitted to the Policy Committee (Minute 51 of the meeting held on 13 December 2021 refers). The report also set out a response to the consultation from Park Ward councillors.

Resolved - That Palmer Park Pavilion and associated building and entrance gates, Wokingham Road, be added to the List of Locally-Important Buildings and Structures.

125. STREET NAME PROPOSALS LIST ADDITIONS

The Executive Director for Economic Growth and Neighbourhood Services submitted a report seeking approval for the name Bobbie Richardson to be added onto the Street Name Proposals List for future allocation.

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The report explained that Bobbie Richardson had been a Southcote Councillor for a number of years and a local campaigner for over thirty years before she had passed away in 2020. An address check had shown that there were no duplicate or similar street names in Reading.

Resolved - That Bobbie Richardson be added to the Street Names Proposals List to be available for selection by Committee for future street name allocation.

126. STREET NAME ASSIGNMENT - REAR OF 57 BAKER STREET

The Executive Director for Economic Growth and Neighbourhood Services submitted a report asking the Committee to select a name for the development site at the rear of 57 Baker Street. A plan of the site detailing the street layout was attached at Appendix 1.

The report listed three suggested names, two of which related to the photography pioneer William Henry Fox Talbot whose workshop nearby had been the first commercial studios to mass produce photographs from negatives. There was a plaque on the wall next to the site commemorating Fox Talbot.

Resolved - That the development be named Fox Talbot Close.

127. 201585/FUL & 201586/ADV - 109A OXFORD ROAD

Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class.

Further to Minute 79 of the meeting held on 1 December 2021 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 set out additional details of the noise mitigation and odour extraction installations and had the applicant's Design and Specification For Kitchen Ventilation System attached at Appendix 1. The report also set out the proposed Litter Management Plan and brought to the Committee's attention a petition that had been submitted to the Council at the time of the Committee's previous consideration of the application (Minute 104 of the meeting held on 28 April 2021 refers). The petition was attached to the report at Appendix 2.

It was reported at the meeting that the recommended conditions for application 201585 should be amended to reflect the proposed conditions that had been reported to the Committee at its meeting on 1 December 2021 (Minute 79 refers).

Comments and objections were received and considered.

Objectors Rupert Buckingham (Baker Street Area Neighbourhood Association) and Evelyn Williams (Conservation Area Advisory Committee), and Mohammed Raja and Javeria Raja representing the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

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- (1) That planning permission for application 201585/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the conditions amended to reflect the recommended conditions submitted to the Committee at its meeting on 1 December 2021 (Minute 79 refers), and with an additional informative to specify that any shutters be installed inside the building and not roller shutters outside, as per the requirements of the Conservation Area, and an additional informative to state the requirement to apply for a late night refreshment licence;
- (2) That the litter and waste management plan be agreed in consultation with Ward Councillors;
- (3) That advertising consent for application 201586/ADV be granted, subject to the conditions as recommended in the original report.

(Councillor Rowland declared a prejudicial interest in this Item on the grounds that she lived on Zinzan Street, which joined Oxford Road at the property. She made a statement to the Committee but took no further part in the debate or decision.)

128. 200142/FUL - 109B OXFORD ROAD

Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (part retrospective).

It was reported at the meeting that this application had been withdrawn.

129. 200931/FUL - 22A WAYLEN STREET

Conversion of existing storage and distribution use to 1x2 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. The application had been deferred at the meeting held on 2 February 2022 (Minute 103 refers) and the report submitted to that meeting was attached at Appendix 1.

Comments were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 200931/FUL, subject to completion of a S106 legal agreement by 1 July 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the report;

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- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended.

130. 182252/OUT - 80 CAVERSHAM ROAD

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).

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above proposal. An update report was tabled at the meeting which recommended an additional condition to require submission and approval of Design Codes on a building-by-building basis.

Comments and objections were received and considered.

Objector David Neale (Bell Tower Community Association), and the applicant's agent Barry Kitcherside, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant outline planning permission for application 182252/OUT, subject to completion of a S106 legal agreement by 27 April 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report, with the additional condition as recommended in the update report and an additional informative requiring

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community engagement to be carried out prior to the Reserved Matters application and reported in the Reserved Matters submission;

- (4) That Reserved Matters including design, appearance, landscaping, materials, mechanical ventilation, sustainability and energy details and place-based facilities be submitted to a future meeting of the Committee for approval.

131. 220294/REG3 - 1 BEDFORD ROAD

Installation of Interpretation Board on temporary hoarding on boundary to former Central Swimming Pool site facing the Bedford Road.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. It was reported at the meeting that the standard advertisement conditions referred to in the recommendation were not required for this application. It was also reported that the consultation period would end on 8 April 2022 and that approval would be subject to no substantial objections being received.

Comments were received and considered.

Resolved -

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, and subject to no substantial objections being received before the end of the consultation period on 8 April 2022, the carrying out of the development 220294/REG3 be authorised;
- (2) That the development be subject to the conditions and informatives as recommended, with the removal of the standard advertisement conditions which were not required.

132. 220190/REG3 - VARIOUS ADDRESSES IN BRAMSHAW ROAD, WIMBORNE GARDENS, THIRLMERE AVE, RINGWOOD ROAD & LYNDHURST ROAD

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)

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 listed additional plans received, set out one response to the consultation and made an appraisal of information submitted on the siting of Air Source Heat Pumps (ASHPs). An additional condition regarding ASHPs was recommended.

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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 220190/REG3 be authorised, subject to the conditions and informatives as recommended in the original report, with the additional condition as recommended in the update report.

(Councillor Emberson declared a prejudicial interest in the above item, on the basis that she would be 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.)

133. 211127/REG3 - RANIKHET PRIMARY SCHOOL, SPEY ROAD, TILEHURST

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.

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 set out clarifications over s106/Unilateral Undertaking and condition triggers and further information on sustainability. An amendment to the proposed Heads of Terms and five amendments to the conditions were recommended.

Comments were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 211127/REG3, subject to completion of a s106 unilateral undertaking by 30 June 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms as set out in the original report and amended by the update report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report and amended by the update report.

(The meeting started at 6.30 pm and closed at 9.34 pm)

