

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 MARCH 2021

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

Apologies: Councillors DP Singh and R Williams

RESOLVED ITEMS

76. MINUTES

The Minutes of the meeting held on 3 February 2021 were agreed as a correct record and would be signed by the Chair.

77. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule explaining that no notifications had been received from the Planning Inspectorate regarding planning appeals.

(ii) Appeals Recently Determined

The Executive Director for Economic Growth and Neighbourhood Services submitted details of two 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

None submitted.

Resolved -

That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

78. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of ten prior approval applications received, and in Table 2 of four applications for prior approval decided, between 25 January and 18 February 2021.

Resolved - That the report be noted.

79. 191848/FUL - GREYFRIARS CHURCH, FRIAR STREET

Demolish Existing Church Centre, Construct New Three Storey Church Centre with Plant Enclosure on Roof and Single Storey Glazed Link at Ground Floor Level. Associated hard and Soft Landscaping and External Works

Further to Minute 131 of the meeting held on 4 March 2020, the Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application, following a request from the applicant to amend the proposed external material finishes and BREEAM standard for the new church centre building.

Comments were received and considered.

Resolved -

That the proposed changes to materials, design and BREEAM level be agreed and the wording of conditions 2 (approved plans), 3 (materials) and 23/24 (BREEAM) be amended accordingly.

80. 200656/FUL & 200657/LBC - 9 CASTLE STREET

200656 - To convert the existing building from commercial office use to residential comprising 2 x 2 bed apartments and 3 x 1 bed apartments and to provide a rear pedestrian access from Simmonds Street via the rear garden of the property.

200657 - Listed Building Consent for the proposal above

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 provided additional information on window materials and corrected a typographical error in the original report.

Comments were received and considered.

It was proposed at the meeting that the condition relating to archaeological work be amended to require a detailed assessment of the boundary wall and the retention of salvaged bricks and material from the wall to allow further investigation on their origin. The Committee were also advised that the grant of planning permission would be subject to the pre-commencement conditions having been agreed by the applicant as required by regulations.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 200656/FUL, subject to completion of a section 106 legal agreement by 10 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 original

report, and subject to agreement of the recommended pre-commencement conditions;

- (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 recommended in the original report, with the amended archaeological work condition as proposed at the meeting;
- (4) That Listed Building Consent for application 200657/LBC be granted subject to the conditions and informatives set out in the original report.

81. 210017/FUL - HUNSAKER, ALFRED STREET

Replacement of the external façade and timber decking to balconies to the building housing flats at Hunsaker, Hermitage, Halcyon and Haywards in Chatham Place, Alfred Street

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 explained that a satisfactory Construction Management Plan and details of the proposed materials had been submitted. Amendments to the relevant conditions were proposed.

Comments were received and considered.

Resolved -

That planning permission for application 210017/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the amended conditions as set out in the update report.

82. 201532/VAR, 201536/VAR, 201533/REM, 201537/REM, 201534/NMA & 201535/NMA - STATION HILL

201532/VAR - Plot E s.73 Outline

Outline application under s.73 of the Town & Country Planning Act 1990 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 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).

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201536/VAR - Plot F and North Site s.73 Outline

Outline application (pursuant to Section 73 of the Town & Country Planning 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 E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).

201533/REM - Plot F Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 20, 21, 22, and 67(i)) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a 13 storey, plus basement storey, building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; together with cycle storage; car parking; servicing; plant areas; landscaping; new public realm and other associated works.

201537/REM - Plot E Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

201534/NMA (Plot E)

Non material amendment to planning permission 190442/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6 and 11 and 60.

201535/NMA (Plot F and North Site)

Non material amendment to planning permission 190441/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6, 54 and 55 and 63.

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 set

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out information on the Amended Plot E Ground Floor, Sustainable drainage (SUDS), comments from Transport, Section 106 legal agreement procedure and affordable housing. Additional SUDS conditions were recommended for applications 201533/REM and 201537/REM. The update report also set out a revised drawings list.

It was report at the meeting that officers were satisfied that the recommended heads of terms could be secured by way of a deed of variation to the existing 2019 S106 agreement on the basis that certain parts of that agreement, where they related to the heads of terms described in the recommendation, no longer served a useful planning purpose. This was because the existing 2019 version of the S106 agreement did not secure the increased amount of Affordable Housing and other changes described in the recommendation and therefore required variation to reflect the changes.

Comments 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 201536/VAR (PLOT F & Northern Site), subject to approval of application 201535/NMA and to completion of a section 106 legal agreement by 2 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 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 201532/VAR (PLOT E), subject to approval of application 201534/NMA and to completion of a section 106 legal agreement by 2 April 2021 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms as recommended for application 201536/VAR (PLOT F & Northern Site) above;
- (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;

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- (7) That reserved matters approval for application 201537/REM (PLOT E) be granted, subject to the conditions recommended in the original report and the additional SUDS condition recommended in the update report;
- (8) That reserved matters approval for application 201533/REM (PLOT F) be granted, subject to the conditions recommended in the original report and the additional SUDS condition recommended in the update report;
- (9) That application 201534/NMA (Plot E) for non-material amendments to permission 190442/VAR be approved and the description and conditions be amended as recommended in the original report;
- (10) That application 201535/NMA (Plot F and North Site) for non-material amendments to permission 190441/VAR be approved and the description and conditions be amended as recommended in the original report;
- (11) That the Assistant Director of Legal & Democratic Services and Deputy Director of Planning, Transport and Regulatory Services be authorised to make such changes to the conditions and obligations, as might reasonably be required in order to complete/issue these permissions/approvals, having regard to the obligations secured in respect of the extant permissions 130436/190441/190442;
- (12) That all the applications listed above be subject to informatives as recommended in the original report.

83. 201843/FUL - 39 BRUNSWICK HILL

Conversion of existing dwelling and two storey side and part three/part single storey rear extensions to provide 8 flats with associated parking and amenity space and demolition of existing garage

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

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 201843/FUL, subject to completion of a section 106 legal agreement by 31 March 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 report;

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- (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 report;
- (4) That material samples (Condition 3) be agreed in consultation with Battle Ward councillors and the Lead Councillor for Culture, Heritage and Recreation.

84. 201694/HOU - 8 THE BEECHES, TILEHURST

Relocation of Boundary Fence and Removal of Shared Access

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 correction to the original report and set out: additional photos, a statement from the objector and comments from the objector on the original report, and an appeal decision that was referred to in the statement and relevant to the application.

Comments and objections were received and considered.

It was proposed at the meeting that the condition relating to the planting and maintenance of the new hedge be amended to require the hedge to be maintained to a set height to prevent it becoming a nuisance.

Objector Neville Florey, Jeremy Butterworth the applicant's agent, and Ward Councillor Jenny Rynn attended the meeting and addressed the Committee on this application.

Resolved -

That planning permission for application 201694 be granted subject to the conditions and informatives recommended in the original report, with the amended landscape condition as proposed at the meeting.

85. 200979/FUL - 18 PARKSIDE ROAD

Demolition of detached house and annex and erection of 3 storey building for 3x3, 3x2, and 6x1 bed flats, with undercroft parking, landscaping and bin stores

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 further information on transport, site levels, residential amenity, affordable housing, ecology and sustainability. The recommended Heads of Terms relating to Affordable Housing had been amended and an additional condition regarding windows was recommended. The report also set out statements from objectors.

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Comments and objections were received and considered.

Objectors Chris Dodson and Mark Ashton, the applicant's agent Edward Mather and Ward Councillor Liz Terry attended the meeting and addressed the Committee on this application.

It was proposed and agreed at the meeting that the application be deferred for a site visit to consider various issues. The Committee had previously agreed to cease in-person site visits when social distancing measures had been introduced at the beginning of the COVID-19 pandemic (Minute 142 of the meeting held on 29 April 2020 refers) and officers were therefore authorised to devise and put in place a revised procedure that was compliant with the current COVID-19 related legislation and guidelines.

Resolved -

- (1) That consideration of application 200979/FUL be deferred for a site visit to consider issues including ground levels, the siting and bulk of the proposed building within its plot, boundary issues and parking;
- (2) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to investigate and implement a revised site visit procedure that was compliant with current COVID-19 related legislation and guidelines.

(The meeting started at 6.30 pm and closed at 9.59 pm)