

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 OCTOBER 2023

Present: Councillor Yeo (Vice-Chair, in the Chair);
Councillors Yeo (Vice-Chair, in the Chair), Cresswell, Davies, Ennis, Gavin, Goss, Hornsby-Smith, Leng, Moore, Robinson, Rowland and Williams

Apologies: Councillors Lovelock and Emberson

RESOLVED ITEMS

36. MINUTES

The Minutes of the meeting held on 6 September 2023 were agreed as a correct record and signed by the Chair.

37. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out 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. The report also listed previously agreed site visits which were yet to take place.

Resolved -

That the following application be the subject of an accompanied site visit:

230822/OUT – Forbury Retail Park, Forbury Road

Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 820 residential units (Class C3) & up to 5,500 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, basement excavation up to 200 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 860 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.

38. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

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Appendix 1 to the report set out details of two new appeals lodged since the last Committee. Appendix 2 to the report set out details of four appeals decided since the last Committee.

An update report was tabled at the meeting on the following appeal decision:

200036/CLE – 551b OXFORD ROAD

Use of building to rear of 551 Oxford Road as self-contained dwelling.

Written representations.

Appeal allowed.

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;
- (3) That the update report on the appeal decision be noted.

39. APPLICATIONS FOR PRIOR APPROVAL

The Committee received a report on the types of development that could be submitted for Prior Approval and providing a summary of applications received and decisions taken in accordance with the prior approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended. Table 1 set out two prior approval applications received, and Table 2 set out two applications for prior approval decided, between 23 August and 25 September 2023.

Resolved – That the report be noted.

40. STREET NAME ASSIGNMENT AT FORMER READING GOLF CLUB, KIDMORE END ROAD, EMMER GREEN

The Committee considered a report setting out nine proposed street names for the development of the former Reading Golf Club located at Emmer Green, off Kidmore End Road. A plan of the site detailing the road layout was attached to the report at Appendix 1 and the Approved Street Names list was attached to the report at Appendix 2.

Three of the proposed names were agreed at the meeting. The remaining names proposed in the report and those set out on the Approved Street Names list were not considered by the Committee to have sufficient connection to the local area and heritage of the site. It was therefore agreed that nominations be sought for new names, which would then be subject to a process of checking and consultation as set out in the Street Naming Protocol.

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Following the consultation the proposed names would be submitted to a future meeting of the Committee for approval.

Resolved –

- (1) That the street names ‘The Fairway’, ‘Fox Crescent’ and ‘Barnes Road’ be approved;
- (2) That members of the Committee submit nominations for the remaining six street names required for the development to the Street Naming service and that these be checked by officers for validity;
- (3) That the Assistant Director of Planning, Transport and Public Protection Services, in consultation with the Chair and Vice-Chair of the Committee, the Lead Councillors for Planning & Assets and for Climate Strategy & Transport and Ward Councillors, be authorised to select street names for consultation from the valid nominations;
- (4) That following the consultation the proposed names be submitted for approval to a future meeting of the Committee.

41. 201104/FUL - 10 EATON PLACE

Demolition of the existing building and redevelopment of the site to provide a residential building of up to 5 storeys (Use Class C3) and associated public realm improvements (amended description)

The Committee considered a report on the above application. An update report was tabled at the meeting which set out details of amended plans that had been submitted by the applicant. The amended plans included the removal of a metal grid structure to the north elevation of the building which had been proposed to provide a frame for climbing plants as a design feature, due to concerns raised regarding access, maintenance and management challenges of such a feature given that it would be located on the north-facing elevation of a shared boundary.

Resolved –

That consideration of application 201104/FUL be deferred for an accompanied site visit to appraise the context of the site and for further information on:

- An application (230559) at the adjacent site of The Butler PH (currently invalid);
- The visual setting that the proposed development would provide for the front view of the adjacent Listed Building (The Butler PH).

42. 230908/FUL - 104-105 FRIAR STREET

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Change of use of 104-105 Friar Street from a vacant Class E unit to an Adult Gaming Centre (AGC) (Sui Generis)

Further to Minute 32 of the meeting held on 6 September 2023, the Committee considered a report on the above application which had been deferred at the previous meeting. Attached to the report at Appendix 1 was the report on the application submitted to the meeting of the Committee on 6 September 2023 and attached at Appendix 2 was a recent planning appeal decision regarding 'over-concentration' of uses and the impact of other uses within a locality. An update report was tabled at the meeting which set out a Planning Statement Addendum submitted by the applicant giving their response to the reasons for deferral of the application from the previous meeting of the Committee.

Comments and objections were received and considered.

Resolved –

That planning permission be granted for application 230908/FUL, subject to the conditions and informatives as recommended in the original report.

43. 231046/REG3 - THE RIDGEWAY SCHOOL, HILLBROW

Retrospective retention of existing demountable 2 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works (amended description).

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231046/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

44. 231037/REG3 - 24 LESFORD ROAD

Change of use of private amenity land for the purpose of providing parking for a further temporary period (beyond separate approval 211928 granted on 04/02/2022) of 18 months.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

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That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231037/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

45. 230814/FUL - 9 UPPER CROWN STREET

Demolition of existing buildings and structures, associated re-use of frame with basement level used for car parking and servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations and associated works to rear of Indigo apartments to facilitate pedestrian access.

The Committee considered a report on the above application. Attached to the report at Appendices 1 and 2 were a Planning Inspector's appeal decision and an officer report on a previous application for the site which had been refused planning permission. An update report was tabled at the meeting which summarised a consultation response from the Natural Environment Team and set out additional plans and elevations submitted.

Comments and objections were received and considered.

Resolved –

- (1) That the Deputy Director of Planning, Transport and Public Protection Services be authorised to grant full planning permission for application 230814/FUL, subject to completion of a S106 legal agreement by 13 October 2023 (unless a later date be agreed by the Deputy Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Deputy 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 in the original report.

46. 231094/FUL - HILLS MEADOW CAR PARK, GEORGE STREET, CAVERSHAM

Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 15 October 2023 and not to extend beyond 21 January 2024.

The Committee considered a report on the above application. An update report was tabled at the meeting which explained that, following discussions with the applicant and the Environmental Protection Team regarding sound levels from the event, an additional compliance condition was recommended in relation to sound levels from any music and other activities associated with the use.

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Comments and objections were received and considered.

Objector Richard Standing and the applicant Billy Williams attended the meeting and addressed the Committee on this application.

Resolved –

That planning permission for application 231094/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the additional condition as recommended in the update report.

47. 231143/REG3 - 19 BENNET ROAD

Proposed front extension and raising of roof line of 3 current commercial garages to align with existing adjacent workshop. Works include changes to fenestration, replacement commercial cladding and a single storey side extension.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231143/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 7.49 pm)