

Planning Applications Committee

04 October 2023



Reading
Borough Council
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Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	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/W/23/3315618
CASE NO: 220258
ADDRESS: 220 Elgar Road South,
PROPOSAL: Residential redevelopment comprising demolition of existing single storey building and erection of 16 dwellings together with associated works (re-submission of application 210526)

CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 13.09.2023
COSTS: Have applied for an award of costs

WARD: WHITLEY
APPEAL NO: APP/E0345/W/23/3319656
CASE NO: 230095
ADDRESS: Whitley Wood Road Street Works, Whitley Wood Road
PROPOSAL: Proposed 5G telecoms installation - H3G 15m street pole and additional equipment cabinets

CASE OFFICER: Nicola Taplin
METHOD: Written Representation
APPEAL TYPE: Refuse Planning Permission
APPEAL LODGED: 14.09.2023

APPENDIX 2

Appeals Decided:

WARD: BATTLE
APPEAL NO: APP/E0345/X/22/3310197
CASE NO: 200036
ADDRESS: 551b Oxford Road, Reading
PROPOSAL: Use of building to rear of 551 Oxford Road as self-contained dwelling

CASE OFFICER: Connie Davis
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 25.08.2023

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
DECISION: ALLOWED
DATE DETERMINED: 08.09.2023

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: Josh Clayman
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 08.09.2023

WARD: BATTLE
APPEAL NO: APP/E0345/W/23/3318408
CASE NO: 221776
ADDRESS: "Adjacent", 1 Bridgewater Close, Reading
PROPOSAL: Application for proposed replacement of existing rooftop telecommunications equipment with telecommunications installation
CASE OFFICER: Beatrice Malama
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 08.09.2023

APPENDIX 3

Planning Officers reports on appeal decisions.

None with this agenda but looking to provide summary reports in update pack