

Present: Councillor Maskell (Chair);

Councillors Emberson, Gavin, McEwan, Page, Robinson, Rowland, DP Singh, Vickers, J Williams and R Williams.

Apologies: Councillor Brock and Hopper.

RESOLVED ITEMS

19. MINUTES

The Minutes of the meeting held on 18 July 2018 were agreed as a correct record and signed by the Chair.

20. QUESTION

The following question was asked by Peter Burt:

Statement of Community Involvement

- a) By which date is the Council lawfully required to update its Statement of Community Involvement?
- b) By which date does the Council expect to have formally agreed a new Statement of Community Involvement?
- c) How does the Council intend to use the opportunity of preparing a new Statement of Community Involvement to increase ways in which members of the public can participate in Council decision-making?

REPLY by the Chair of the Planning Applications Committee (Councillor Maskell):

- a) *By which date is the Council lawfully required to update its Statement of Community Involvement?*

Under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended 2017), a local planning authority must review a statement of community involvement within five years of the date of adoption of the SCI. For Reading, this will mean completion of a review by 25th March 2019.

- b) *By which date does the Council expect to have formally agreed a new Statement of Community Involvement?*

The Council does not currently have a timetable in place for preparing and adopting a new Statement of Community Involvement. The main purpose of the existing Statement of Community Involvement, adopted in 2014, was to set out expectations for community involvement to inform the production of the Local Plan. The Local Plan examination hearings begin on 25th September, and it is therefore logical to review the SCI and consider the need for changes once that examination process is complete.

c) *How does the Council intend to use the opportunity of preparing a new Statement of Community Involvement to increase ways in which members of the public can participate in Council decision-making?*

This will be a matter for consideration as part of preparing any new Statement of Community Involvement.

21. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, 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 under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an accompanied site visit:

181296/FUL & 181297/LBC - 17-27 QUEEN VICTORIA STREET

Proposed change of use of first, second and third floor from office use (B1a) to serviced apartment use (use class C1) comprising 15 x 1 bed units and 4 x 2 bed units.

22. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding five 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

The Director of Environment and Neighbourhood Services submitted details of five decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

The Director of Environment and Neighbourhood Services submitted a report on the following appeal decisions in Appendix 3:

170251/FUL - CITY WALL HOUSE, 26 WEST STREET

Change of use of fourth and fifth floors from C1 (hotel) to 10 no. C3 (residential) apartments with minor internal alterations.

Written representations.

Appeal allowed, subject to a S106 unilateral undertaking and conditions.

170176 - CAVERSHAM LAWN TENNIS CLUB, QUEENSBOROUGH DRIVE, CAVERSHAM

Erection of 9 no. floodlighting columns (6.7 metres high) supporting 10 no. luminaires (HiLux Match LED Gen 3) with LED lamps (overall height 7.0 metres) to provide lighting to Courts 3 and 4 for Recreational Tennis (BS12193-2007 Class III).

Written representations.

Appeal dismissed.

Resolved -

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

23. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of ten pending prior approval applications, and in Table 2 of eight applications for prior approval decided between 6 July and 22 August 2018.

Resolved - That the report be noted.

24. OBJECTION TO A TREE PRESERVATION ORDER AT 41 & 43 CONISBORO AVENUE, CAVERSHAM

The Director of Environment and Neighbourhood Services submitted a report on an objection to Tree Preservation Order (TPO) No. 1/18 relating to 41 & 43 Conisboro Avenue, Caversham. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that, following receipt of a planning application at 43 Conisboro Avenue, officers had assessed the proposals in relation to trees. Due to the potential harm to trees of high amenity value, a TPO had been served on 1 May 2018 to ensure retention of those trees. Further trees of amenity value had also been included in the neighbouring property at 41 Conisboro Avenue due to the potential harm from the planning proposals, and also an additional tree in the rear garden.

An objection to the TPO had been made by the residents of 41 Conisboro Avenue, details of which were set out in the report, along with officers' comments on the objection.

That report concluded that it was considered that the TPO should be confirmed with the inclusion of all trees shown at No. 41, with the exception of T3 (Yew), and with a slight amendment to the trunk location of T1. The report stated that,

during a site visit following the service of the TPO, officers had identified issues with one of the pines in G1 at No. 43 and, due to the impact of these issues on the health and condition of the tree, it was therefore recommended to omit that pine from G1, with all other trees at No. 43 being retained in the TPO.

Resolved -

That the Tree Preservation Order be confirmed with the omission of T3 (Yew), amendment to the trunk location of T1 (Sycamore) at 41 Conisboro Avenue and the omission of the southern-most pine from G1 at 43 Conisboro Avenue.

25. REVISED NATIONAL PLANNING POLICY FRAMEWORK

The Director of Environment and Neighbourhood Services submitted a report on the new Revised National Planning Policy Framework (NPPF) which had been published in July 2018.

A report on the draft revisions, published on 9 March 2018, to the original (2012) NPPF had been presented to Planning Applications Committee on 25 April 2018 (Minute 79 refers) and the Committee had resolved to submit a number of representations on the draft Revised NPPF. The new Revised National Planning Policy Framework (NPPF) had been published in July 2018.

A number of other related documents had been published at the same time as the draft Revised NPPF, a number of which had also now been published in their final form. A Housing delivery test measurement rule book had been published along with various updated planning practice guidance, including new guidance on viability and housing and economic development needs assessments.

The report outlined the main changes made to the draft Revised NPPF and the other related documents as a result of the consultation undertaken by the Ministry of Housing, Communities and Local Government (MHCLG). It detailed changes against the areas on which the Council had made representations as part of the consultation on the draft Revised NPPF.

Resolved -

That the publication of the Revised NPPF and related documents published by MHCLG in July 2018 be noted.

26. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be **granted** under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

180895/FUL - 10 PORTMAN ROAD

Change of use of ground floor from general industrial (Class B2) to funeral care centre (Class Sui Generis) with associated internal and elevational alterations.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

181412/LBC - BATTLE LIBRARY, 420 OXFORD ROAD

To site a bookdrop outside the building to allow return of books outside library opening hours.

That the Head of Planning, Development and Regulatory Services be authorised to grant as recommended, subject to no substantive objections being received during the consultation period.

Conditional consent and informatives as recommended.

Comments received and considered.

181413/LBC - CAVERSHAM LIBRARY, CHURCH STREET, CAVERSHAM

Siting of external bookdrop facility to allow return of library books outside of opening hours.

That the Head of Planning, Development and Regulatory Services be authorised to grant as recommended, subject to no substantive objections being received during the consultation period.

Conditional consent and informatives as recommended.

Comments received and considered.

180869/VARIAT - HILLS MEADOW CAR PARK, GEORGE STREET

Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). This application seeks a further five year temporary permission [amended description].

An update report was tabled at the meeting which stated that a satisfactory mitigating landscaping scheme had been received, gave an update on payment of monies for the RUAP contribution for permission 14181 and set out further comment on the suggested time period for the temporary permission. The recommendation had been amended accordingly.

Temporary planning permission for a further five years granted as recommended in the update report.

Conditional approval and informatives as recommended in the original report and as amended by the update report.

Comments received and considered.

181071/FUL - 91 WAVERLEY ROAD

First floor rear extension over existing single storey.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

(Councillor Gavin declared a pecuniary interest in this item, left the meeting and took no part in the debate or decision. Nature of interest: Councillor Gavin was the applicant.)

- (2) That consideration of the following application be deferred for the reason indicated:

180418/OUT - 199-207 HENLEY ROAD, CAVERSHAM

Outline application for the demolition of nos 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road (considering access, appearance, layout and scale).

Deferred for further information on affordable housing viability.

- (3) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be authorised to determine the following applications under planning legislation:

180319/FUL - BATTLE HOSPITAL SITE, PORTMAN ROAD

Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

Further to Minute 16 of the meeting held on 18 July 2018, when the application had been approved subject to the satisfactory completion of a Section 106 legal agreement, the report set out proposed changes to some of the triggers within the Heads of Terms for the Section 106 legal agreement.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 September 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the amended Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

180820/FUL - LAND BETWEEN 10-20 GLOUCESTER COURT

The erection of a new dwelling comprising 3 bedrooms, front and rear gardens and 2 car parking spaces and retention of 2 car parking spaces for local residents.

An update report was tabled at the meeting which gave an update on the affordable housing contribution and amended the recommendation accordingly.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 28 September 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the update report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the update report.

Comments and objections received and considered.

180798/REG3 - LAND ADJACENT TO 94 GEORGE STREET

Erection of a two-storey (and roofspace accommodation) building comprising 4 (2x1 & 2x2-bed) residential units (Class C3) with associated bin and cycle storage, landscaping and associated works.

The issue of planning permission to be dependent on the completion of a unilateral undertaking by 19 September 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended.

Comments received and considered.

- (4) That the Health & Safety Executive (HSE) be given notice that the Local Planning Authority was minded to approve the following application, allowing 21 days from that notice for HSE to consider whether to request that the Secretary of State for Housing, Communities and Local Government call in the application for his own determination, in accordance with paragraph 72 of the Planning Practice Guidance on Hazardous Substances - Handling Development Proposals Around Hazardous Installations:

180698/FUL - 448A BASINGSTOKE ROAD

Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (724sqm) use, with glazing to replace

roller door (amended)

An update report was tabled at the meeting that proposed an amendment to the Heads of Terms for off-site parking provision. The recommendation had been amended accordingly. It was also reported at the meeting that the D1 use was 724sqm, not 1724sqm as originally shown in the application description.

That the Head of Planning, Development and Regulatory Services be authorised to grant permission in the event that:

- i) The HSE decided not to request the Secretary of State to call in the application for determination; or
- ii) The period in which the HSE may respond under paragraph 72 of the Planning Practice Guidance on Hazardous Substances - Handling Development Proposals Around Hazardous Installations expired.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 25 October 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report, as amended by the update report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report.

Comments and objections received and considered.

Councillor McKenna attended the meeting and addressed the Committee on this application.

- (5) That the following **observations** be made to the statutory body in question in respect of the under-mentioned proposal referred to the Council for consultation purposes:

180855/ADJ - LAND ADJACENT TO HIGHDOWN AVENUE, EMMER GREEN

Outline application to establish the principle for use of the site for Class C3 Residential occupation; means of access from Highdown Hill and density of Class C3 residential to be determined under this application.

An update report was tabled at the meeting that gave details of additional consultation responses received from the Council's Ecology Consultant. The recommendation had been updated accordingly.

That South Oxfordshire District Council be informed that Reading Borough Council objected to the application on the grounds set out in the original report, with reasons for objection e) and f) amended as set out in the update report.

That, if South Oxfordshire District Council was minded to approve the application, it should work jointly with Reading Borough Council to identify infrastructure pressures in the local area and direct new provision accordingly.

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That South Oxfordshire District Council be sent a copy of the report and all comments received for their information and use.

(The meeting started at 6.30 pm and closed at 7.35 pm).