

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 DECEMBER 2024

Present: Councillor Gavin (Chair);

Councillors Davies (Vice-Chair, in the Chair for Item 62), Cresswell, Ennis, Goss, Hornsby-Smith, Leng, Lovelock, Moore, Rowland, Tarar and Yeo

RESOLVED ITEMS

58. MINUTES

The Minutes of the meeting held on 6 November 2024 were agreed as a correct record and signed by the Chair.

59. DECLARATIONS OF INTEREST

Councillor Yeo declared a pecuniary interest in Item 60 as one of the applications listed for consideration at a future meeting of the Committee related to his property.

Councillor Gavin declared a pecuniary interest in Item 62 on the grounds that she was a Governor of Caversham Primary school. An objection to the application by Brighter Futures for Children Limited had stated that it would threaten the sustainability and financial viability of other schools in North Reading including Caversham Primary school.

60. 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.

(Councillor Yeo declared a pecuniary interest in this Item as one of the applications listed for consideration at a future meeting of the Committee related to his property. He left the meeting and took no part in the debate or decision.)

61. 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 three new appeals lodged since the last Committee. Appendix 2 to the report set out details of three appeals decided since the last

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Committee. It was noted that Appendix 2 now included brief comments from officers on each appeal decision.

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.

62. PL/23/1023 (FUL) - THE HEIGHTS PRIMARY SCHOOL, 129 UPPER WOODCOTE ROAD, CAVERSHAM

Use of existing 2FE primary school for up to 420 pupils.

The Committee considered a report on the above application. An update report was tabled at the meeting which set out further responses received to the consultation and an update on transport matters.

Comments and objections were received and considered.

Councillor Davies took the chair for this item as Councillor Gavin had declared a pecuniary interest. In accordance with Standing Order 28 Councillor Gavin addressed the Committee on this application as Caversham Ward Councillor before leaving the meeting. Caversham Heights Ward Councillors Isobel Ballsdon and Sam Juthani also addressed the Committee on this application.

Objectors Hilary Smart and Elisa Miles, representing WADRA, Hayley Harrison representing the applicant, and Mike Ibbott the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That application PL/23/1023 (FUL) be refused planning permission;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services, in consultation with the Vice-Chair of the Committee, be authorised to finalise the reasons for refusal, to include the following issues raised by the Committee: that there was no proven unmet need for school places in the North Reading area, that the application would not increase choice of school places, and could diminish choice if it had a negative impact on the viability of other schools in the North Reading area, and that the application was therefore contrary to paragraph 99 of the NPPF (December 2023) and Policy OU1 of the Reading Borough Local Plan 2019.

(Councillor Gavin declared a pecuniary interest in this item on the grounds that she was a Governor of Caversham Primary school and an objection to the application by Brighter Futures for Children Limited had stated that it would threaten the sustainability and financial viability of other schools in North Reading including Caversham Primary school. Councillor

Gavin made a statement as Ward Councillor then left the meeting and took no part in the debate or decision.)

63. PL/24/1441(REG3) - 1 MONKS BARN

Installation of 3.6m x 2.4m storage shed.

The Committee considered a report on the above application. An update report was tabled at the meeting which explained that no further representations had been received during the consultation period and that the application was therefore recommended for approval.

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 PL/24/1441(REG3) be authorised, subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 8.24 pm)