

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	2 FEBRUARY 2022		
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 in accordance with the themes of the Council's Corporate Plan:

1. Healthy Environments
2. Thriving Communities

3. Inclusive Economy

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: WHITLEY
APPEAL NO: APP/E0345/Z/21/3276515
CASE NO: 210479
ADDRESS: "Unit 7", Reading Gate Retail Park, A33 Relief Road
PROPOSAL: 3 x non-illuminated vertical banners
CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 5.1.22

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3289748
CASE NO: 200328
ADDRESS: "Vastern Court", Caversham Road, Reading
PROPOSAL: Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses, Residential(Class C3 and including PRS), Offices (Use Class B1(a), development in Use Classes A1, A2, A3(retail), A4(public house), A5(take away), D1 and D2(community and leisure), car parking, provision of new plant and renewable energy equipment, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting, and for the laying out of the buildings, routes and open spaces within the development, and all associated works and operations including but not limited to demolition, earthworks, provision of attenuation infrastructure, engineering operations.

CASE OFFICER: Alison Amoah
METHOD: Public Inquiry
APPEAL TYPE: NON DETERMINATION
APPEAL LODGED: 14.1.22

An Officer Report will be provided in your Update Pack to explain the circumstances of this appeal and to provide a summary of what officers consider should be included (reasons for refusal were we still able to make a decision) as part of the Council's case in defense of the appeal.

APPENDIX 2

Appeals Decided:

WARD: MINSTER
APPEAL NO: APP/E0345/W/21/3277610
CASE NO: 201480
ADDRESS: 72 Admirals Court
PROPOSAL: Construction of two additional storeys to provide 6x1 bed flats (10 flats in total). Prior Notification under Class A, Part 20, of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.
CASE OFFICER: Tom Hughes
METHOD: Written Representation
DECISION: REFUSED
DATE DETERMINED: 17.01.2022

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 23-27 London Road
- 72a-d Admirals Court

Planning Officers reports on appeal decisions attached.