

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

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

RESOLVED ITEMS

102. MINUTES

The minutes of the meeting held on 1 March 2023 were agreed as a correct record and signed by the Chair.

103. DECLARATIONS OF INTEREST

Councillor Rowland declared that she was predetermined for Item 111 and would take no part in the debate or decision.

104. 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 the undermentioned application, together with any additional applications which the Assistant Director of Planning, Transport and Public Protection Services might consider appropriate, be the subject of a site visit:

221130/FUL – 103 DEE ROAD

Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping (Amended Description).

105. 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 two 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

There were no recently determined appeals.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved –

That the new appeals, as set out in Appendix 1, be noted.

106. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 11 prior approval applications received, and in Table 2 of eight applications for prior approval decided, between 16 February and 17 March 2023.

Resolved – That the report be noted.

107. 84 BROAD STREET - PROPOSAL TO ADD TO THE LIST OF LOCALLY-IMPORTANT BUILDINGS AND STRUCTURES

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on a proposal to add 84 Broad Street 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.

At the meeting the Committee recorded their thanks to Bruce Edgar for his work as Reading's first full-time Conservation and Urban Design Officer which had included the listing of ten Locally-Important Buildings and Structures.

Resolved –

That 84 Broad Street be added to the List of Locally-Important Buildings and Structures.

108. CONSULTATION ON INCREASING PLANNING FEES AND PERFORMANCE

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

The Executive Director of Economic Growth and Neighbourhood Services submitted a report advising the Committee of a government consultation currently underway on proposals to increase planning fees and to improve the performance of local planning authorities. A draft of officer responses was attached to the report at Appendix 1.

Resolved –

- (1) That the report be noted;
- (2) That the proposed officer responses be endorsed.

109. CONSULTATION ON CHANGES TO THE GENERAL PERMITTED DEVELOPMENT ORDER

The Executive Director of Economic Growth and Neighbourhood Services submitted a report advising the Committee of consultations currently underway on proposals by Government which would affect the planning service. A draft of officer responses was attached to the report at Appendix 1.

At the meeting a number of amendments to the officer responses were proposed and agreed.

Resolved –

- (1) That the report be noted;
- (2) That the proposed officer responses be endorsed subject to the amendments made at the meeting.

110. 220567/FUL - 109B OXFORD ROAD

Change of use from sui generis (betting shop) to A3 restaurant with ancillary A5 takeaway and replacement shopfront (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 set out information on external advertisements, litter management and additional information submitted by the applicant.

Comments and objections were received and considered.

Resolved –

That planning permission for application 220567/FUL be refused for the reason set out in the report, with the informatives as recommended.

(Councillor Rowland declared predetermination on this item. She made a statement to the Committee, left the meeting and took no part in the debate or decision.)

111. 220957/REG3 - 26-90 READING BUS GARAGE, GREAT KNOLLYS STREET

Installation of solar PV panels and associated equipment at Reading Bus Depot. The PV panels will be situated on the existing roof of the main building at the Depot. It is proposed to install a maximum of 1402 solar PV panels with approximate dimension 1m x 1.75m.

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, planning permission for application 220957/REG3 be granted, subject to the conditions and informatives as recommended in the report.

112. 221563/FUL - 1 EPPING CLOSE

Proposed demolition of 8 garages and construction of 2 x 3 bedroom residential units.

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 set out further information on the use of the garages with comments from the Transport Manager as well as correction of a typographical error in the original report.

Comments and objections were received and considered.

Objector Carl Thomas and Titus Halliwell, a planning consultant representing the residents and Management Committee of Epping Close, attended the meeting and addressed the Committee on this application.

Resolved –

That planning permission be refused for application 221563/FUL for the reasons set out in the original report, with the informatives as recommended in the original report.

113. 221312/VAR - READING GOLF CLUB, 17 KIDMORE END ROAD, EMMER GREEN

Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology)

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy

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 set out a summary received from the applicant of their own public consultation and information on biodiversity. The report also made amendments to the application description and the recommended conditions relating to dwelling mix, boundary treatment, landscape management plan, a habitat enhancement scheme, Construction Method Statement, Security Strategy and Play Facilities and provided updated drawing and plan references.

Comments and objections were received and considered.

At the meeting an additional condition was recommended to require review of the energy capacity supply prior to any phases of the development where dwellings without an Air Source Heat Pump (ASHP) were currently proposed, and to require futureproofing of those dwellings where a review demonstrated that there was still insufficient capacity for ASHPs to be included.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 221312/VAR, subject to completion of a S106 legal agreement by 12 April 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection 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 Public Protection 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 amendments set out in the update report and an additional condition to require that, prior to any phase of the development that included proposed dwelling(s) without an Air Source Heat Pump (ASHP), a review of the energy capacity supply for the development be submitted to the planning authority for review to establish whether an ASHP could be incorporated into the development at that stage, and that where it was demonstrated that there was not capacity details of the futureproofing of the dwelling(s) for installation of an ASHP be submitted for approval.

114. 220930/REM - READING GOLF CLUB, 17 KIDMORE END ROAD, EMMER GREEN

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR

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 set out information received from the applicant on their own public consultations and provided updated drawing and plan references.

Comments and objections were received and considered.

Resolved –

That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant approval of appearance reserved matters under condition no. 3 of outline planning permission 221312/VAR (Minute 113 above refers), subject to the conditions and informatives set out in the original report.

115. 230024/APC - 17 KIDMORE END ROAD, EMMER GREEN

Application for approval of details reserved by condition 29 (Construction Method Statement) of planning permission ref. 211843

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 set out comments on natural environment, details of a further consultation response and a summary from the applicant of their own consultation. The report also amended some of the document/plan references referred to in the original report to reflect the latest versions of the relevant plans considered as part of the application.

Comments and objections were received and considered.

At the meeting it was agreed that a regular review process should be required for the Temporary Traffic Regulation Order that would be used to provide a passing location along Kidmore End Road.

Helen Lambert, representing Caversham and District Residents Association which had objected to the application, and Darren McArthur and Alice Davidson representing the applicant, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to approve the Construction Method Statement documents, as set out in the original report and amended in the update report, under condition no. 29 of outline planning permission ref. 211843/OUT, subject to the informatives set out in the original report;

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

- (2) That the Assistant Director of Planning, Transport and Public Protection Services, in consultation with Ward Councillors, be authorised to agree and incorporate into the Construction Method Statement a review process for the Temporary Traffic Regulation Order that would be required to provide a passing location along Kidmore End Road;
- (3) That officers inform local residents' groups of the review process.

116. 220922/FUL - 71-73 CAVERSHAM ROAD

Partial demolition of former retail warehouse and erection of a mixed-use building comprising 29 residential units, retail floorspace (Use Class E(a)) at ground floor and associated car parking, cycle parking and landscaping (amended description).

Further to Minute 101 of the meeting held on 1 March 2023, the Executive Director of Economic Growth and Neighbourhood Services submitted a report providing an update on the above application, which had been deferred for further discussions with the applicant about the residential mix and the tenure split of the affordable housing provision. Attached to the report at Appendix A was information submitted by the applicant to justify the housing proposals including the amount and mix of affordable housing and overall housing size mix. Attached at Appendix B was the report submitted to the meeting held on 1 March 2023.

Comments and objections were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 220922/FUL, subject to completion of a S106 legal agreement by 21 April 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report submitted to the meeting held on 1 March 2023;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the report submitted to the meeting held on 1 March 2023.

117. 221844/REG3 - 124 WHITLEY WOOD ROAD

To provide a hard-standing and crossover onto the highway from the front garden onto Whitley Wood Road.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MARCH 2023

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, planning permission for application 221844/REG3 be granted, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 8.49 pm)