

# PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 10 JANUARY 2024

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

**Apologies:** Councillors Emberson and Goss

## RESOLVED ITEMS

### 76. MINUTES

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

Further to Minute 69 Councillor Hornsby-Smith requested that information be provided on whether the CCTV associated with application 231464/FUL for the development at Units 49, 50 & 52, Broad Street Mall would be connected to the Thames Valley Police system.

### 77. 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 none of the listed applications be the subject of a site visit.

### 78. 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.

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 two appeals decided since the last Committee.

#### 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.

### 79. APPLICATIONS FOR PRIOR APPROVAL

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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 four applications for prior approval decided, between 23 November and 15 December 2023.

**Resolved –** That the report be noted.

### **80. PROPOSED TREE WORK TO ONE PROTECTED COUNCIL TREE OUTSIDE 30 CHAZEY ROAD**

The Committee considered a report on proposed work to one Japanese pagoda tree outside 30 Chazey Road, Caversham which was subject to a Tree Protection Order (TPO). The tree was shown as T1 on plan TPO 24/06 attached to the report at Appendix 1.

The report explained that following concerns from the resident of 30 Chazey Road, an inspection had been carried out by the Council's Tree Surveyor, which had identified fungal brackets at the base, alongside cavities. An application had been received from the Tree Surveyor seeking consent for overall significant crown reduction, back to secondary growth points.

The report concluded that the works proposed were necessary to make the tree safe and whilst there was a risk that the tree may not respond favourably, it was considered that it should be carried out, as opposed to felling, given the rarity of the species. It was recommended that the works be approved.

It was reported at the meeting that no objections or comments had been received in the public consultation on the proposed works.

**Resolved –**

That the proposed tree works be approved.

### **81. STREET NAME ASSIGNMENT AT SITE OF 97A-117, CAVERSHAM ROAD**

The Committee considered a report seeking approval for a proposed street name for the development at the site of 97a-117, Caversham Road. The site and road layout was shown on a plan attached to the report at Appendix 1.

The report explained that the proposed name was Carters Close to reflect the former use and occupier of the site.

**Resolved –**

That the street name Carters Close be approved for the development at the site of 97a-117, Caversham Road.

**82. 230574/FUL - JACKSON'S CORNER, 1-9 KINGS ROAD**

Proposed shopfront alterations, installation of external kitchen extract system to rear and internal alterations.

The Committee considered a report on the above application. An update report was tabled at the meeting which recommended an additional condition to secure the appropriate minimum clearance of 2.4 metres above the footway when the new canopy was extended.

Comments were received and considered.

**Resolved –**

That planning permission for application 230574/FUL be granted, subject to the conditions and informatives as set out in the original report with the additional condition as set out in the update report.

**83. 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 Sui Generis use class, proposal to co-locate with library - use class F1.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out information on public consultation, land use: layout and circulation/co-location of facilities, design, trees and ecology, and transport and parking. The update report also set out a number of clarifications and corrections to the original report. Three additional conditions were recommended regarding submission of a feasibility study and/or schedule of works for the installation of the 'Cartwheeling Boys' sculpture, energy use, and no occupation of the development before completion of all access improvements.

It was reported at the meeting that the applicant had confirmed that six street trees could be accommodated on site. The proposed s106 agreement for off-site tree planting was therefore no longer required and it was recommended to grant planning permission subject to conditions and informatives.

It was also reported at the meeting that an additional condition was recommended to require submission of a tree planting plan and full details of landscaping and biodiversity net gain prior to commencement of development. Clarifications regarding the public art proposals and accessibility were also reported.

Comments were received and considered.

The meeting was adjourned between 7.07pm and 7.16pm in order for officers to seek further information from the applicant on issues raised by the Committee.

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Following the adjournment, it was reported that an additional condition regarding submission of a scheme of car park access was recommended. It was also recommended to amend the condition regarding access improvements, as set out in the update report, to change the trigger of the condition to be submission of a timetable for phasing of works for access upgrades.

### Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 231495/REG3 be authorised, subject to:
  - a. the conditions and informatives as recommended in the original report, with the additional conditions as recommended in the update report except that the access improvements condition be amended as recommended at the meeting, and
  - b. the two additional conditions recommended at the meeting regarding landscaping and biodiversity net gain, and car park access;
- (2) That details of the proposed car park access scheme be submitted to a future meeting of the Committee for approval.

### 84. 230974/FUL - 19 NEWCASTLE ROAD

Proposed demolition of no. 19 Newcastle Road and erection of 9 new dwellings with associated landscaping and parking on land to rear of no.s 17-29 Newcastle Road.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out details of a revised noise assessment and recommended an amended condition to include modelling of the proposed acoustic fencing. The update also included information on contamination and recommended amending the remediation scheme condition to a pre-commencement condition.

Comments and objections 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 230974/FUL, subject to the receipt of a satisfactory SuDS Strategy and the completion of a Section 106 legal agreement by 29 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;
- (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;

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- (3) That planning permission be subject to the conditions and informatives as recommended in the original report, with the amended conditions as recommended in the update report.

### **85. 231494/REG3 - THAMESIDE PRIMARY SCHOOL, HARLEY ROAD, CAVERSHAM**

Retrospective retention of existing demountable 1 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works.

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 231494/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 7.45 pm)