

Planning Applications Committee

24 April 2024



Reading
Borough Council
Working better with you

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:	ABBHEY
APPEAL NO:	APP/E0345/Z/24/3339516
CASE NO:	231307
ADDRESS:	1-3 Queen Victoria Street and 148 Friar Street,
PROPOSAL:	Temporary display of an externally illuminated shroud advertisement on the upper floors of the north and east elevations until 01/10/2024.
CASE OFFICER:	Jonathan Markwell
METHOD:	Written Representation
APPEAL TYPE:	REFUSAL
APPEAL LODGED:	26.03.2024

APPENDIX 2

Appeals Decided:

WARD: Coley
APPEAL NO: APP/TPO/E0345/9178
CASE NO: 220564/TPO
ADDRESS: 7 Portway Close
PROPOSAL: Fell one Lime tree
CASE OFFICER: Sarah Hanson
METHOD: Written Representation
DECISION: Allowed
DATE DETERMINED: 18 March 2024

WARD: TILEHURST
APPEAL NO: APP/E0345/X/23/3315074
CASE NO: 221325
ADDRESS: 30 Westwood Glen, Reading
PROPOSAL: Application for a Lawful Development Certificate for a Proposed Caravan (movable) to be used as ancillary accommodation
CASE OFFICER: David Brett
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 15.03.2024

WARD: WHITLEY
APPEAL NO: APP/E0345/C/23/3325167
CASE NO: Enforcement Appeal
ADDRESS: Land at 85 & 87 Longships Way
PROPOSAL: The breach of planning control as alleged in the notice is without planning permission, the change of use of 85 Longships Way, Reading RG2 0AJ and 87 Longships Way, Reading RG2 0AJ combined into a single dwellinghouse
CASE OFFICER: David Lloyd
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED: 15.03.2024

WARD: THAMES
APPEAL NO: APP/E0345/W/21/3289748
CASE NO: 200328
PROPOSAL: Outline planning permission with details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses, Residential(Class C3 and including PRS), Offices (Use Class B1(a), development in Use Classes A1, A2, A3(retail), A4(public house), A5(take away), D1 and D2(communitiy and leisure), car parking, provision of new plant and renewable energy equipment, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting APPEAL AGAINST NON-DETERMINATION
CASE OFFICER: Alison Amoah
METHOD: Made by Minister of State for Housing, Planning and Building Safety on behalf of the Secretary of State

DECISION: ALLOWED
DATE DETERMINED:21.03.2024

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/23/3315618
CASE NO: 220258
ADDRESS: 220 Elgar Road South, Reading
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
DECISION: ALLOWED
DATE DETERMINED: 2.04.2024

WARD: KENTWOOD
APPEAL NO: APP/E0345/W/22/3313424
CASE NO: 220637
ADDRESS: Scours Lane, Tilehurst, Reading
PROPOSAL: Sc Proposed development a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangement Sours Lane, Tilehurst, Reading
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: ALLOWED
DATE DETERMINED:02.04.2024.

WARD: CAVERSHAM
APPEAL NO: APP/E0345/W/23/3328159
CASE NO: 230158
ADDRESS: Junction Of", Cromwell Road and Henley Road, Caversham, Reading
PROPOSAL: Application for prior notification of Proposed 5G telecoms installation - 15m street pole ancillary equipment cabinets and associated ancillary works.
CASE OFFICER: Ryan Allen
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED:09.04.2024.

WARD: ABBEY
APPEAL NO: APP/E0345/Z/24/3339516
CASE NO: 231307
ADDRESS: 1-3 Queen Victoria Street and 148 Friar Street,
PROPOSAL: Temporary display of an externally illuminated shroud advertisement on the upper floors of the north and east elevations until 01/10/2024.
CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
APPEAL TYPE: WITHDRAWN
APPEAL LODGED: 09.04.2024

APPENDIX 3

Planning Officers reports on appeal decisions.

220564/TPO 7 Portway Close, Tilehurst
220637/FUL Scours Lane, Tilehurst