

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 29 MAY 2024

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

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 24 April 2024 were agreed as a correct record and signed by the Chair.

2. DECLARATIONS OF INTEREST

Councillor Cresswell declared an interest in Item 9 (240179/HOU – 69 Coventry Road) as he was a member of the same political group as the applicant.

3. 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 enable Councillors 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.

It was reported at the meeting that planning applications 220409/FUL and 220410/LBC - Caversham Park, Peppard Road, Caversham were expected to be considered at the next meeting of the Committee. The Committee had visited the site twice before, but this had been some time ago, so it was asked if another site visit should be arranged.

Resolved -

That officers seek interest from members of the Committee for attending an accompanied site visit for the following applications:

220409/FUL – CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM

Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 2 croquet lawns & 2 bowling greens, refurbishment of tennis court, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description).

220410/LBC– CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM

Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions and outbuildings. Works associated with the residential conversion of Bursars House, The Lodge and 2 Caversham Park Drive (amended description).

4. 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 stated there had been no new appeals lodged since the last Committee. Appendix 2 to the report set out details of two appeals decided since the last Committee. Appendix 3 to the report set out reports on the following appeal decisions:

220123/FUL & 220124/LBC – 9 ELDON SQUARE

Application to fell one Lime tree in the rear garden. The development proposed is demolition of existing garages and car port, followed by construction of one detached three-bedroom, 1.5 storey detached dwelling, with associated car parking, cycle and bin storage

Written representations.

Appeal dismissed.

220258/FUL – 220 ELGAR ROAD SOUTH

Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works - revised scheme following the refusal of application 210526.

Written representations.

Appeal allowed, with Section 106 legal agreement (unilateral undertaking).

Resolved –

- (1) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (2) That the reports on the appeal decisions in Appendix 3 be noted.

5. 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

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(General Permitted Development) Order (GPDO 2015) as amended. Table 1 set out four prior approval applications received, and Table 2 set out six applications for prior approval decided, between 12 April and 16 May 2024.

Resolved – That the report be noted.

6. STREET NAME ASSIGNMENT FOR DEVELOPMENT OFF VASTEREN ROAD

The Committee considered a report asking the Committee to select a street name for a new road for a development of 209 units off Vasteren Road, adjacent to the SSE substation. The site and road layout was shown on a plan attached to the report at Appendix 1.

The report listed two suggested appropriate names that had been consulted on with Ward Councillors and stated that, if none of the proposed names were considered suitable, the Committee should select an alternative from the Approved Street Names List which was attached to the report at Appendix 2.

It was suggested at the meeting that the road should be named “Bet Tickner Way”, in honour of the former Abbey Ward Councillor and Mayor who had recently passed away. As the proposed name had not been through the street naming checking process, a report would need to come back to a future Committee meeting for a decision to be made following the checks.

Resolved –

That officers investigate the suitability of the name Bet Tickner Way for the road in the development off Vasteren Road and a report be submitted to a future meeting.

7. ANNUAL PERFORMANCE REPORT - PLANNING DEVELOPMENT MANAGEMENT, COMMITMENTS MONITORING BY PLANNING POLICY AND BUILDING CONTROL

The Committee received a report on the work and performance of the Planning Development Management team, commitments monitoring by the Planning Policy team and the work of the Building Control team during 2023/24 with comparison to previous years.

It was reported at the meeting that there were typographical errors in the report at paragraphs 3.5 and 5.1; the correct information was that 11 appeals had been allowed out of 956 decisions, meaning that only 1.8% had been overturned at appeal, well below the 10% threshold.

Resolved - That the report be noted.

8. 230626/FUL & 230627/LBC - 13-16 MARKET PLACE

230626/FUL - Change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11

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residential units accessed from the rear, with Class E use at basement and ground floor and various associated works.

230627/LBC - Various internal and external works associated with the change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5- storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor.

The Committee considered a report on the above applications. A verbal update was given at the meeting recommending that the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission.

Comments were received and considered.

Resolved –

That consideration of applications 230626/FUL and 230627/LBC be deferred for more information to be provided on: the reasons for the lack of on-site affordable housing provision, including the discussions with registered providers; the refuse collection management plan; management of the green roofs and ensuring that the proposed mix of units on site would not change in the future, in particular retention of the 3-bedroom unit.

9. 240179/HOU - 69 COVENTRY ROAD

Installation of air source heat pump to the rear of property.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That planning permission for application 240179/HOU be granted, subject to the conditions and informatives recommended in the report.

(Councillor Cresswell declared an interest in this Item as he was a member of the same political group as the applicant.)

(The meeting started at 6.30 pm and closed at 7.16 pm)