

# Planning Applications Committee

31 May 2023



**Reading**  
Borough Council  
Working better with you

<b>Title</b>	<b>PLANNING APPEALS</b>
<b>Purpose of the report</b>	To note the report for information
<b>Report status</b>	Public report
<b>Report author</b>	Julie Williams, Development Manager (Planning & Building Control)
<b>Lead councillor</b>	Councillor Micky Leng, Lead Councillor for Planning and Assets
<b>Corporate priority</b>	Inclusive Economy
<b>Recommendations</b>	The Committee is asked: 1. To note the report.

## 1. Executive summary

1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

## 2. Policy context

2.1. The Council's new Corporate Plan has established three themes for the years 2022/25. These themes are:

- Healthy Environment
- Thriving Communities
- Inclusive Economy

2.2. These themes are underpinned by "Our Foundations" explaining the ways we work at the Council:

- People first
- Digital transformation
- Building self-reliance
- Getting the best value
- Collaborating with others

2.3. Full details of the Council's Corporate Plan and the projects which will deliver these priorities are published on the [Council's website](#). These priorities and the Corporate Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

## 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 appeals decided since the last committee.

3.3 Please see Appendix 3 of this report for new Planning Officers reports on those appeal decisions of interest to this committee.

#### **4. Contribution to strategic aims**

4.1 Defending planning appeals made against planning decisions 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. See Section 2 of this report for more information.

#### **5. Environmental & 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.

#### **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: KENTWOOD  
APPEAL NO: APP/E0345/W/22/3313424  
CASE NO: 220637  
ADDRESS: Scours Lane, Tilehurst, Reading  
PROPOSAL: Proposed development a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements  
CASE OFFICER: Ethne Humphreys  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL  
APPEAL LODGED: 3<sup>rd</sup> May 2023

## **APPENDIX 2**

### **Appeals Decided:**

WARD: KATESGROVE  
APPEAL NO: APP/E0345/W/22/3313234  
CASE NO: 211614  
ADDRESS: 9 Upper Crown Street, Reading  
PROPOSAL; Demolition of existing buildings and structures, associated reuse of frame with basement level used for car parking & servicing, erection of 4 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations & associated works to rear of indigo apartments to facilitate pedestrian access.  
CASE OFFICER: Tom Bradfield  
METHOD: Informal Hearing  
DECISION: DISMISSED  
DATE DETERMINED: 28<sup>th</sup> April 2023

WARD: NORCOT  
APPEAL NO: APP/E0345/W/22/3309850  
CASE NO: 211182  
ADDRESS: 60 Beecham Road, Reading  
PROPOSAL; Conversion of existing garage to Change the existing flat roof to a pitch roof, relocate windows and add a bay window on the front building.  
CASE OFFICER: Beatrice Malama  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 27<sup>th</sup> April 2023

WARD: TILEHURST  
APPEAL NO: APP/E0345/W/22/3301610  
CASE NO: 210708  
ADDRESS: Water Tower Store", 54-54A Norcot Road, Tilehurst, Reading  
PROPOSAL: Conversion of existing Water Tower Store to a dwelling house (Class C3) and insertion of new doors, windows and rooflights. Associated soft landscaping and erection of brick wall and gate.  
CASE OFFICER: Natalie Weekes  
METHOD: Written Representation  
DECISION: DISMISSED  
DATE DETERMINED: 28<sup>th</sup> April 2023

WARD: ABBEY  
APPEAL NO: APP/E0345/W/22/3303428  
CASE NO: 211424  
ADDRESS: 1a Eaton Place, Reading  
PROPOSAL: Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3)  
CASE OFFICER: David Brett  
METHOD: Written Representation  
DECISION: ALLOWED  
DATE DETERMINED: 12.05.2023

### **APPENDIX 3**

**Planning Officers reports on appeal decisions.**

**None available this time.**