

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 SEPTEMBER 2021

- Present:** Councillor Lovelock (Chair);
Councillors Challenger (Vice-Chair), Carnell, Duveen, Emberson, Ennis, Leng, McEwan, Page, Rowland, Stanford-Beale, J Williams and R Williams
- Apologies:** Councillors Robinson

RESOLVED ITEMS

39. MINUTES

The Minutes of the meeting held on 21 July 2021 were agreed as a correct record and signed by the Chair.

40. DECLARATIONS OF INTEREST

Councillor Ennis declared an interest in applications 211010/REG3 and 210904/REG3 on the basis that he had been involved in the development of the schemes as the previous Lead Councillor for Housing.

Councillor Emberson declared an interest in applications 211010/REG3 and 210904/REG3 on the basis that she was involved in the development and promoting of the schemes as the current Lead Councillor for Housing.

Councillor Stanford-Beale declared an interest in applications 210647/REG3 and 210746/LBC on the basis that she was employed by Autism Berkshire who would be a regular user of the proposed facilities.

Councillor Rowland declared an interest in applications 210647/REG3 and 210746/LBC on the basis that she had been involved in developing the scheme as Lead Councillor for Culture, Heritage and Recreation.

Councillor Carnell declared a prejudicial interest in application 210994/HOU on the grounds of predetermination.

41. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

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That the under-mentioned applications, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

210582 - 18 PARKSIDE ROAD

Demolition of detached house and annex and the erection of 13 dwellings, with undercroft parking, landscaping and bin stores.

211127 - RANIKHET PRIMARY SCHOOL, SPEY ROAD

Complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings.

210975 - 205-213 AND LAND TO THE REAR OF, 215-219 HENLEY ROAD, CAVERSHAM

Demolition of no.s 205 to 213 Henley Road and rear gardens of no.s 205-219 Henley Road and erection of 2 retirement living apartment blocks (C3 use) comprising a mixture of 60no. 1 & 2 bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping.

210994 - 82 ALBERT ROAD

Single storey rear extension and new Velux Cabrio windows to rear elevation of loft floor.

42. PLANNING APPEALS

(i) New Appeals

The Executive Director of Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding two 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 of Economic Growth and Neighbourhood Services submitted details of three 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) Report on Appeal Decision

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decisions in Appendix 3:

041115, 160720, 171772 (APP/E0345/W/18/3208163), 200688 - 34 ELDON TERRACE

Unauthorised change of use of basement to two flats.

Informal hearing (virtual).

All three appeals dismissed and the Notices upheld, subject to the corrections and variations described.

191318/CLE - THE KILN, 16A ROMANY LANE, TILEHURST

Existing use as a self contained studio (C3 use)

Written representations.

Appeal dismissed.

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;
- (3) That the reports on the appeal decisions set out in Appendix 3 be noted.

43. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 20 pending prior approval applications, and in Table 2 of 13 applications for prior approval decided between 8 July and 24 August 2021.

Resolved - That the report be noted.

44. 201650/FUL - 111A WATLINGTON STREET

Part demolition of existing industrial building and erection of a three-storey end of terrace building of 6 flats (C3 use) (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 set out information on the affordable housing contribution and included the proposed basement plan which had been omitted from the original report. The update report amended the proposed s106 Heads of Terms to specify an affordable housing Contribution of £99,175 and recommended an additional condition for the unit mix and layout to be as proposed.

Comments and objections were received and considered.

Objectors Evelyn Williams, Chair of the Reading Conservation Area Advisory Committee, and Nigel Spawton, on behalf of the Royal Berkshire NHS Foundation Trust, and Steven Clarke representing the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the application be refused;
- (2) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to finalise the reasons for refusal, to include the following issues raised by the Committee: the loss of a non-designated heritage asset building of townscape merit with light industrial use (not compliant with Policies EN3 and EN4 of the Local Plan); a discordant design and massing that would not preserve the character of the Conservation Area (not compliant with Policy CC7 of the Local Plan); poor quality of outlook and insufficient light levels in the proposed basement accommodation (not compliant with Policy CC8 of the Local Plan); the failure to secure an acceptable Affordable Housing contribution in the absence of a completed s106 legal agreement.

45. 211010/REG3 - LAND TO THE WEST OF, ABATTOIRS ROAD

Part Retrospective application for the erection of 40 no. sleeping units and 3no. support units for rough sleepers, to be used temporarily for a period of 5 years.

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 comments from Transport on amended plans that had been submitted and comments from the Thames Valley Police Crime Prevention Design Advisor who had no objection to the scheme. The update report proposed amended conditions regarding cycle parking and a Secure access system and CCTV, and additional conditions regarding visibility spays and a Traffic Regulation Order for a no right turn at the junction of Caversham Road and Abattoirs Road.

Comments and objections were received and considered.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application 211010/REG3 be granted, subject to the conditions and informatives as recommended in the original report, with the amended and additional conditions as recommended in the update report.

(Councillor Ennis declared an interest in the above application on the basis that he had been involved in the development of the scheme as the previous Lead Councillor for Housing. He addressed the Committee and took no further part in the debate or decision.)

(Councillor Emberson declared an interest in the above application on the basis that she was involved in the development and promoting of the scheme as the current Lead Councillor for Housing. She addressed the Committee and took no further part in the debate or decision.)

46. 210904/REG3 - 35 BRAMSHAW ROAD, TILEHURST

Works consist of property improvements and upgrades of Thermal efficiency measures to dwellings detailed below. All properties located on the Old Norcot Estate, Reading. Phase 1 addresses to include:- 35, 37, 39, 41, 43 Bramshaw Road RG30 6AT 69, 71, 73, 75 Bramshaw Road, RG30 6AS 377 & 379 Norcot Road, RG30 6AB. Works will see the existing render overclad with a new external wall insulation system, replacement of new triple glazed windows, minor roof adaptations and associated works (Part Retrospective) (Amended Description).

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

Comments were received and considered.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application 210904/REG3 be granted, subject to the conditions and informatives as recommended in the report.

(Councillor Ennis declared an interest in the above application on the basis that he had been involved in the development of the scheme as the previous Lead Councillor for Housing. He addressed the Committee and took no further part in the debate or decision.)

(Councillor Emberson declared an interest in the above application on the basis that she was involved in the development and promoting of the scheme as the current Lead Councillor for Housing. She addressed the Committee and took no further part in the debate or decision.)

47. 201070/ADV - ROSE KILN LANE

LED Screen hoardings, supported by hollow steel posts.

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

Comments and objections were received and considered.

It was proposed and moved at the meeting that the application be granted, on the grounds that the proposed location on the East side of the A33 would not be harmful to visual amenity, or detract from the character and appearance of the Kennet and Holy Brook Meadows, to the extent that would justify refusal of the application as was recommended in the report.

Resolved -

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- (1) That advertising consent for application 201070/ADV be granted;
- (2) That the Assistant Director of Planning, Transport and Regulatory Services be authorised, in consultation with the Chair and Vice-Chair of the Committee, the Lead Councillor for Strategic Environment, Planning and Transport and Ward Councillors, to attach appropriate conditions and informatives to the advertising consent.

48. 210647/REG3 & 210746/LBC - PROSPECT PARK, LIEBENROOD ROAD

210647/REG3 - Provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

210746/LBC - Listed Building Consent for provision of a play service venue at the existing park pavilion, converting a disused internal garage into an indoor low ropes activity course, providing an outdoor mini-golf zone, an outdoor enclosed education and learning zone, with a small community cafe to compliment the activities.

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 out a revised proposed layout plan and related comments from the Tree Officer. The report recommended an additional condition for application 210647 regarding the arboricultural method statement.

Comments and objections were received and considered.

Resolved -

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 210647/REG3 be authorised, subject to the conditions and informatives as recommended in the original report with the additional condition recommended in the update report;
- (2) That Listed Building Consent for application 210746/LBC be granted, subject to the conditions and informatives as recommended in the original report.

(Councillor Stanford-Beale declared an interest in the above applications on the basis that she was employed by Autism Berkshire who would be a regular user of the proposed facilities. She addressed the Committee and took no further part in the debate or decision.)

(Councillor Rowland declared an interest in the above applications on the basis that she had been involved in developing the scheme as Lead Councillor for Culture, Heritage and

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Recreation. She addressed the Committee and took no further part in the debate or decision.)

49. 210994/HOU - 82 ALBERT ROAD

Single storey rear extension and new Velux Cabrio windows to rear elevation of loft floor.

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

Comments and objections were received and considered.

Objector Barry McNamara and the applicant Steve Gibson attended the meeting and addressed the Committee on this application.

Resolved -

That consideration of the application be deferred for an accompanied site visit to the property and neighbouring property.

(Councillor Carnell declared a prejudicial interest in the above application on the grounds of predetermination. He addressed the Committee as ward councillor and took no further part in the debate or decision.)

(The meeting started at 6.30 pm and closed at 8.47 pm)