

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 13 JANUARY 2021

Present: Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Duveen, Ennis, Lovelock, Page, Robinson, Rowland, Stanford-Beale and J Williams

RESOLVED ITEMS

60. MINUTES

The Minutes of the meeting held on 2 December 2020 were agreed as a correct record and would be signed by the Chair.

61. DECLARATIONS OF INTEREST

Councillor Page declared a prejudicial interest in Item 68 (201448/FUL - Reading West Railway Station) on the grounds of predetermination. As Chair of the Berkshire Local Transport Body he had been involved in the decision to grant funding for the Reading West station scheme and had promoted the scheme.

Councillor Ennis declared a prejudicial interest in Item 69 (201135/REG3 - Arthur Hill Pool & Fitness Studio, 221-225 Kings Road) on the grounds of predetermination. As Lead Councillor for Housing he had been involved in the development and promotion of the housing proposals for the Arthur Hill site.

62. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding six 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 Executive Director for Economic Growth and Neighbourhood Services submitted details of four 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

There were no reports on appeal decisions.

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.

63. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of five prior approval applications received, and in Table 2 of 10 applications for prior approval decided, between 20 November and 23 December 2020.

Resolved - That the report be noted.

64. ENFORCEMENT PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1 & 2 2020/2021

The Executive Director of Economic Growth and Neighbourhood Services submitted a report explaining the role of the Planning Enforcement Service and providing information on how the service had been performing since April 2020. The report noted that it had been, and continued to be, a challenging year for the Service given the impact of the Covid-19 pandemic and staff changes. The report provided an update on how the Planning Service were trying to make good these gaps in resources.

Resolved - That the report be noted.

65. 182137/FUL - BROAD STREET MALL, BROAD STREET

Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area. Site C - construction of 16 storeys above Broad Street Mall (total of 18storeys from ground level on South Court) comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3) to provide up to 98units. Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk. All necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Further to Minute 58 of the previous meeting, the Executive Director of Economic Growth and Neighbourhood Services submitted a report setting out the proposed wording for a condition and informative to be attached to the above application regarding greening of the car park deck.

Resolved -

That the wording of the condition relating to greening of the car park deck and the associated informative be agreed as recommended.

66. 192032/HYB; 200822/NMA; 200823/NMA; 190441/VAR; 190442/VAR - STATION HILL NORTH

192032/HYB

Hybrid application comprising:

(i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St, and

(ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.

200822/NMA

Non-Material Amendment to permitted application 190466 to allow changes to Plot F associated with changes to Friars Walk landscaping and interface with Garrard Street bridge link proposed under 192032/HYB.

200823/NMA

Non-Material Amendment to permitted application 190465 to allow changes to Plot E including changes to Friars Walk landscaping and interface with Garrard Street bridge link proposed under 192032/HYB.

190441/VAR

Outline application (pursuant to section 73 of the Town & Country Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (which itself was an application under S73 to vary planning permission 130436 granted on 9 January 2015) but without complying with Conditions 3, 5, 7, 8, 17, 19, 54 and 57 in respect of Plot F 'Station Hill'.

And proposed Deed of Variation to existing S106 legal agreement to insert Build to Rent clawback provisions.

190442/VAR

Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20

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Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 but without complying with Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50. And proposed Deed of Variation to existing S106 legal agreement to insert Build to Rent clawback provisions.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting which made an amendment to the wording of the recommended Heads of Terms for applications 192032, 190441 and 190442 regarding the procedure in the event of the developer changing any units from build-to-rent to non-build-to-rent. The update report also clarified that proposals within Phases 2 and 3 of the development were being considered together as a single hybrid application, provided further clarification on the heights of the proposed buildings, provided additional labelling for an image of pedestrian desire lines, set out representations from the applicant in response to the published report with comments from officers, and set out two plans for amended highways proposals.

Comments and objections were received and considered.

It was proposed by the Chair and agreed by the Committee that Standing Order 36A 3 c) be suspended during discussion of this item, in order to invite representatives of the applicant to answer questions from the Committee, despite no public speakers having registered to speak. Jim Pool and Mark Wilkinson were in attendance at the meeting and addressed the Committee in response to questions.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 192032/HYB (Phase 2), subject to completion of a section 106 legal agreement by 12 February 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions recommended in the original report;
- (4) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 192032/HYB (Phase 3), subject to completion of a section 106 legal agreement by 12 February 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms

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set out in the original report, with the amended provisions relating to 'Build to Rent' as set out in the update report;

- (5) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (6) That planning permission be subject to the conditions recommended in the original report;
- (7) That application 200822/NMA (Plot F) for non-material amendments to permitted application 190466 be agreed, subject to the new and amended conditions as recommended in the original report;
- (8) That application 200823/NMA (Plot E) for non-material amendments to permitted application 190465 be agreed, subject to the new and amended conditions as recommended in the original report;
- (9) That the Deed of Variation to the s106 legal agreement under permissions 190441/VAR and 190442/VAR be agreed with the Heads of Terms set out in the original report, with the amended provision relating to 'Build to Rent' as set out in the update report;
- (10) That the Assistant Director of Legal and Democratic Services and the Assistant Director of Planning, Transport and Regulatory Services be authorised to make such changes or additions to the conditions and obligations as may reasonably be required in order to complete/issue any of the above permissions and approvals;
- (11) That all the applications listed above be subject to informatives as recommended in the original report.

67. 201391/FUL - LAND AT 362 OXFORD ROAD

Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description).

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which amended the proposed Heads of Terms to specify that the Open Space contribution would be used to improve and extend facilities within Kensington Recreation Ground and Portman Road Park and amended the required date for completion of the s106 legal agreement.

Comments and objections were received and considered.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 201391/FUL, subject to completion of a section 106 legal agreement by 14 April 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the update report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report.

68. 201448/FUL - READING WEST RAILWAY STATION

Improved facilities from Oxford Road entrance to platform 1 and platform 2. Provision of gate lines to enhance safety and security to the station access from Oxford Road to platform 1 and platform 2. Provision of a new station building on Oxford Road to provide ticketing, gateline, staff mess area with WC, public WC and small retail area.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which amended proposed Condition 14 to specify the timescale for stopping up of the existing highway.

Comments and objections were received and considered.

Resolved -

That planning permission for application 201448/FUL be granted, subject to the conditions and informatives as recommended in the original report, with condition 14 amended as recommended in the update report.

(Councillor Page declared a prejudicial interest in the above application on the grounds of predetermination. As Chair of the Berkshire Local Transport Body he had been involved in the decision to grant funding for the Reading West station scheme and had promoted the scheme. He made a statement to the Committee and took no further part in the debate or decision.)

69. 201135/REG3 - ARTHUR HILL POOL & FITNESS STUDIO, 221-225 KINGS ROAD

Full planning application for 15 flats through the change of use and conversion of the front building from leisure (Use Class D2) to residential (Use Class C3) and demolition of the rear building (Use Class D2) and construction of new residential building (Use Class C3), car parking and landscaping.

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The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out information on accessibility and affordable housing, and explained that there would be no requirement for carbon offsetting as the overall scheme would be carbon neutral. The recommended Heads of Terms had been amended to correct the wording regarding affordable housing and to remove the provisions relating to carbon offsetting. An additional condition requiring the implementation of the noise mitigation scheme as submitted was also proposed.

Comments and objections were received and considered.

Objector Chris Beales (Arthur Hill Campaign), and Rob Shrimplin the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 201135/REG3, subject to completion of a unilateral undertaking by 29 January 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the amended Heads of Terms as set out in the update report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report, with the additional condition as recommended in the update report.

(Councillor Ennis declared a prejudicial interest in the above application on the grounds of predetermination. As Lead Councillor for Housing he had been involved in the development and promotion of the housing proposals for the Arthur Hill site. He made a statement to the Committee and took no further part in the debate or decision.)

70. 192049/FUL - QUEEN ANNE'S SCHOOL, HENLEY ROAD, CAVERSHAM

Development of a new artificial pitch, fencing, floodlights and acoustic fence. Erection of a pavilion and changing rooms. Floodlighting of Tennis Courts. Erection of an Indoor Tennis building. Consolidation to remove dip in the natural grass playing fields.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which made a number of corrections and clarifications to the main report and set out written statements submitted by objectors in lieu of or in addition to speaking at the Committee.

Comments and objections were received and considered.

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Objector Helen Savidge, the applicant's agent Neil Boddington, and Thames Ward councillor Paul Carnell attended the meeting and addressed the Committee on this application.

Resolved -

That planning permission for application 192049/FUL be granted, subject to the conditions and informatives as recommended in the original report, with an additional condition to require submission and approval of materials for the pitch surface and enclosure and that the community use agreement, to be secured by condition, include contact details to allow neighbours to report disturbances or any other problems arising from use of the sports facilities.

(The meeting started at 6.37 pm and closed at 10.34 pm)