

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 11 JANUARY 2023

**Present:** Councillor Leng (Vice-Chair in the Chair);  
Councillors Carnell, Emberson, Ennis, Gavin, Hornsby-Smith,  
Moore, Page, Robinson, Rowland, Williams and Yeo.

**Apologies:** Councillor Lovelock.

### RESOLVED ITEMS

#### 75. MINUTES

The minutes of the meeting held on 7 December 2022 were agreed as a correct record and signed by the Chair.

#### 76. 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, and a list of previously agreed site visits.

It was reported at the meeting that the applications for 211714 - 70-78 Wokingham Road and 220123 - 9 Eldon Square had now been refused by officers and so the site visits to those sites scheduled for 26 January 2023 were no longer needed.

It was also reported at the meeting that a resident near the site for application 221405 - Land at Battle Street had requested that the Committee view the site from their property and the Committee agreed to take up this opportunity, requiring the site visit to be changed from unaccompanied to accompanied.

#### Resolved -

That the under-mentioned applications, 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:

#### **221364/FUL - 36-42 LONDON STREET**

Demolition of existing building (mural wall to be retained and restored), construction of new building to accommodate a community hall (Use Class F2) and 17 no. residential flats (Use Class C3), with associated works and landscaping.

#### **221405/FUL - LAND AT BATTLE STREET**

Clearance and taking up of existing hardstanding and structures from the site, erection of seven buildings, up to four storeys in height, containing 49 affordable dwellings (Class C3 use), supported living accommodation (Class C2 residential institution use), and older persons day centre (Class E(f)), and associated roadways, car parking, open space and other infrastructure.

## 77. 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 one decision 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 reports on the following appeal decisions in Appendix 3 and in an update report, tabled at the meeting:

#### 220638/TEL - Grove Road, Emmer Green

Application for prior notification of proposed 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works by telecommunications code systems operators (amended description).

Written representations.

Appeal dismissed.

#### 211542/TEL - Land at Pepper Lane

Installation of 18m monopole and ancillary equipment.

Written representations.

Appeal dismissed.

### Resolved -

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

## 78. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of eight prior approval applications received, and in Table 2 of three applications for prior approval decided, between 25 November and 21 December 2022.

**Resolved -** That the report be noted.

## 79. 221446/FUL - SOANE POINT, 3-10 MARKET PLACE

External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking.

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 provided a correct location plan, recommended some amendments to the conditions, corrected a number of errors in the original report and had attached some high-quality CGI visuals of the proposals from the applicant.

Comments were received and considered.

Andrew Campbell, architect for the applicant, attended the meeting and, at the invitation of the Chair, answered questions from the Committee on this application.

**Resolved -**

That consideration of application 221446/FUL be deferred for more information on materials, refuse collection arrangements, electric vehicle charging, photovoltaic panels, fire safety and cycle storage.

## 80. 221766/NMA - SOANE POINT, 3-10 MARKET PLACE

Application for non-material amendment to prior approval consent ref. 210478 (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 O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)) for alterations to internal layouts

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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 provided corrected drawing revision numbers.

Comments were received and considered.

Samruti Patel, agent for the applicant, attended the meeting and, at the invitation of the Chair, answered questions from the Committee on this application.

### **Resolved -**

That application 221766/NMA for non-material amendments to prior approval consent 210478 be approved with the drawings as set out in the update report and the informatives set out in the original report.

### **81. 221442/REG3 - 383 NORTHUMBERLAND AVENUE**

#### Replacement of windows and balcony doors.

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

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 221442/REG3 be authorised, subject to the conditions and informatives as recommended.

(The meeting started at 6.30 pm and closed at 7.40 pm)