

# Planning Applications Committee

19 July 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. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee.
- 2.3. Please see Appendix 3 of this report for new Planning Officers reports on those appeal decisions of interest to this committee.

## 3. Contribution to Strategic Aims

- 3.1. 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.

## 4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. 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

## 5. Community Engagement

- 5.1. 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.

## **6. Equality Implications**

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

## **7. Legal Implications**

- 7.1. 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.

## **8. Financial Implications**

- 8.1. 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”.

## **9. Timetable for Implementation**

- 9.1. Not applicable.

## **10. Background Papers**

- 10.1. There are none.

## **APPENDIX 1**

### **Appeals Lodged:**

WARD: KATESGROVE  
APPEAL NO: APP/E0345/Z/23/3317591  
CASE NO: 221158  
ADDRESS: "Site Between", 142 Basingstoke Road and 381 Elgar Road, Reading  
PROPOSAL: Removal of existing 4 advertisement displays and installation of internally illuminated digital advertisement  
CASE OFFICER: Joel Grist  
METHOD: Written Representation  
APPEAL TYPE: REFUSAL OF PLANNING PERMISSON  
APPEAL LODGED: 29.06.2023

WARD: CHURCH  
APPEAL NO: APP/E0345/W/23/3315646  
CASE NO: 221368  
ADDRESS: "Site At", Pepper Lane, Reading  
PROPOSAL: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works.  
CASE OFFICER: Beatrice Malama  
METHOD: Written Representation  
APPEAL TYPE: Refusal of Planning Permission  
APPEAL LODGED: 21.06.2023

WARD: REDLANDS  
APPEAL NO: APP/E0345/W/23/3319441  
CASE NO: 221856  
ADDRESS: 48 Cardigan Road, Reading  
PROPOSAL: Change of use from C3 to a 4-bedroom C4 HMO with minor interior amendments and rear extension (amended)  
CASE OFFICER: Joshua Clayman  
METHOD: Written Representation  
APPEAL TYPE: Refusal of Planning Permission  
APPEAL LODGED: 21.06.2023

## **APPENDIX 2**

### **Appeals Decided:**

WARD: CHURCH  
APPEAL NO: APP/E0345/W/22/3313373  
CASE NO: 220381  
ADDRESS: 15 Highmead Close, Reading  
PROPOSAL: Conversion of single dwelling to two dwellings  
CASE OFFICER: David Brett  
METHOD: Written Representation  
DECISION: REFUSED  
DATE DETERMINED: 23.06.2023

## **APPENDIX 3**

### **Planning Officers reports on appeal decisions.**

- 9 Upper Crown Street