

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 MARCH 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

110. MINUTES OF MEETINGS HELD ON 2 AND 15 FEBRUARY 2022

The Minutes of the meetings held on 2 and 15 February 2022 were agreed as a correct record and signed by the Chair.

111. 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 application, together with any additional applications which the Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit:

211142/FUL - THE RESTORATION PH, 928 OXFORD ROAD, TILEHURST

Demolition of the vacant Restoration Public House and the erection of 18 apartments with associated amenity space, parking and landscaping.

112. DECLARATIONS OF INTEREST

Councillor Carnell declared an interest in Item 117 (211843/OUT - Reading Golf Club) as his nephew was a member of Reading Golf Club.

Councillor Robinson declared a prejudicial interest in Item 117 (211843/OUT - Reading Golf Club) on the grounds of predetermination.

113. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of two notifications 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 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 -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeal, as set out in Appendix 2, be noted.

114. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of seven prior approval applications received, and in Table 2 of nine applications for prior approval decided, between 20 January and 18 February 2022.

Resolved - That the report be noted.

115. HUNTLEY AND PALMERS SOCIAL CLUB, GASWORKS ROAD - PROPOSAL TO ADD TO THE LIST OF LOCALLY IMPORTANT BUILDINGS & STRUCTURES

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on a proposal to add Huntley and Palmer's Social Club, Gasworks Road 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 corrected an error in the original report regarding the social significance of the building and adding social significance to the reasons that the building qualified for addition to the Local List.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 MARCH 2022

Resolved - That Huntley and Palmer's Social Club, Gasworks Road be added to the list of Locally-Important Buildings and Structures.

116. 211000/FUL - LAND TO THE REAR OF 29-30 TERN CLOSE, TILEHURST

Erection of 3 bed detached bungalow (Class C3).

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

Comments were received and considered.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 211000/FUL, subject to completion of a S106 legal agreement by 29 May 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;
- (4) That the condition regarding boundary treatment details be approved in consultation with Ward Councillors.

117. 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.

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 corrected errors in the original report and gave further information on the following, recommending amendments to the Section 106 obligations and two additional conditions as a result:

- Thames Water
- Transport
- Layout/Scale/Landscaping
- Woodland Trust Comments
- Policy CA1b
- Drainage SuDS Basins
- Potential Phasing of Development

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 MARCH 2022

- Sustainability

The update report also explained that the Secretary of State had notified the Council on 1 March 2022 that they had received a third party request to call in the application for their determination and had therefore requested that, if planning permission were to be granted, a decision notice was not issued until the Secretary of State had had time to consider whether or not to call in the application.

It was reported verbally at the meeting that 16 further letters of objection and a letter of support from Reading Civic Society had been received since publication of the original report.

Comments and objections were received and considered.

Objectors Clare Grashoff, Steve Harcourt, Helen Lambert and Jennifer Leach, Supporter Richard Stainthorp, the applicant's agent Jonathan Walton, the applicant Gary Stangoe, Peppard Ward Councillor Clarence Mitchell and Caversham Ward Councillor Adele Barnett-Ward attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That, subject to the Secretary of State confirming that they did not wish to call in the application for their determination, the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant outline planning permission for application 211843/OUT, subject to completion of a S106 legal agreement by 31 March 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, with the amendments set out in the update 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, with the additional conditions recommended in the update report and an amendment to Condition 18 on the Habitat Enhancement Scheme to specify that the scheme should be designed to maximise provision of and maintenance of the green link across the site.

(Councillor Carnell declared an interest in the above application. Nature of interest: Councillor Carnell's nephew was a member of Reading Golf Club.)

(Councillor Robinson declared a prejudicial interest in the above application on the grounds of predetermination. He addressed the Committee on the application but abstained in the vote on the decision.)

(The meeting started at 6.30 pm and closed at 8.58 pm)