

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 22 JUNE 2022

Present: Councillor Lovelock (Chair);
Councillors Carnell, Emberson, Ennis, Gavin, Moore, Page, Robinson, Rowland and J Williams

Apologies: Councillors Leng, Hornsby-Smith and Yeo

RESOLVED ITEMS

13. MINUTES

The Minutes of the meeting held on 1 June 2022 would be re-submitted to the next meeting.

14. 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 application 211416/FUL - 4 Downshire Square (Minute 20 below refers), together with any additional applications which the Assistant Director of Planning, Transport and Public Protection Services might consider appropriate, be the subject of accompanied site visits;
- (2) That future reports include a list of the site visits previously agreed that had not yet taken place.

15. 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 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 five 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 decisions in Appendix 3:

200718 - PUMPING STATION ADJACENT 20 CHAZEY ROAD, CAVERSHAM
Demolition of the pumping station and the construction of a new dwelling.

Written representations.

Appeal dismissed.

210201/TPO - 11 RIDGE HALL CLOSE, CAVERSHAM
Fell one Lime tree in the front garden.

Written representations.

Appeal dismissed.

An update report was tabled at the meeting on the following appeal decision:

210748 - SOANE POINT 6-8 MARKET PLACE
Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

Written representations.

Appeal allowed.

Resolved -

- (1) That the new appeal, 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 in Appendix 3 and the update report be noted.

16. 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 two applications for prior approval decided, between 20 May and 8 June 2022.

Resolved - That the report be noted.

17. OBJECTION TO A TREE PRESERVATION ORDER - TILEHURST ALLOTMENTS

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on an objection to Tree Preservation Order No. 2/22 relating to Tilehurst Allotments, Armour Hill/Kentwood Hill. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that the site had been subject to a TPO (24/00) since 2000 which protected 12 individual trees, two Groups of trees and five Areas of tree. A copy of this TPO plan was attached to the report at Appendix 2. Officers had been made aware of the sale of the land (currently owned by Tilehurst People's Local Charity) by local residents and considerable local concern had been raised about potential tree removal - all trees not protected by TPO 24/00 could have legally been removed. As TPO 24/00 was 22 years old and tree coverage was likely to have changed in that period, it was considered appropriate to serve an Area TPO to protect all trees until a more specific and up to date replacement TPO could be made. Area TPO 2/22 had therefore been served on 9 March 2022.

The report summarised objections to the TPO received from the Tilehurst People's Local Charity (TPLC) and Aspect Arboricultural Ltd on behalf of TPLC, and set out comments from officers in response to the objections. The report concluded that an Area TPO was warranted due to the age of TPO 24/00, the intention to sell the land and the intended development proposals. A more specific TPO could be made at a later stage to replace the Area TPO, but it was recommended that the Area TPO be confirmed in order to protect all trees in the meantime and until development proposals were determined and implemented.

Resolved -

That the Tree Preservation Order 2/22 relating to Tilehurst Allotments, Armour Hill/Kentwood Hill be confirmed.

18. GAS WORKS SOCIAL CLUB, GAS WORKS 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 the Gas Works Social Club, Gasworks 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

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The report set out details 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.

An update report was tabled at the meeting which clarified the planning history of the site with reference to planning permission 160378/FUL which had been issued on 28 October 2016. The report stated that the adding of this building to the Local List would not hinder a developer seeking to implement the permitted development.

Resolved -

That the Gas Works Social Club, Gasworks Road be added to the list of Locally-Important Buildings and Structures.

19. 211441/FUL & 211442/ADV - OUTSIDE 99 BROAD STREET; 211443/FUL & 211444/ADV - OUTSIDE 6 BROAD STREET; 211445/FUL & 211446/ADV - OUTSIDE 108-113 BROAD STREET; 211447/FUL & 211448/ADV - OUTSIDE 47-48 BROAD STREET; 211449/FUL & 211450/ADV - OUTSIDE 26 WEST STREET; 211451/FUL & 211452/ADV - OUTSIDE 4-5 ST MARY'S BUTTS; 211453/FUL & 211454/ADV - OUTSIDE 164 FRIAR STREET

For each of the seven proposed locations:

Full planning permission for the proposed installation of 1no. new Street Hub, incorporating 2no. digital 75" LCD advert screens, plus the removal of associated BT kiosk(s); and

Advertisement consent for proposed 2no. digital 75" LCD display screens, one on each side of the Street Hub unit.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting which set out an additional consultation response from the Thames Valley Police Crime Prevention Design Advisor and further details on the proposed use of micro-louvre film to reduce screen glare on CCTV cameras. The report also corrected a formatting error in the proposed conditions.

Comments were received and considered.

Resolved -

- (1) That planning permission for applications 211441/FUL, 211443/FUL, 211445/FUL, 211447/FUL, 211449/FUL, 211451/FUL and 211453/FUL be granted, subject to the conditions and informatives as recommended in the update report;
- (2) That advertising consent for applications 211442/ADV, 211444/ADV, 211446/ADV, 211448/ADV, 211450/ADV, 211452/ADV and 211454/ADV be

granted, subject to the conditions and informatives as recommended in the update report, with amendment of proposed Condition 5 to require that Local Planning Authority approval of the micro-louvre film be in consultation with Ward Councillors and subject to a successful demonstration that the proposed film would obscure the glare from the Street Hubs to CCTV cameras.

20. 211416/FUL - 4 DOWNSHIRE SQUARE

Erection of 1 x detached and 2 x semi detached dwellings following demolition of the existing bungalow and detached garage.

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 amended the recommendation to include an additional S106 obligation for planting and maintenance of a street tree. The report also set out clarification on space standards and ecology, set out an additional consultation response from the Conservation and Urban Design Officer and amended the proposed condition relating to external materials.

Comments and objections were received and considered.

Objectors Helen Humphreys, Andrea Lambourne Moss and Mischa Tytel (Conservation Area Advisory Committee), Ed Mather representing the applicant, and Ward Councillor Paul Gittings attended the meeting and addressed the Committee on this application.

Resolved -

That consideration of application 211416/FUL be deferred for an accompanied site visit.

(The meeting started at 6.30 pm and closed at 7.56 pm)