

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 26 JUNE 2024

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

RESOLVED ITEMS

10. MINUTES

The Minutes of the meeting held on 29 May 2024 were agreed as a correct record and signed by the Chair.

11. 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 no additional site visits be arranged.

12. 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 six new appeals lodged since the last Committee. Appendix 2 to the report set out details of three appeals decided since the last Committee. Appendix 3 to the report set out reports on the following appeal decisions:

221162/FUL – LAND ADJACENT 300 KINGS ROAD

Construction of a part five - part three storey building of 14 residential apartments (C3) and associated undercroft car parking.

Informal Hearing.

Appeal allowed, with s106 legal agreement (Bilateral Section 106 agreement).

221443/FUL – LAND TO THE REAR OF DUKESBRIDGE HOUSE, 23 DUKE STREET

Construction of a pair of semi-detached mews houses with associated cycle and refuse storage.

Written representations.

Appeal dismissed.

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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 reports on the appeal decisions in Appendix 3 be noted.

13. 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 five prior approval applications received, and Table 2 set out four applications for prior approval decided, between 16 May and 13 June 2024.

Resolved – That the report be noted.

14. STREET NAME ASSIGNMENT FOR DEVELOPMENT OFF VASTERN ROAD

Further to Minute 6 of the meeting held on 29 May 2024, the Committee considered a report on a proposed name for the development site off Vastern Road. A plan of the site detailing the road layout was attached to the report at Appendix 1.

The report noted that at the meeting on 29 May 2024 the proposed name options had not been agreed by the Committee, and an alternative name of 'Bet Tickner Way' had been suggested. Following checks by the Data and GIS Team, it had been confirmed that the new proposed street name was suitable.

Resolved – That the proposed street name of Bet Tickner Way be approved.

15. 230626/FUL & 230627/LBC - 13-16 MARKET PLACE

230626/FUL - Change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 4 residential units accessed from the rear, with Class E use at basement and ground floor and various associated works.

230627/LBC - Various internal and external works associated with the change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5- storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor.

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Further to Minute 8 of the meeting held on 29 May 2024, the Committee considered an update report on the above applications. The applications had been deferred at the meeting on 29 May 2024 for more information to be provided. The report set out the requested information including: the reasons for the lack of on-site affordable housing provision and the discussions with registered providers; the refuse collection management plan; management of the green roofs, and ensuring that the proposed mix of units on site would not change in the future in particular the retention of the 3-bedroom unit. The original report submitted to the meeting on 29 May 2024 was attached at Appendix 1.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 230626/FUL, subject to the completion of a Section 106 legal agreement by 17 July 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 submitted to the meeting on 29 May 2024;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) 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;
- (4) That Listed Building Consent for application 230627/LBC be granted;
- (5) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions as may reasonably be required to issue the listed building consent;
- (6) That planning permission and listed building consent be subject to the conditions and informatives as recommended in the original report submitted to the meeting on 29 May 2024.

16. 231423/ADV - LAND ON BROAD STREET, WEST OF KING STREET

Erection of a double sided LED digital screen

The Committee considered a report on the above application. A verbal update was given at the meeting to propose addition of a reference to 'impact on views' to the second proposed reason for refusal regarding harm to the Market Place/London Street Conservation Area and the nearby Grade II Listed Buildings.

Comments and objections were received and considered.

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Objectors Richard Price and Helen Palmer, and Huw James and Peter Dixon on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved –

That planning permission for application 231423/ADV be refused for the reasons set out in the report, as verbally amended at the meeting.

17. 210639/FUL - EATON COURT, 112 OXFORD ROAD

Demolition and residential redevelopment to provide three buildings comprising 120 residential units (Use Class C3), along with car parking, cycle parking, servicing bay and associated landscaping, amenity space, plant and refuse areas, and access arrangements.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out clarifications on separation between buildings and on the impact on the setting of listed buildings and heritage assets including comments from the Conservation Officer.

Comments and objections were received and considered.

Objector Evelyn Williams, and David Walters, Sophie Steed and Gareth Fox on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved:

- (1) That the application be refused;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to finalise the reasons for refusal, to include the following issues raised by the Committee: insufficient privacy distance between windows and balconies which would result in overlooking and loss of privacy for future occupiers; the excessive scale and the siting and layout of the proposed development which would result in harm to the setting of the adjacent listed building at 104 Oxford Road and the setting of the Castle Hill/ Russell St/Oxford Road Conservation Area; the design of the development and its proximity to noise sources at Face Bar and The Butler which would result in inadequate standards of amenity for future occupiers and introduce an unmitigated agent of change; failure to provide an adequate mix of dwelling sizes and failure to make adequate provision towards Affordable Housing, an employment and skills training plan, a carbon offset contribution, an off-site public realm contribution and relevant highway improvements and contribution.

18. 240068/FUL - 2-4 CHURCH ROAD, CAVERSHAM

Change of use and works of conversion from former bank (Class E) to 2 ground floor commercial units (Class E (a-f only)) and 3 upper floor dwellings (Class C3), including a

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part second floor extension and separate rear dormer roof extension, shopfront alterations and associated works.

The Committee considered a report on the above application.

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 240068/FUL, subject to the completion of a Section 106 legal agreement by 17 July 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 report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) 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;
- (4) That planning permission be subject to the conditions and informatives as recommended in the report.

19. 231077/FUL - READING LINK RETAIL PARK, ROSE KILN LANE

Erection of 1,780 sqm unit for use as gym with mezzanine level at Reading Link Retail Park, Rose Kiln Lane

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 231077/FUL, subject to the completion of a Section 106 legal agreement by 31 July 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 report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads

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of Terms and details of the legal agreement as may reasonably be required to issue the permission;

- (3) 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;
- (4) That planning permission be subject to the conditions and informatives as recommended in the report.

20. **220409/FUL & 220410/LBC - CAVERSHAM PARK, PEPPARD ROAD, CAVERSHAM**

(220409/FUL) Redevelopment of Caversham Park for assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 2 croquet lawns & 2 bowling greens, refurbishment of tennis court, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description)

(220410/LBC) Works associated with the redevelopment of Caversham Park to provide assisted living units including alterations to the main house and demolition of existing extensions and outbuildings. Works associated with the residential conversion of Bursars House and, The Lodge Caversham Park Drive (amended description)

The Committee considered a report on the above applications. An update report was tabled at the meeting which set out an amendment to the proposed s106 obligation relating to zero carbon off-setting and made corrections and clarifications to the original report. The update report also explained the implications of a possible request from Historic England for the Secretary of State to call in the application.

Comments and objections were received and considered.

Objector Chris King, and Chris Thompson and John Gale on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application 220409/FUL, subject to the completion of a Section 106 legal agreement by 31 July 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 as amended by the update report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads

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of Terms and details of the legal agreement as may reasonably be required to issue the permission;

- (3) 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;
- (4) That Listed Building Consent for application 220410/LBC be granted;
- (5) That planning permission and listed building consent be subject to the conditions and informatives as recommended in the original report.

21. 231793/FUL - 142-144 WHITLEY WOOD LANE

Demolition of existing single-storey buildings and two-storey rear extensions, and replacement with a two-storey side and rear extension to convert to 11 bedroom House in Multiple Occupation (HMO), and 3 ground floor commercial units, and two-storey new build to the rear to provide 3 x 2 Bed three person (2B3P) houses alongside associated parking, cycle and refuse storage.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out comments on an amended site plan and bat surveys submitted by the applicant. The bat surveys had been reviewed with no objections and the recommendation had been updated accordingly. The update report also removed a duplicate condition and recommended an additional condition relating to bird nesting and an additional informative relating to bats and works to roofs.

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 231793/FUL, subject to the completion of a Section 106 legal agreement by 31 July 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 the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) 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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- (4) That planning permission be subject to the conditions and informatives as recommended in the original report, with the additional condition and informative as recommended in the update report.

(The meeting started at 6.30 pm and closed at 9.53 pm)