

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 7 SEPTEMBER 2022

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

RESOLVED ITEMS

37. MINUTES

The Minutes of the meeting held on 20 July 2022 were agreed as a correct record and signed by the Chair.

38. 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, and a list of previously agreed site visits.

Resolved -

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:

212037/FUL - LAND ADJACENT TO READING SEWAGE AND TREATMENT WORKS, ISLAND ROAD

A gypsy and traveller transit site intended for short-term use while in transit. It will comprise 7 pitches, bin store, outdoor seating area, play area, and a new access onto Island Road. Each pitch comprises a kitchen/toilet block and space for two caravans and two cars

39. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notifications received from the Planning Inspectorate regarding three 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 a schedule giving details of three 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.

40. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of eight prior approval applications received, and in Table 2 of ten applications for prior approval decided, between 8 July and 24 August 2022.

Resolved - That the report be noted.

41. 201138/FUL - 12-18 CROWN STREET

Change of use of building from 44 serviced apartments (Class C1) to 44 flats (C3) comprising of 4no studios, 27 x one bedroom and 13 x two bedroom units with associated parking

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 regarding private refuse collection and the full wording of the proposed condition relating to bin storage.

Comments were received and considered.

Resolved -

That consideration of application 201138/FUL be deferred for more information on affordable housing/viability, proposed unit mix, the weight given to an appeal decision relating to similar application 201221/FUL, access to local outdoor space, potential for a brown roof, noise between floors, amenity for future occupiers, parking provision and CIL.

42. 211636/FUL - 75-81 SOUTHAMPTON STREET

Removal of existing building and construction of a four-storey building to comprise 19 dwellings and associated works

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

Comments and objections were received and considered.

Objector Dave Jenkins and Angela Banks representing the applicant attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 211636/FUL, subject to completion of a S106 legal agreement by 7 October 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.

43. 220463/FUL - UNIT 8 STADIUM WAY

Change of use of vacant unit to use as an indoor climbing/bouldering centre (Use Class E(d)), minor amendments to building elevations/entrances, provision of cycle/bin storage and associated works

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

Comments were received and considered.

Resolved -

That planning permission for application 220463/FUL be granted, subject to the conditions and informative as recommended.

44. 220637/FUL - SCOURS LANE, TILEHURST

Proposed development of a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements

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 clarifications of the suitability, in policy terms, of the location of this retail-type use.

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It also explained that the site of the application did not include the concrete cattle trough on Scours Lane which was considered to be a 'Non-Designated Heritage Asset'.

At the meeting a verbal update was given to amend the recommended reason for refusal relating to the loss of undesignated open space to include reference to severing the junction between two Green Links, and to add a second reason for refusal relating to the lack of a suitable s106 legal agreement/unilateral undertaking to ensure that the proposed mitigating landscaping and wildlife habitat enhancements would be capable of being delivered and thereafter maintained.

Comments and objections were received and considered.

Kentwood Ward Councillor Glenn Dennis attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That application 220637/FUL be refused for the following reasons:
 - a) The proposed development would result in the loss of undesignated open space that has not been previously developed and which currently makes a positive contribution to the character, appearance and environmental quality of the area due to its openness, undeveloped character and green vegetated appearance. As such the proposed development would be harmful to the character and appearance of the area contrary to Policies CC7 (Design and the Public Realm) and EN8 (Undesignated Open Space) of the Reading Borough Local Plan (2019). Further, the application site includes the junction of two Green Links, as per Policy EN12 and the development will, by virtue of its location and the nature of the development, fragment these links. The proposal will therefore not maintain, protect, consolidate, extend or enhance the green network and is therefore contrary to paragraphs 174 and 175 of the NPPF and policies (Biodiversity and the Green Network) of the Reading Borough Local Plan (2019);
 - b) The application has failed to demonstrate, via a suitable s106 legal agreement/unilateral undertaking, that the proposed mitigating landscaping and wildlife habitat enhancements as presented in the application would be (capable of being) delivered and thereafter maintained to a suitable standard in order to offset the harm caused to landscaping/trees and to maintain character and appearance of the area to enhance tree coverage and green links. The application would therefore fail to maintain, protect, consolidate, extend or enhance existing habitats by severing and failing to adequately mitigate the harm to two Green Links as designated on the adopted Reading Borough Local Plan Proposals Map, contrary to Local Plan policies CC9 (Securing Infrastructure), EN12 (Biodiversity and the Green Network) and EN14 (Trees, Hedges and Woodlands) and the Council's SPD, 'Planning Obligations under Section 106' (2015);

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- (2) That the Assistant Director of Planning, Transport and Regulatory Services be authorised to finalise the wording of the reasons for refusal.

(The meeting started at 6.30 pm and closed at 8.03 pm)