

READING BOROUGH COUNCIL

REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	30 MARCH 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 the Council's planning decisions when appealed contributes to creating a sustainable environment with active communities and helping the economy within the Borough as identified as 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: PEPPARD
APPEAL NO: APP/E0345/W/22/3291615
CASE NO: 210018
ADDRESS: "Reading Golf Club", Kidmore End Road, Emmer
PROPOSAL: Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential-led scheme (c3 use to include affordable housing) and the provision of community infrastructure at reading golf club
CASE OFFICER: Matthew Burns
METHOD: Public Inquiry
APPEAL TYPE: REFUSAL
APPEAL LODGED: 21.2.22

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3284108
CASE NO: 210478
ADDRESS: "Soane Point", 6-8 Market Place, Reading
PROPOSAL: Change of use of part of the ground floor, part basement, and upper floors from office use Class B1(a) to C3, 144 studio apartments. Prior Notification under Class 0, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015
CASE OFFICER: Matthew Burns
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 08.03.2022

WARD: THAMES
APPEAL NO: APP/E0345/D/22/3292725
CASE NO: 211739
ADDRESS: 2 Bramblings, Caversham, Reading
PROPOSAL: Ground floor extension, conversion of garage and construction of an attached garage and repitching of roofs.
CASE OFFICER: Marcie Rejwerska
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 08.03.2022

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/22/3290550
CASE NO: 211658
ADDRESS: 40 Church Street, Reading
PROPOSAL: Partial conversion of ground floor from flat (Class C3) to commercial use (Class E(a))

CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 09.03.2022

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3288185
CASE NO: 211214
ADDRESS: County House, 17 Friar Street
PROPOSAL: Change of use of from Class B1(a) (offices) to C3 (dwelling houses) to comprise 23 dwellings. Prior Notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

CASE OFFICER: Matthew Burns
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 09.03.2022

APPENDIX 2

Appeals Decided:

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/21/3284791
CASE NO: 210206
ADDRESS: "34,36,36a", Mill Road, Caversham, Reading
PROPOSAL: Single storey front and two storey side and rear extension at 34 Mill Road. First floor rear extension at 36 Mill Road. Single storey front and rear and two storey side extension at 36A Mill Road.

CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 24.2.22

WARD: SOUTHCOTE
APPEAL NO: APP/E0345/W/21/3277469
CASE NO: 191499
ADDRESS: Bath Road
PROPOSAL: Installation of a new 20m high Street Works Pole along with additional equipment cabinets and ancillary development.

CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 3.3.22

WARD: ABBEY
APPEAL NO: APP/E0345/W/21/3276463
CASE NO: 200188
ADDRESS: 55 Vastern Road
PROPOSAL: Demolition of existing structures and erection of a series of buildings ranging in height from 1 to 11 storeys, including residential dwellings (C3 use class) and retail floorspace (A3 use class), together with a new north-south pedestrian link, connecting Christchurch Bridge to Vastern Road
CASE OFFICER: Jonathan Markwell
METHOD: Inquiry (Virtual)
DECISION: ALLOWED
DATE DETERMINED: 17.3.22

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 55 Vastern Road

Planning Officers reports on appeal decisions attached.