

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 19 JULY 2023

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

RESOLVED ITEMS

18. MINUTES

The Minutes of the meeting held on 21 June 2023 were agreed as a correct record and signed by the Chair.

19. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

Resolved -

- (1) That none of the listed sites be the subject of a site visit;
- (2) That the previously agreed accompanied site visit to Caversham Park be arranged for 31 August 2023.

20. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of three new appeals lodged since the last Committee. Appendix 2 to the report set out details of one appeal decided since the last Committee. Appendix 3 to the report set out a report on the following appeal decision:

211614/FUL – 9 UPPER CROWN STREET

Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear of Indigo apartments to facilitate pedestrian access.

Public hearing.

Appeal dismissed.

Resolved –

- (1) That the new appeals, 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 report on the appeal decision in Appendix 3 be noted.

21. APPLICATIONS FOR PRIOR APPROVAL

The Committee received a report on the types of development that could be submitted for Prior Approval and providing a summary of applications received and decisions taken in accordance with the prior approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended. Table 1 set out four prior approval applications received, and Table 2 set out four applications for prior approval decided, between 8 June and 5 July 2023.

Resolved – That the report be noted.

22. 2023/24 FIRST QUARTER PERFORMANCE REPORT - PLANNING AND BUILDING CONTROL

The Committee received a report on the work and performance of the Planning Development Management team and Building Control team for the first quarter of 2023/2024 (April to June 2023) with comparison to previous years.

Resolved - That the report be noted.

23. PROPOSED TREE WORK TO PROTECTED COUNCIL TREES ON BERKELEY AVENUE

The Committee considered a report on proposed work to four London Plane trees on Berkeley Avenue, adjacent to St Pauls Court. The trees were shown as T12-T15 on the plan of TPO 2/05 attached to the report at Appendix 1 and officer photographs were provided in Appendix 2.

The report set out detail of the works proposed and explained that they were not considered to be harmful to the trees' appearance or future health and were reasonable in order to appropriately manage the trees for highway clearance and to avoid conflict with St Pauls Court. No objections or comments had been received as a result of the public notice. It was therefore recommended that the works be approved.

Resolved – That the proposed tree works be approved.

24. 230228/FUL & 230381/LBC - ST MARYS CHURCH SERVICE YARD, ST MARYS BUTTS

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Erection of a new half brick wall and railings fence and gates.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That planning permission for application 230228/FUL be granted, subject to the conditions and informatives as recommended in the report;
- (2) That listed building consent for application 230381/LBC be granted, subject to the conditions and informatives as recommended in the report.

25. 221364/FUL - 36-42 LONDON STREET

Partial demolition of existing building, 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.

The Committee considered a report on the above application. An update report was tabled at the meeting which included clarification of the Reading Conservation Area Advisory Committee comments and information on the retention of the mural plaque, use of the community space, sustainability, and the affordable housing review mechanisms. The update report also clarified the proposed conditions relating to the retention and restoration of the mural and recommended an additional condition to restrict the hours of use of the community space.

A verbal update was given at the meeting to explain that Historic England guidance was that the impact of development on the fabric of adjacent listed buildings was a material consideration. It was recommended that to address this issue officers be authorised to draft a condition to require a construction methods statement that detailed how adjacent listed buildings would be protected during construction works.

Comments and objections were received and considered.

Objector Jeff Asemi, and Stuart Hall and Edward Mather on behalf of 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 grant planning permission for application 221364/FUL, subject to the completion of a Section 106 legal agreement by 31 January 2024 to secure the Heads of Terms set out in the original report;

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- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make minor changes to the proposed Heads of Terms and details of the legal agreement as required;
- (3) 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;
- (4) That planning permission be subject to the conditions and informatives recommended in the original report, with the additional condition as recommended in the update report;
- (5) That the proposed materials be approved in consultation with Ward Councillors and the Chair and Vice-Chair of the Committee;
- (6) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to apply an additional condition to require a construction methods statement that detailed how adjacent listed buildings would be protected during construction works.

(The meeting started at 6.30 pm and closed at 7.58 pm)