

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 FEBRUARY 2023

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

Apologies: Councillor Emberson

RESOLVED ITEMS

82. MINUTES

The minutes of the meeting held on 11 January 2023 were agreed as a correct record and signed by the Chair.

83. 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 any additional applications which the Assistant Director of Planning, Transport and Public Protection Services might consider appropriate, be the subject of accompanied site visits;
- (2) That the accompanied site visits previously agreed for Land at Battle Street and 205 Henley Road be held on 23 February and 23 March 2023 respectively.

84. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule showing that no notifications had been received from the Planning Inspectorate regarding planning appeals.

(ii) Appeals Recently Determined

The Executive Director for 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 were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

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The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decision in Appendix 3:

220032 - "REAR OF", 24-26 WANTAGE ROAD

Construction of 2 semi detached houses at the rear of 24-26 Wantage Road with access from Wilson Road.

Written representations.

Appeal dismissed.

It was requested at the meeting that a report be submitted to the next meeting on the appeal decision relating to 111a Watlington Street (application 201650). Planning permission had been refused by the Committee at its meeting on 8 September 2021 (Minute 44 refers) and the appeal against this decision had been dismissed on 1 February 2023.

Resolved -

- (1) That it be noted that there were no new appeals;
- (2) That the outcome of the recently determined appeal, as set out in Appendix 2, be noted;
- (3) That the report on the appeal decision in Appendix 3 be noted;
- (4) That a report be submitted to the next meeting on the appeal decision relating to application 201650 for 111a Watlington Street.

85. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of nine prior approval applications received, and in Table 2 of six applications for prior approval decided, between 21 December 2022 and 20 January 2023.

Resolved - That the report be noted.

86. PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - APRIL - DECEMBER 2022 (Q1, Q2 & Q3)

The Executive Director of Economic Growth and Neighbourhood Services submitted a report providing information on how the Planning and Building Control Service had performed between April and December 2022 in terms of meeting government-set targets for dealing with planning applications, success at planning appeals and other measures. The report also included information on other types of applications handled and other services provided, including by Building Control.

Resolved -

That the report be noted.

87. 220028/FUL - 62 GOLDSMID ROAD

Proposed erection of a part single part two storey rear extension to dwelling, following demolition of the existing outbuilding and conversion to HMO.

Further to Minute 67 of the meeting held on 7 December 2022, the Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. Attached to the report as an Appendix was the report on the application which had been submitted to the 7 December 2022 meeting, at which consideration of the application had been deferred for further information on the kitchen layout.

Comments and objections were received and considered.

Resolved -

That planning permission be granted for application 220028/FUL subject to the conditions and informatives set out in the report.

88. 221446/FUL - SOANE POINT, 6-8 MARKET PLACE

External works to existing building, including partial replacement of the existing facades fronting Market Place and Abbey Square alongside other external works to the building, set back single-storey extension above part of block fronting Market Place, part two part three storey extensions above other blocks, and conversion and alterations to ground floor reception and car parking area, together the works will deliver 38 new homes and (internal and external) residential amenity areas with associated car parking.

Further to Minute 79 of the meeting held on 11 January 2023, the Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. Attached to the report at Appendices 1 and 2 were the report and update report considered at the meeting on 11 January 2023, where consideration of the application had been deferred for more information on materials, refuse collection arrangements, electric vehicle charging, photovoltaic panels, fire safety and cycle storage. An update report was tabled at the meeting which set out information on plans received, the proposed conditions relating to materials, and rooftop terraces. The update report recommended an additional materials condition to secure submission and approval of details of the materials for the Market Place elevation separately to the rest of the proposed development, and removal of condition no. 33 relating to hours of use for Roof Terraces.

Comments were received and considered.

Resolved -

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- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant full planning permission for application 221446/FUL, subject to incorporating the revised materials option for the treatment of the Market Place façade of the proposed development shown/referred to as 'Option 3', and to completion of a S106 legal agreement by 10 February 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report submitted to the meeting held on 11 January 2023;
- (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 submitted to the meeting held on 11 January 2023, as amended by the update report submitted to the meeting held on 11 January 2023 and the update report to this meeting;
- (4) That the pre-commencement condition regarding materials for the Market Place elevation specify the requirement to provide an on-site viewing of large display panels for the proposed façade materials.

89. 221649/REG3 - 56 BAMBURGH CLOSE

Various external and internal refurbishments include the complete replacement of non-load bearing elevations including wall insulation/ cladding, windows, communal doors, gutters, fascias and soffits altering the external appearance of the building, and internally, the removal of internal walls within communal halls.

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 additional photos and revised plans. The update report also confirmed that no objections had been received during the consultation on the application.

Resolved -

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 221649/REG3 be authorised, subject to the conditions as recommended in the original report.

90. 221324/FUL - 97A-117 CAVERSHAM ROAD

Redevelopment of 97a-117 Caversham Road, and associated land to the rear, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping.

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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.

Resolved -

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant full planning permission for application 221324/FUL, subject to completion of a S106 legal agreement by 1 April 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report, with the provision relating to a Traffic Regulation Order amended to make reference to potential changes to the access road junction treatment including a left turn only restriction;
- (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;
- (4) That the condition regarding retention/replacement of the northern boundary wall with the rear of properties on Swansea Road require a pre-commencement scheme to be submitted for approval in consultation with Ward Councillors.

(The meeting started at 6.30 pm and closed at 7.46 pm)