

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 NOVEMBER 2023

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

RESOLVED ITEMS

48. MINUTES

The Minutes of the meeting held on 4 October 2023 were agreed as a correct record and signed by the Chair.

49. DECLARATIONS OF INTEREST

Councillor Emberson declared an interest in Item 61 on the grounds of predetermination as she was Lead Councillor for Housing.

Councillor Ennis declared an interest in Item 61 on the grounds of predetermination as he had been Lead Councillor for Adult Social Care.

50. 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.

It was reported at the meeting that the previously agreed accompanied site visits to Amethyst Lane and Dwyer Road would be held on 30 November 2023.

Resolved -

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

231495/REG3 – CIVIC OFFICES, BRIDGE STREET

Proposals to extend the Reading Borough Council Offices on Bridge Street to enable the accommodation of the relocated Reading Central Library function, currently on Kings Road, Reading, and provide an enhanced Customer Services reception. Site is currently use class E, proposal to co-locate with library – use class F1.

51. 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 four new appeals lodged since the last Committee. There were no listed appeals decided in Appendix 2 and no reports on appeal decisions in Appendix 3.

Resolved – That the new appeals, as set out in Appendix 1, be noted.

52. 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 three applications for prior approval decided, between 26 September and 19 October 2023.

Resolved – That the report be noted.

53. SECOND QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL

The Committee received a report on the work and performance of the Planning Development Management team and Building Control team for the second quarter of 2023/2024 (July to September 2023) with comparison to previous years.

It was reported at the meeting that the performance figures in Table 1A for Quarter 2 that had been marked to be advised at the time of writing the report were 100% for Major, 83% for Minor, 88% for Others (including householders) and 87% overall.

Resolved - That the report and the position be noted.

54. QUARTERLY PERFORMANCE REPORT - PLANNING ENFORCEMENT

The Committee received a report on the work and performance of the Planning Enforcement team for the first six months of 2023/2024 (April to September 2023). The report had appended the Planning Enforcement Plan at Appendix 1 and examples of enforcement cases that officers were currently investigating at Appendix 2. The Committee considered Appendix 2 at the end of the meeting after excluding the press and public.

Resolved -

- (1) That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of Appendix 2 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs specified in Part 1 of Schedule 12A to that Act;
- (2) That the report be noted.

(Exempt information for Appendix 2 as defined in Paragraph 6)

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

In accordance with Section 100B (4)(b) of the Local Government Act 1972, the Chair had agreed that this item be considered as a matter of urgency, on the grounds that there were serious repercussions for the developer should the naming of the streets be further delayed to the December Planning Applications Committee.

Further to Minute 40 of the previous meeting, the Committee considered a report which explained that at the 4 October 2023 meeting it had been decided that Councillors would be invited to make alternative nominations to the list presented at that meeting for the naming of streets at the former Reading Golf Course site located at Emmer Green, off Kidmore End Road, for officers to check these for acceptability. The final selected names, following consultation with the Chair and Vice-Chair of the Committee, the Lead Councillors for Planning & Assets and for Climate Strategy & Transport and Ward Councillors, would then come back to the Committee to be agreed.

A plan of the site detailing the road layout was attached in Appendix 1. Nine names were needed for streets in the development. Three names had been agreed at the previous meeting (The Fairway, Fox Crescent and Barnes Road) and six additional names were required. The list of nominations received from Councillors was attached at Appendix 2, with 11 names in the first half of the list (A) which had been checked and met the recommended guidance in the GeoPlace Data Entry Conventions and Best Practice for Addresses. The eight names in the second half (B) were names that did not meet the guidance, mostly for duplicating street names found elsewhere in the Borough.

In order to meet the Service Level Agreement arrangements with the developer, the report sought agreement that the approval of the final names should be delegated to the Assistant Director of Planning, Transport and Public Protection Services, in consultation with the Chair and Vice-Chair of the Committee, the Lead Councillor for Planning & Assets and the Lead Councillor for Climate Strategy & Transport and Ward Councillors, without the need to come back to the Committee.

Resolved –

That the Assistant Director of Planning, Transport and Public Protection Services, in consultation with the Chair and Vice-Chair of the Committee, the Lead Councillor for Planning & Assets and the Lead Councillor for Climate Strategy & Transport and Ward Councillors, be authorised to approve six further new names in addition to the three street names agreed at the Committee meeting on 4 October 2023 for the former Reading Golf Course site, without the need to come back to the Committee.

56. 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.

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The Committee considered a report on the above application.

Comments and objections were received and considered.

Objector Steven Stanton and the applicant's agent Tasha Bullen attended the meeting and addressed the Committee on this application.

Resolved –

That application 201104/FUL be refused planning permission for the following reasons:

1. The proposed development by reason of its design, layout and proximity to the adjacent The Butler public house would result in an unacceptable degree of noise and disturbance to future occupiers arising from the public house use with consequent harm to their amenity. Furthermore, the proposal would result in overbearing effects and loss of privacy to the adjacent public house and would be likely to result in unreasonable noise restrictions being placed on the adjacent public house use. As such the proposal is contrary to Policies CR6, CC8 of the Reading Borough Local Plan 2019 and para 187 of the NPPF 2023.
2. The proposed development, by reason of its excessive scale, cramped layout and unsympathetic arrangement in relation to the adjacent Grade II listed The Butler public house, would fail to maintain and enhance the character and appearance of the area within which it is located, would harm the setting of the neighbouring listed building and would not represent a comprehensive approach to the development of the sub area. As such, the proposal is contrary to Policies CR2, CR12, CC7 and EN1 of the Reading Borough Local Plan 2019.
3. In the absence of a completed legal agreement to secure provision of affordable housing or an equivalent financial contribution, the proposal fails to contribute adequately to the housing needs of Reading Borough. The proposal is therefore contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan 2019 and the Council's Adopted Affordable Housing Supplementary Planning Document 2021.
4. In the absence of a completed legal agreement to secure provision of a construction phase employment skills and training plan or equivalent financial contribution, a carbon off-setting contribution and private refuse collection arrangements for the development, the proposals fail to adequately contribute to local labour and training needs, fail to achieve zero carbon homes standards and fail to provide adequate refuse storage and collection arrangements for the proposed development, contrary to Policies CC5 (Waste Minimisation and Storage), CC9 (Securing Infrastructure), H5 (Standards for New Housing), TR3 (Access, Traffic and Highway-Related Matters) and the adopted Employment Skills and Training Supplementary Planning Document

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2013, Sustainable Design and Construction Supplementary Planning Document 2019 and Planning Obligations Under Section 106 Supplementary Planning Document 2015.

57. 211626/FUL - LAND TO THE REAR OF 303-315 OXFORD ROAD

Demolition of existing garage block and car repair garage and erection of flatted development comprising 13 apartments and E(g) office building together with parking, access and associated works.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 230319/FUL, subject to the completion of a Section 106 legal agreement by 15 December 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;
- (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, with condition 12 (regarding the two EV charging points) amended to require the infrastructure to be in place for future increases in EV charging points and condition 33 amended to ensure that the PV and air source heat pumps were provided pre-commencement apart from demolition works.

58. 221345/FUL - CURZON CLUB, 362 OXFORD ROAD

Outline Application for the demolition of existing buildings and erection of a building of up to five storeys containing 30 flats, ground floor retail space and associated parking, with landscaping reserved.

The Committee considered a report on the above application.

Ward Councillor Wendy Griffith attended the meeting and addressed the Committee on this application.

Resolved –

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That consideration of application 221345/OUT be deferred for further discussions with the developer regarding the possibility of including a space for community use within the development.

59. 230398/REG3 - 99 HARTLAND ROAD

Single storey extension to a three bedroom residential property.

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 230398/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

60. 230279/REG3 - THE WILLOWS, 2 HEXHAM ROAD

Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access.

The Committee considered a report on the above application. An update report was tabled at the meeting which provided information regarding additional Transport and Highways comments and proposing an additional item in the Heads of Terms to require a s278 agreement to provide the layby parking and new access arrangements for the site, additional conditions and informatives and an amendment to Condition 6.

Comments and one objection were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 1 February 2024 (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 original report, with the additional item as set out in the update report;
- (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 as recommended in the original report, with the additions and amendments set out in the update report.

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(Councillor Emberson declared an interest in this item on the grounds of predetermination as she was Lead Councillor for Housing. She left the meeting and took no part in the debate or decision).

(Councillor Ennis declared an interest in this item on the grounds of predetermination as he had been Lead Councillor for Adult Social Care. He left the meeting and took no part in the debate or decision).

61. 231130/FUL - KINGS MEADOW, NAPIER ROAD

Temporary change of use for up to 45 days in the calendar year, to change from class D2 to Christmas Party Events and Sporting Activities at Kings Meadow, with the site being restored to its former condition on or before 14:00hrs on 31/12/2023.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That planning permission be granted for application 231130/FUL, subject to the conditions and informatives as recommended in the report

(The meeting started at 6.40 pm and closed at 9.22 pm)