

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	3 FEBRUARY 2021		
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 2018-21 Corporate Plan objective for “Keeping Reading’s environment clean, green and safe”.

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 have also reduced the amount of resources (paper and printing) we use to carry out our work.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 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.

7. EQUALITY IMPACT ASSESSMENT

7.1 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.

8. LEGAL IMPLICATIONS

8.1 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.

9. FINANCIAL IMPLICATIONS

9.1 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”.

10. BACKGROUND PAPERS

10.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

Appeals Lodged:

WARD: ABBEY
APPEAL NO: APP/E0345/W/20/3263270
CASE NO: 191792
ADDRESS: 71 - 73 Caversham Road
PROPOSAL: Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.
CASE OFFICER: Jonathan Markwell
METHOD: Virtual Hearing
APPEAL TYPE: REFUSAL
APPEAL LODGED: 15.01.2021

WARD: KATESGROVE
APPEAL NO: APP/E0345/X/20/3262741
CASE NO: 201259
ADDRESS: 1 & 2 New Century Place, East Street
PROPOSAL: Certificate of Lawfulness for Existing 135 self-contained studio apartments in Class C3 dwellinghouse use
CASE OFFICER: Richard Eatough
METHOD: Written Representation
APPEAL TYPE: NON DETERMINATION
APPEAL LODGED: 05.01.2021

APPENDIX 2

Appeals Decided:

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/20/3248604
CASE NO: 190449
ADDRESS: 40 Silver Street
PROPOSAL: Erection of part 1, part 2 and part 4 storey (plus basement level) buildings to provide 79 student studio rooms (sui generis use class) with associated ancillary space and landscaping works.
CASE OFFICER: Alison Amoah
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 15.01.2021

WARD: ABBEY
APPEAL NO: APP/E0345/W/20/3250572
CASE NO: 191097
ADDRESS: 173 - 177 Kings Road
PROPOSAL: Erection of a 3 storey building to provide 6 (6x2-bed) residential units (Class C3), parking, landscaping and associated works

CASE OFFICER: Claire Ringwood
METHOD: Virtual Hearing
DECISION: DISMISSED
DATE DETERMINED: 15.01.2021

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 173-177 Kings Road
- 1A Mulberry House, Eldon Road

Planning Officers reports on appeal decisions attached.

- 40 Silver Street - to be in Update Report