

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JUNE 2022

Present: Councillor Lovelock (Chair);
Councillors Leng (Vice-Chair), Carnell, Emberson, Ennis, Gavin, Hornsby-Smith, Moore, Page, Rowland, J Williams and Yeo

Apologies: Councillors Robinson

RESOLVED ITEMS

1. MINUTES

The Minutes of the meetings held on 30 March 2022 were agreed as a correct record and signed by the Chair.

2. 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 Public Protection Services might consider appropriate, be the subject of accompanied site visits:

220409/FUL - CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM

Redevelopment of Caversham Park for 64 assisted living units (Class C2) for the over 55's through the conversion of Caversham Park House, 64 bed care home (Class C2), 61 age-restricted retirement dwellings, including conversion of the existing buildings Bursars House, The Lodge and 2 Caversham Park Drive (Class C3), 5 market dwellings (Class C3), 28 affordable dwellings (Class C3), and refurbishment and extension of the existing pavilion to provide changing facilities, café/studio and sports provision comprising 2 no. croquet lawns, 2 no. bowling greens, an additional tennis court, refurbishment of the existing tennis court and associated parking and landscaping following.

220189/FUL - 205-213 HENLEY ROAD, CAVERSHAM

Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-209 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

211714/FUL - 70-78 WOKINGHAM ROAD

Demolition of hotel and erection of 14 apartments.

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- (2) That the under-mentioned application be the subject of an accompanied site visit if the application was to be brought to the Committee:

220123/FUL - 9 ELDON SQUARE

Demolition of existing garages and car port, followed by construction of one detached three-bedroom, 1.5 storey detached dwelling, with associated car parking, cycle and bin storage.

3. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of six 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 four decisions 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 appeals, as set out in Appendix 2, be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

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

Resolved - That the report be noted.

5. ANNUAL PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE 2021/22

The Executive Director for Economic Growth and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement, planning fee income and commitments monitoring) during 2021/22.

Resolved - That the report be noted.

6. LEVELLING UP AND REGENERATION BILL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the Levelling-Up and Regeneration Bill, which had received its first reading in the House of Commons on 12 May 2022, following more than 40,000 responses being received to the Government's 2020 White Paper 'Planning for the Future' and the subsequent inquiry into planning reform by the Housing, Communities and Local Government Select Committee.

The report gave a summary of the changes proposed in the Bill and the implications for the planning system generally and in Reading. The report addressed the following areas: Development plans; Infrastructure delivery; Development management; Environmental outcomes reports; Heritage; Enforcement and Other matters. It also set out the next steps, explaining that the Bill was expected to receive royal assent in 2024 and a number of consultations were planned on detailed elements of the Bill, further reports on which would be brought to the relevant committee setting out the Council's response when these took place.

Resolved - That the report be noted.

7. 211376/FUL & 211407/LBC - 41 MINSTER STREET

The proposed development will include installation of a 10m stub tower, 6 no. antennas, 2 no. 300mm dishes, a GPS dish and associated ancillary equipment, alongside the removal of the existing 2.5m stub tower with 6 no. antennas and associated equipment and fixings. (Amended Description).

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

Comments were received and considered.

Resolved -

- (1) That planning permission for application 211376/FUL be granted, subject to the conditions and informatives as recommended in the report;
- (2) That listed building consent for application 211407/LBC be granted, subject to the conditions and informatives as recommended in the report.

8. 211424/FUL - 1A EATON PLACE

Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3)

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

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Comments and objections were received and considered.

Resolved -

That planning permission for application 211424/FUL be refused on the following grounds:

1. The proposed development, by reason of its overall scale relative to plot size, would result in a cramped arrangement that would fail to provide any private amenity space for both flats nor sufficient internal floor space for the proposed ground floor flat. This would adversely impact upon the level of amenity provided and would result in an unacceptable quality of living accommodation for future occupants, contrary to Policies CC8, H5 and H10 of the Reading Borough Local Plan (2019);
2. The proposed development would locate the kitchen, bathroom and landing of the first-floor flat over the bedroom of the ground floor flat. This is considered to be an inappropriate 'stacking' arrangement which, through noise and disturbance caused by the occupiers of the first floor flat using these areas, will result in an unacceptable level of harm to the residential amenity for occupants of the ground floor flat. This would be contrary to policies CC8 and CR6 of the Reading Borough Local Plan (2019);
3. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing and off-site tree planting, the proposal fails to contribute adequately to the housing needs and amenity requirements of Reading Borough, contrary to policies H3 and EN14 of the Reading Borough Local Plan (2019), the Council's Adopted Affordable Housing Supplementary Planning Document (2021) and the Reading Borough Council Tree Strategy (2021).

9. 220291/FUL - 2 HOWARD STREET

Conversion of a single dwelling (Class C3) to a Sui-Generis House in Multiple Occupation (HMO) for 9 persons, and conversion of the existing garage to a cycle and garden store, plus erection of two dormer windows, bin storage and associated enabling internal works and minor external works (re-submission of 211420/FUL)

Further to Minute 3 of the meeting held on 12 January 2022, 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 clarified how the threshold calculation for HMOs had been interpreted.

The original report and update report for application 211420/FUL from 12 January 2022 were appended to the report.

Comments were received and considered.

Resolved -

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- (1) That planning permission for application 220291/FUL be granted, subject to the conditions and informatives as recommended in the original report;
- (2) That a separate report on HMO Policies and guidance be submitted to a future meeting of the Committee to allow further consideration of the counting of HMOs and how to assess and deal with HMO proliferation.

10. 220125/LBC - OXFORD ROAD PRIMARY SCHOOL, 146 OXFORD ROAD

Listed Building Consent for proposed works to Oxford Road Community School - repairs and refurbishment to the pitched roof and replacement of bitumen felt covering to a number of small flat roofs.

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 presented additional information which had been omitted from the original report on the proposed lime mortar mixture, the listed building materials condition and photos of the existing roof.

Comments were received and considered.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, listed building consent for application 220125/LBC be granted, subject to the conditions and informatives as recommended in the original report.

11. 211728/OUT - DELLWOOD HOSPITAL LIEBENROOD ROAD

Outline application considering access, appearance, layout and scale for the partial demolition, retention and extension of existing building to form a care home (C2 use class) and ancillary accommodation, amended access arrangements, car parking and associated works (landscaping reserved for future consideration).

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 explained that the applicant had agreed to provide a construction phase employment and skills training plan and did not intend to take up the option of providing an equivalent financial contribution and therefore the plan could be secured by condition rather than a section 106 obligation. It also explained that the use of the development as a C2 care home could also be secured by way of a planning condition rather than obligation. The recommendation had been amended accordingly.

Comments and objections were received and considered.

Supporter Evelyn Williams, and John Horsman and Anna Ciesielska on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved -

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- (1) That outline planning permission for application 211728/OUT be granted, subject to the conditions and informatives as recommended in the original report, with the additional conditions set out in the update report;
- (2) That details of the pre-commencement reserved matters in respect of landscaping, external materials and the scheme of decentralised energy provision be submitted to members of the Committee and, if there were any significant concerns expressed, these matters be brought to Committee for approval.

12. 212061/FUL - RICHFIELD DRIVING RANGE, RICHFIELD AVENUE

The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches.

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 proposed amendments to the S106 obligations for transport works and deletion of two of the planning conditions, clarified the bicycle provision position and the reasons for BREEAM 'Very Good' and the wording for the BREEAM conditions. The recommendation had been amended accordingly. It was recommended at the meeting that a further condition regarding

Resolved -

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant full planning permission for application 212061/FUL, subject to completion of a S106 legal agreement by 30 June 2022 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the amended transport works Heads of Terms set out in the update report and the original Employment, Skills and Training Head 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 Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, but with the removal of Conditions 11 and 14 as recommended in the update report, and the following amendments:
 - Condition 28 regarding the Travel Plan to be strengthened to require the school to explore how to improve the facilities to support cycling, including more cycle parking, storage and changing facilities;

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- Condition 20 regarding BREEAM rating to be amended to require the school to look at further ways to improve the BREEAM rating above 60%;
 - An additional informative encouraging the school to explore their opening hours to ease congestion;
- (4) That transport officers be asked to investigate the inclusion of bus stop markings near to the school in association with the wider requirement for alterations to Traffic Regulation Orders surrounding the school, to accommodate future bus services to the area.

(The meeting started at 6.30 pm and closed at 8.26 pm)