

## READING BOROUGH COUNCIL

### REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

<b>TO:</b>	<b>PLANNING APPLICATIONS COMMITTEE</b>		
<b>DATE:</b>	<b>12 AUGUST 2020</b>		
<b>TITLE:</b>	<b>OUTCOME FOR APPLICATIONS THAT PREVIOUSLY MIGHT HAVE COME TO COMMITTEE BUT WERE DETERMINED BY OFFICERS UNDER NEW DELEGATED AUTHORITY</b>		
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#### 1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise Committee of the outcome for those applications that, following the agreement at Policy Committee on 27 April to extend the delegated authority to the Deputy Director of Planning, Transport & Regulatory Services to determine applications and to manage “called in” applications, have now been decided by officers.
- 1.2 The tables appended to this report lists the applications where decisions have been made.

#### 2. RECOMMENDED ACTION

- 2.1 That you note the report and endorse the decisions made shown on tables 1 & 2

#### 3. BACKGROUND

- 3.1 A report was presented at Policy Committee held on 27 April to explain that Section 78 of the Coronavirus Act 2020 and ‘The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020’ enables Council meetings to take place online during the current Covid-19 pandemic. The report provided revised protocols for running meetings to help manage online events and included a proposal to extend the delegated authority for making decisions on planning applications and confirming Tree Preservation Orders to reduce the work handled by Planning Applications Committee.
- 3.2 Policy Committee agreed that the Deputy Director of Planning, Transport and Regulatory Services delegated authority to determine planning applications and Tree Preservation Orders should be extended to help reduce the number of reports coming to the meeting.
- 3.3 Councillors can ask for an application that is delegated to officers to determine to be considered by Planning Applications Committee instead - known as “calling in” an application. This ability remains but councillors are now requested to seek advice from the Planning Manager and Chair of Planning when considering a “call in” so that a judgement can be made on the merits of bringing the application to Committee. For example; if an application fails to comply with a number of policies and having a debate about it at committee is not going to change that it

would be more efficient for the officer to determine the application within the target timescale than to delay the decision by having to bring a committee report to this meeting.

- 3.4 It was agreed at Policy Committee that a schedule of those applications affected by the change in delegations be presented to each Planning Applications Committee for information. Officer will also include in the list those applications that had been called in but then agreed by the relevant councillors could be decided by officers.

#### **4. CONTRIBUTION TO STRATEGIC AIMS**

- 4.1 The Planning Service contributes to the Council's strategic aims in terms of:
- Seeking to meet the 2019 Corporate Plan objectives for "Keeping the town clean, safe, green and active."
  - Seeking to meet the 2019 Corporate Plan objectives for "Providing homes for those in most need."
  - Seeking to meet the 2019 Corporate Plan objectives for "Providing infrastructure to support the economy."

#### **5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS**

- 5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

- 5.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we work hard to reduce the amount of resources (paper and printing) we use to carry out our work so reducing the number of committee reports produced will also help.

#### **6. COMMUNITY ENGAGEMENT AND INFORMATION**

- 6.1 The changes to delegations do not change the need for statutory and non-statutory consultation on all planning applications.

#### **7. EQUALITY IMPACT ASSESSMENT**

- 7.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 7.2 There are no direct implications arising from the proposals.

#### **8. LEGAL IMPLICATIONS**

- 8.1 None arising from this Report.

#### **9. FINANCIAL IMPLICATIONS**

- 9.1 There are no financial implications as a result of adopting these arrangements for determining applications.

#### **10. BACKGROUND PAPERS**

27<sup>th</sup> April 2020 Policy Committee Minutes

**Table 1 - Planning Applications decided since 15<sup>th</sup> July 2020**

Application reference	Date Validated	Case Officer	Called in by	Address	Ward	Proposal	Date decided	Decision	Taken by
191986	16/12/2019	JS	Cllr Carnell	26 Highdown Avenue	Thames	Proposed two storey rear extension and single storey side extension.	30/7/2020	Granted	<b>Officer</b>
200219	10/02/2020	EH	Cllrs Page & Rowland	2 Tilehurst Road	Abbey	Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis HMO use 18 bedrooms	29/07/2020	Refused	<b>Officer</b>
200220/LBC	10/02/2020	EH	Cllrs Page & Rowland	2 Tilehurst Road	Abbey	Proposed change of use from C1 use (Guest House of 18No bedrooms) to Sui Generis HMO use 18 bedrooms	29/07/2020	Refused	<b>Officer</b>
200571	16/04/2020	EH	Cllr Emberson	4 Downshire Square	Minster	Demolition of existing dwelling house and large detached garage and	17/07/2020	Refused	Officer

Table 2 - Tree Preservation Orders confirmed

TPO Ref	Address	Ward	Date TPO served	Date Objection received	Description of TPO	Decision	Date of decision
3/20	Abbey School, 17 Kendrick Road	Redlands	10/03/2020	09/04/2020	One group of 4 Scots Pine	Confirm	21/07/2020
6/20	21 & 23 Kentwood Close and Land between Kentwood Close, Hornsea Close and Wealden Way	Kentwood	03/06/2020	05/06/2020	One Woodland and one individually specified tree	Confirm	29/07/2020