

READING BOROUGH COUNCIL

REPORT BY DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	5 DECEMBER 2018	AGENDA ITEM:	5
TITLE:	PLANNING APPEALS		
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1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2015 -18 Corporate Plan objective for “Keeping the town clean, safe, green and active.”

5. COMMUNITY ENGAGEMENT AND INFORMATION

5.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

6. EQUALITY IMPACT ASSESSMENT

6.1 Where appropriate the Council will refer in its appeal case to matters connected 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. LEGAL IMPLICATIONS

7.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. FINANCIAL IMPLICATIONS

8.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

9. BACKGROUND PAPERS

9.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged: None

APPENDIX 2

Appeals Decided:

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/18/3199747
CASE NO: 172118
ADDRESS: 40 Silver Street
PROPOSAL: Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 62 studio rooms (sui generis use class) with associated ancillary space and landscaping works.
CASE OFFICER: Alison Amoah
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 29.10.2018

WARD: BATTLE
APPEAL NO: APP/E0345/W/18/3200081
CASE NO: 171719
ADDRESS: 39 Brunswick Hill
PROPOSAL: Erection of part two/part three storey building containing 10 no. apartments with parking at rear following demolition of existing buildings.
CASE OFFICER: Richard Eatough
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 14.11.2018

WARD: REDLANDS
APPEAL NO: APP/E0345/W/18/3198514
CASE NO: 171954
ADDRESS: 3-5 Craven Road
PROPOSAL: Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping.
CASE OFFICER: Stephen Vigar
METHOD: Hearing
DECISION: Dismissed
DATE DETERMINED: 16.11.2018

WARD: TILEHURST
APPEAL NO: APP/E0345/D/18/3212433
CASE NO: 181086
ADDRESS: 300 The Meadway, Tilehurst, Reading, RG30 4PB
PROPOSAL: Single storey front, side and rear extension
CASE OFFICER: Tom Hughes
METHOD: Written Representation
DECISION: Dismissed
DATE DETERMINED: 20.11.2018

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 40 Silver Street
- 39 Brunswick Hill
- 3-5 Craven Road

Planning Officers reports on appeal decisions attached.