

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 JANUARY 2022

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

Apologies: Councillor Duveen

RESOLVED ITEMS

87. MINUTES

The Minutes of the meeting held on 1 December 2021 were agreed as a correct record and signed by the Chair.

88. DECLARATIONS OF INTEREST

Councillor Rowland declared an interest in Item 95 (211827/REG3 - Shinfield Road Recreation Ground) on the basis that she would be involved in promoting the scheme as Lead Councillor for Heritage and Recreation.

89. 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:

211928/REG3 - LAND ADJOINING, 24 LESFORD ROAD

Temporary Change Use of private amenity land for the purpose of providing temp parking for a period of 18 months.

211932/OUT - 142 WHITLEY WOOD LANE

Outline application for the demolition of existing retail units and ancillary buildings and redevelopment to provide ground floor retail uses with ancillary office space, and 12 dwellings (Class C3) on the upper floors (Landscaping reserved for future consideration).

- (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:

211843/OUT - READING GOLF CLUB, KIDMORE END ROAD, EMMER GREEN

Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use to include affordable housing) and public open space at the former Reading Golf Club.

90. PLANNING APPEALS

(i) New Appeals

No notifications had been received from the Planning Inspectorate regarding planning appeals.

(ii) Appeals Recently Determined

The Executive Director of Economic Growth and Neighbourhood Services submitted details of one decision that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which was attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no appeal decision reports submitted.

Resolved - That the recently determined appeal, as set out in Appendix 2, be noted.

91. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of 11 prior approval applications received, and in Table 2 of eight applications for prior approval decided, between 18 November and 23 December 2021.

Resolved - That the report be noted.

92. 85-88 BROAD STREET - 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 85-88 Broad Street to the list of Locally-Important Buildings and Structures. The following documents were attached to the report:

- 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 an 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.

An update report was tabled at the meeting which set out the findings of further investigation of the alterations to 85 and 88 Broad Street. Investigation of earlier maps had clearly shown that the group of commercial shops and accommodation had all been built at a similar time frame. The wording of the proposed Local List entry had been amended to reflect that the whole group was significant and not only the original c.1870s facades, with the later 1930s alterations also adding to the significance and character of the buildings. The amended text was attached at Appendix 1.

Resolved - That 85-88 Broad Street be added to the list of Locally-Important Buildings and Structures.

93. 211420/FUL - 2 HOWARD STREET

Conversion of single dwelling (class C3) to Sui-Generis House in Multiple Occupation (HMO) for 9 persons, and conversion of the existing garage to bike and bin store, plus erection of two dormer windows and associated enabling internal works and minor external works (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 clarification and corrections regarding the HMO threshold calculation, as well as information on landscaping.

Comments were received and considered.

Resolved - That planning permission for application 211420/FUL be refused, on the grounds that the proposed location of the communal ground floor lounge, kitchen and dining room over two of the bedrooms was considered to be an inappropriate 'stacking' arrangement which would result in an unacceptable level of harm to residential amenity for occupants in these basement bedrooms, contrary to policies H8 (Residential Conversions) and CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019) and the Council's 'Residential Conversions Supplementary Planning Document' (2013).

94. 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.

Further to Minute 81 of the meeting held on 1 December 2021, the Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 JANUARY 2022

application. The report and update report submitted to the meeting on 1 December 2021 were attached to the report as Appendices. The application had been deferred at that meeting for further clarification on vehicle parking, litter management and uses in the Key Frontage.

Comments and objections were received and considered.

Resolved - That planning permission for application 210854/FUL be granted, subject to the conditions and informatives as recommended in the report, with the wording of proposed condition 4 regarding amplified music amended to align the restriction with the hours of opening specified in proposed condition 8.

95. 211827/REG3 - SHINFIELD ROAD RECREATION GROUND, LINDEN ROAD

To install a small tarmac ball games court with a combined metal basketball / football goals at each end and perimeter of 1 metre high metal railing fence

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 the public consultation period had closed on 30 December 2021 and that no comments had been received by members of the public. A response from Ecology was summarised in the report.

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 211827/REG3 be authorised, subject to the conditions and informatives as recommended in the original report.

(Councillor Rowland declared an interest in this application on the basis that she would be involved in promoting the scheme as Lead Councillor for Heritage and Recreation. She made a statement to the Committee but took no further part in the debate or decision.)

96. 211662/VAR - 44 COLLEGE ROAD

Change of use from C3 to C4 to change an existing 4/5 bedroom house to a six bedroom HMO with ensuites without complying with condition 4 of planning permission 141428 (restriction on parking permits).

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

Comments and objections were received and considered.

Objector Peter Kayes attended the meeting and addressed the Committee on this application.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 JANUARY 2022

Resolved - That condition 4 be removed from planning permission 141428, and that amended and additional conditions and informatives be attached to the planning permission as recommended.

(The meeting started at 6.30 pm and closed at 7.30 pm)