

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 SEPTEMBER 2024

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

Apologies: Councillors Goss and Rowland

RESOLVED ITEMS

30. MINUTES

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

31. 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.

Resolved - That no additional site visits be arranged.

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

ENFORCEMENT NOTICE APPEALS – 20A NORCOT ROAD, TILEHURST

Appeal A No.s: APP/E0345/C/24/3338517 & APP/E0345/C/24/3338518

Appeal B No.s: APP/E0345/C/24/3338521 & APP/E0345/C/24/3338522

Public Inquiry.

Both appeals dismissed and enforcement notices upheld (with correction).

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 decisions in Appendix 3 be noted.

33. 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 five prior approval applications received, and Table 2 had no applications for prior approval decided, between 12 July and 23 August 2024.

It was proposed at the meeting that, instead of having a report on applications for prior approval to every meeting, officers produce an update report for the Committee on a quarterly basis in future.

Resolved –

- (1) That the report be noted;
- (2) That in future the Committee receive a quarterly update report on applications for prior approval.

34. CONSULTATION ON PROPOSED REFORMS TO THE NATIONAL PLANNING POLICY FRAMEWORK AND OTHER CHANGES TO THE PLANNING SYSTEM

The Committee considered a report on a consultation that had been published on 30 July 2024 by the Government on changes to the National Planning Policy Framework, and which also dealt with some other proposed changes to the planning system.

The areas covered in the consultation included:

- Planning for the homes we need
- Brownfield land
- Delivering affordable, well-designed homes and places
- Building infrastructure to grow the economy
- Delivering community needs
- Supporting green energy and the environment
- Changes to planning application fees
- The future of planning policy and plan making
- Other matters

The consultation paper sought responses to 106 questions, which were set out in Appendix 1, with a deadline for responses of 24 September 2024. The report provided initial officer comments concentrated on the proposals most pertinent to Reading but stated that, due to the length of the consultation and its arrival during periods of leave, officers had not had time to draft responses to the consultation questions in full.

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The report therefore sought agreement for officers to agree full responses with the Lead Councillor for Planning and Assets and the Chair of Planning Applications Committee before submission by the consultation deadline.

Resolved –

- (1) That, subject to (2) below, the Assistant Director of Planning, Transport and Public Protection Services be authorised to prepare full responses to the consultation for submission by the deadline, in consultation with the Lead Councillor for Planning and Assets and the Chair of the Planning Applications Committee;
- (2) That the draft responses be circulated to all members of the Planning Applications Committee and the Group Leaders for them to feed in comments to the Assistant Director of Planning, Transport and Public Protection Services before finalisation of the responses.

35. PL/22/0933/FUL - 35-39 FRIAR STREET

Demolition of existing buildings and installation of basement and erection of part 7, part 11 storey mixed use building comprising 103 upper floor residential units (Class C3) and Class E uses at part basement, part ground floor level plus landscaping and other works (amended description).

The Committee considered a report on the above application. An update report was tabled at the meeting giving details of an additional public consultation response.

Comments and objections were received and considered.

Ward Councillor Karen Rowland attended the meeting virtually 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 PL/22/0933/FUL, subject to the completion of a Section 106 legal agreement by 27 September 2024 (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 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;

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- (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 as recommended in the original report, with an additional condition requiring all occupiers to have access to both the first and seventh floor external terraces in perpetuity.

36. **PL/24/0916/APC - CIVIC OFFICES, BRIDGE STREET**

Application for Approval of Details Reserved by Condition 7 (Disabled Parking) of application 231495.

The Committee considered a report on the above application. An update report was tabled at the meeting providing additional information about disabled parking, including an amended layout plan, and confirmation that the Transport team did not object to the proposal. The recommendation and Condition 7 had been updated accordingly.

Comments were received and considered.

Resolved –

That the details reserved by Condition 7 (Disabled Parking) of application 231495 be approved as recommended in the update report.

37. **PL/24/0729/FUL - 288-290 OXFORD ROAD**

Change of use of existing 2x2 bed, first floor flats into a 5 bedroom, 5 person Class C4 HMO.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That the planning permission for application PL/24/0729/FUL be granted, subject to the conditions and informatives recommended in the report, with the removal of the words “and rear yard area” from Condition 6 (HMO Communal Space);
- (2) That the HMO Refuse and Recycling Plan be approved in consultation with the Chair of the Committee and Ward Councillors.

38. **PL/24/0785/VAR - THE RIDGEWAY SCHOOL, HILLBROW**

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Retrospective retention of existing demountable 2 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works, without complying with condition 2 (approved plans) of application 231046/REG3 to provide 7 parking spaces on an area of existing hardstanding as part of the minor works.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That the planning permission for application PL/24/0785/VAR be granted, subject to the conditions and informatives recommended in the report.

39. PL/24/0403/FUL - BRINDLES, KIDMORE END ROAD, EMMER GREEN

Erection of 9 dwelling houses including alterations to the existing property

The Committee considered a report on the above application. An update report was tabled at the meeting, providing information on additional officer assessment on transport and including the plans which had been omitted from the original report due to a publishing error.

It was reported verbally at the meeting that the deadline for determination of the application had been 21 June 2024 and no extension had been agreed by the applicant.

Comments and objections were received and considered.

Objectors Tina Barnes, Malcolm Geater and Dr Harvey Smith attended the meeting and addressed the Committee on this application.

Resolved –

That application PL/24/0403/FUL be refused planning permission for the reasons set out in the original report, with the informatives as recommended in the original report.

40. PL/24/0800/FUL - 1 ARKWRIGHT ROAD

Proposed demolition and replacement of existing industrial unit with Associated parking and landscaping.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

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- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/0800/FUL, subject to the satisfactory provision of Sustainable Urban Drainage (SUDs) details, including any conditions necessary to secure additional details and implementation thereof, and subject to the completion of a Section 106 legal agreement by 30 September 2024 (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;
- (2) 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;
- (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 as recommended in the report.

(The meeting started at 6.30 pm and closed at 8.03 pm)