

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 21 JUNE 2023

Present: Councillor Lovelock (Chair);
Councillors Yeo (Vice-Chair), Cresswell, Davies, Emberson, Ennis, Gavin, Goss, Hornsby-Smith, Leng, Robinson, Rowland and Williams

Apologies: Councillor Moore

RESOLVED ITEMS

11. MINUTES

The minutes of the meeting held on 31 May 2023 were agreed as a correct record and signed by the Chair.

12. 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.

It was reported at the meeting that the previously agreed accompanied visit to the former Central Club would be arranged for 12.30pm on 13 July 2023 and that a video would be recorded for those Committee members unable to attend.

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:

230613/REG3 – AMETHYST LANE

Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 21 new homes, landscaping and ancillary works.

230612/REG3 – DWYER ROAD

Redevelopment of the Site at Dwyer Road to deliver 31 new homes comprising 16 two and three storey houses and 15 flats in a 4-storey apartment block, alongside new access, soft and hard landscaping, parking and ancillary works.

13. PLANNING APPEALS

(i) New Appeals

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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

There were no recent decisions to 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:

211424/FUL – 1a EATON PLACE

Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3).

Written representations.

Appeal allowed subject to conditions.

Resolved –

- (1) That the new appeal, as set out in Appendix 1, be noted;
- (2) That the report on the appeal decision in Appendix 3 be noted.

14. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of no prior approval applications received, and in Table 2 of five applications for prior approval decided, between 17 May and 18 June 2023.

Resolved – That the report be noted.

15. 220189/FUL - 205-213 HENLEY ROAD & LAND TO THE REAR OF 205-219 HENLEY ROAD, CAVERSHAM

Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Further to Minute 7 of the meeting held on 31 May 2023, when consideration of the application had been deferred for further information on various matters, the Executive

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Director of Economic Growth and Neighbourhood Services submitted a report on the above application. The following appendices were attached to the report:

- Appendix 1 - enlarged or zoomed in extract versions of selected visual elements of the main agenda report from 31 May 2023
- Appendix 2 - Written responses provided by the applicant in relation to matters raised by members when the application was considered at Planning Applications Committee on 31 May 2023
- Appendix 3 – Full copy of the Arboricultural Report Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement
- Appendix 4 – Copy of the consultation response received from the Environment Agency
- Appendix 5 – Full copy of Policy H5 Assessment Document received on 7 June 2023
- Appendix 6 – Copy of the committee report submitted to the meeting on 31 May 2023

An update report was tabled at the meeting which summarised an additional public consultation response that had been received.

Comments and objections were received and considered.

Objector Ian Turner, the applicant's agent Tim Burden and Emmer Green Ward Councillor Clarence Mitchell 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 grant planning permission for application 220189/FUL, subject to the completion of a Section 106 legal agreement by 5 July 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 on 31 May 2023 and attached to the report at Appendix 6;
- (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 recommended in the report originally submitted to the meeting on 31 May 2023 and attached to the report at Appendix 6, with the Condition regarding parking provision amended to require that the disabled parking requirement for the development be reviewed and that the provision of disabled parking bays be adjusted in accordance with the findings of the review.

16. 220385/FUL - TRINITY HALL, SOUTH STREET

Demolition of existing buildings and erection of 22 apartments.

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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 set out details of an additional representation received in support of the application and clarification of the application target decision date. The update report also provided CGIs of the proposals at the request of the applicant.

Comments and objections were received and considered.

Supporter Faheem Ahmed, Joseph Baum and Paul Butt representing the applicant, and Katesgrove Ward Councillor Liam Challenger attended the meeting and addressed the Committee on this application.

Resolved –

That application 220385/FUL be refused planning permission for the reasons set out in the original report with the informatives as recommended.

17. 221800/REG3 - VARIOUS PROPERTIES AT ROCKBOURNE GARDENS. CRANBOURNE GARDENS AND RIPLEY ROAD

Property improvement works and Thermal efficiency upgrades to 22 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:- 1, 3, 4, 6, 7, 9, 10 and 13 Rockbourne Gardens, RG30 6AU. 2, 4, 7, 8, 10 and 11 Cranbourne Gardens, RG30 6TS. 6, 11, 16, 18, 20, 22, 24 and 26 Ripley Road, RG30 6UD (Part retrospective) (Amended description)

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 221800/REG3 be granted, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 8.45 pm)