

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 DECEMBER 2021

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

Apologies: Councillors Duveen

RESOLVED ITEMS

71. MINUTES

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

72. DECLARATIONS OF INTEREST

Councillor Emberson declared a prejudicial interest in Item 85 (211321/REG3 - 6 Circuit Lane) on the basis that she was involved in promoting the scheme as Lead Councillor for Housing.

Councillor Stanford-Beale declared an interest in Item 86 (211757/ADJ - Land East of Pincents Lane, Tilehurst) as she was a Non-Executive Director of Reading Buses.

73. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted 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 -

- (1) 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 unaccompanied site visits in due course:

211553/FUL - 86-87A BROAD STREET

Redevelopment behind retained facade to provide a part-four, part- five storey building to provide Class E at ground floor and C3 residential above, together with associated works, landscaping arrangements and external plant.

211614/FUL - 9 UPPER CROWN STREET

Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 4 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear

of indigo apartments to facilitate pedestrian access.

211636/FUL - 75-81 SOUTHAMPTON STREET

Removal of existing building and construction of a four-storey building to comprise 19 dwellings and associated works.

211728/OUT - DELLWOOD COMMUNITY HOSPITAL, 22 LIEBENROOD ROAD

Partial demolition and retention of existing building and proposed erection of a care home (C2) and ancillary accommodation, amended access arrangements, car parking and associated works.

- (2) That the under-mentioned application, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of an accompanied site visit in due course:

211626/FUL - LAND TO THE REAR OF 303-315 OXFORD ROAD

Demolition of existing garage block and car repair garage and erection of flatted development comprising 13 apartments and E(g) office building together with parking, access and associated works.

74. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of three notifications received from the Planning Inspectorate regarding a planning appeal, 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

There had been no decisions made by the Secretary of State, or by an Inspector appointed for the purpose.

(iii) Reports on Appeal Decisions

There were no appeal decision reports submitted.

Resolved - That the new appeals, as set out in Appendix 1, be noted.

75. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of six prior approval applications received, and in Table 2 of eleven applications for prior approval decided, between 19 October and 18 November 2021.

Resolved - That the report be noted.

76. PROCESS FOR LOCAL LISTING OF BUILDINGS AND STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the commencement of the new process for considering additions to the List of Locally Important Buildings (known as the Local List). Appended to the report were:

- Appendix 1 - Equality Impact Assessment
- Appendix 2 - Details of the new Local Listing process

The report explained that the previous process for making additions to the list, in place since February 2013, had been largely an internal process handled by Council officers. Planning Applications Committee on 2nd December 2020 had recognised the need to improve this process to enable greater community input and democratic scrutiny and had endorsed Option 2 of three options for how a new process should be approached, which involved the Committee making a final decision on nominations after a recommendation by the Conservation and Urban Design Officer (Minute 56 refers). The Committee had also delegated the setting up and running of this process to the Deputy Director for Planning, Transport and Regulatory Services.

The new process for additions to the Local List, set out in Appendix 2, had been finalised in May 2021 and had been in operation since then, but no new nominations had been received until October 2021. The process involved consultations being sent out upon receipt of the nomination, followed by a recommendation being made by the Conservation and Urban Design Officer to the Committee for it to make the final decision.

Consultations lasted for a period of 28 days, and the following were consulted:

- Landowner
- Ward Councillors
- Reading Conservation Area Advisory Committee
- Reading Civic Society
- Any community organisations relevant to the location of the building, or to its historic/cultural significance.

The process of working through the list of buildings that had been nominated for inclusion on the list had started, and consultations on the following six buildings had been sent out on 7 and 8 October 2021:

- 84 Broad Street;
- 85-88 Broad Street;
- Attwell's Drinking Fountain, Thames Side Promenade;
- Huntley and Palmers Social Club, Kings Road;
- Kings Road Garden; and
- Palmer Park Pavilion and associated building.

Reports on two of these buildings were brought to the current meeting (Minutes 77 and 78 refer) and officers would continue to work through the remaining buildings already nominated and would respond to new requests as they were received.

The report also addressed the issue of when Planning Applications Committee members should avoid taking part in the decision on a local listing in relation to pre-determination of the decision, noting that the local listing process differed from decisions on planning applications because it was not a statutory process, and concluding that a Councillor who had nominated a building for the Local List, or had made representations on a proposed nomination, was not necessarily excluded from the decision, as long as that Councillor had not closed their mind regarding the decision.

Resolved - That the new process for making additions to the List of Locally Important Buildings and Structures, as set out in Appendix 2 to the report, be noted.

77. ATTWELLS DRINKING FOUNTAIN, THAMES SIDE PROMENADE - PROPOSAL TO ADD TO THE LIST OF LOCALLY-IMPORTANT BUILDINGS AND STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a proposal to add Attwells Drinking Fountain to the list of Locally-Important Buildings and Structures, in line with the new process for local listing agreed by the Committee on 2 December 2020 (see also Minute 76 above).

The report had appended:

- Appendix 1: Location map
- Appendix 2: Relevant photos and images
- Appendix 3: Proposed Local List text
- Appendix 4: Nomination form

The report set out details of the consultations carried out, their results and the Conservation and Urban Design Officer's assessment of the proposal against the criteria in Appendix 2 of the Reading Borough Local Plan, concluding with reasons why the building qualified for addition to the Local List.

Resolved - That Attwells Drinking Fountain be added to the list of Locally-Important Buildings and Structures.

78. KINGS ROAD GARDEN, KINGS ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY-IMPORTANT BUILDINGS AND STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a proposal to add Kings Road Garden to the list of Locally-Important Buildings and Structures, in line with the new process for local listing agreed by the Committee on 2 December 2020 (see also Minute 76 above). An update report was tabled at the meeting setting out further information received and recommending amended Local List text as a result.

The report had appended:

- Appendix 1: Location map
- Appendix 2: Relevant photos and images
- Appendix 3: Proposed Local List text
- Appendix 4: Nomination form

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The report set out details of the consultations carried out, their results and the Conservation and Urban Design Officer's assessment of the proposal against the criteria in Appendix 2 of the Reading Borough Local Plan, concluding with reasons why the building qualified for addition to the Local List.

It was noted at the meeting that the original nomination form from Reading Conservation Area Advisory Committee had not included a tick in the section on being an example of deliberate town planning from before 1947, and this was not mentioned in the proposed local list text, but the report identified that the Garden did fulfil this criterion and this was also not mentioned in the proposed local list text. It was suggested that the local list text should be amended to refer to this matter before the information was added to the website.

Resolved -

- (1) That Kings Road Garden be added to the list of Locally-Important Buildings and Structures;
- (2) That the wording of the local list text be amended, as appropriate, in consultation with the Chair of the Committee and Councillor Rowland, before information on the listing was added to the website.

79. 201585/FUL & 201586/ADV - 109A OXFORD ROAD

201585/FUL - Change of use from an estate agent use class E to a restaurant and hot food takeaway sui generis use class

201586/ADV - New fascia and projecting sign.

Further to Minute 104 of the meeting held on 28 April 2021, and Minute 90 of the meeting on 31 March 2021, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications, consideration of which had been deferred at both of those meetings for a number of reasons. The reports and update reports submitted to those meetings were attached to the report at Appendices 1 to 4.

An update report was tabled at the meeting setting out details of a petition that had been omitted from the original report and recommending some amendments to conditions.

Resolved - That consideration of applications 201585/FUL and 201586/ADV be deferred to receive further information on the outstanding matters which had been requested in the reasons for deferral on 28 April 2021.

80. 211725/FUL - KINGS MEADOW, NAPIER ROAD

Temporary Change of Use for up to 45 days in a calendar year, to Change from Class F2 (Local Community Uses) to Christmas Party Events at Kings Meadow, with the site being restored to its former condition at, or before 14:00hrs on 31st December 2021.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which stated that no comments had been received from members of the public by the end of the consultation period, setting out responses from internal consultees and giving further information on noise concerns.

Comments were received and considered.

Resolved - That temporary planning permission for application 211725/FUL be granted, subject to the conditions and informatives as recommended in the original report.

81. 210854/FUL - 56 CHRISTCHURCH ROAD

Change of use of ground floor from shop (Class E) to hot food takeaway (Class Sui Generis), and installation of extract duct to rear.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which gave details of the uses of the units within the Christchurch Road Local Centre key frontage, details of further public representations received and an update on the end user of the unit.

Comments and objections were received and considered.

Objector Terry Brown and Nick Cobbold, the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved - That consideration of application 200854/FUL be deferred to seek clarification on parking, litter management and uses in the key frontage, and for further work on suitable conditions for takeaways to address potential noise and odour issues.

82. 211433/LBC - KATESGROVE PRIMARY SCHOOL, DOROTHY STREET

Repairs and redecoration of timber windows, brickwork repairs, alterations to rainwater goods and all other associated works (amended).

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

Comments were received and considered.

The Committee noted that this application was only for like-for-like repairs to window sills and casements at this Listed Building but asked for further information from the Council's Education Service, in light of the Climate Emergency, on how an energy-efficient, environmentally-sustainable approach was being developed for replacements of, or secondary glazing to, single-glazed windows in heritage asset schools.

Resolved -

- (1) That listed building consent for application 211433/LBC be granted, subject to the conditions and informatives as recommended in the report;
- (2) That further information be provided on the principles being established for schools when window replacements were needed, particularly in relation to environmental standards and sustainability.

83. 210582/FUL - 18 PARKSIDE ROAD

Demolition of detached house and annex and the erection of 10 dwellings, with undercroft parking, landscaping and bin stores (amended).

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

Comments and objections were received and considered.

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

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 210582/FUL, subject to completion of a S106 legal agreement by 28 January 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended.

84. 210977/FUL - 65 KILN ROAD, EMMER GREEN

Erection of dwelling (C3 use).

Further to Minute 68 of the meeting held on 3 November 2021, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application, which had been deferred for a site visit at the previous meeting. The report and update report submitted to the meeting on 3 November 2021 were attached to the report at Appendices 1 and 2. An update report was tabled at the meeting which confirmed that a site visit had taken place on 25 November 2021 and provided further information on the proposed access track, information on an additional representation received and clarification on the proposed biodiversity enhancements.

Comments and objections were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant outline planning permission for application 210977/FUL, subject to completion of a S106 legal agreement by 30 January 2022 (unless a later date be agreed by the Assistant 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 Assistant 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.

85. 211321/REG3 - 6 CIRCUIT LANE

Single storey side extension (Amended Description)

Further to Minute 69 of the meeting held on 3 November 2021 the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application, which had been deferred for more information on the vehicle crossing policy. The report submitted to the meeting on 3 November 2021 was attached to the report at Appendix 1.

Comments were received and considered.

Resolved - That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 211321/REG3 be authorised, subject to the conditions and informatives as recommended, with an additional informative about the width of the dropped kerb being reduced to the correct size at the licensing stage.

(Councillor Emberson declared a prejudicial interest in this item on the basis that she was involved in promoting the scheme as Lead Councillor for Housing. She made a statement to the Committee but took no further part in the debate or decision).

86. 211757/ADJ - LAND EAST OF PINCENTS LANE, TILEHURST

A hybrid application comprising the following elements: Outline application for up to 165 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace in use class D1 to provide a community healthcare hub and residential above (included in the 165 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FUL application for change of use of the eastern part (8ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular

access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.

Further to Minute 97 of the meeting held on 31 March 2021, the Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application.

It was reported at the meeting that comments had now been received from Transport Development Control and details were given at the meeting, which concluded that the levels of daily trips generated by the proposal would not be detrimental to traffic flow in Reading Borough and no objections were raised to the proposal.

Comments were received and considered.

Councillor Stanford-Beale queried whether the proposal would include appropriate sizes and arrangements of roads to allow a bus service to run through and turn within the site and it was suggested that a comment be made regarding the desirability of this.

Resolved -

- (1) That West Berkshire Council be informed that Reading Borough Council continued to raise no objection to the proposal and a comment be made about the provision of a bus loop through the development;
- (2) That West Berkshire Council be sent a copy of the report for their information and use.

(Councillor Stanford-Beale declared an interest in the above application as she was a Non-Executive Director of Reading Buses.)

(The meeting started at 6.30 pm and closed at 9.24 pm)