

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 JANUARY 2025

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

Apologies: Councillors Leng and Moore

RESOLVED ITEMS

64. MINUTES

The Minutes of the meeting held on 4 December 2024 were agreed as a correct record and signed by the Chair.

65. 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 the following application be the subject of an accompanied site visit:

PL/23/0107 (FUL) & PL/23/0108 (LBC) - 10 Gun Street, Reading

Proposed partial change of use from offices (Class E) to provide an expansion to existing entertainment venue at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations. Detached 3-storey ancillary building to rear.

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

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

67. PL/23/0107(FUL) & PL/23/0108(LBC) - 10 GUN STREET

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Proposed partial change of use from offices (Class E) to provide an expansion to existing entertainment venue at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations. Detached 3-storey ancillary building to rear.

The Committee considered a report on the above applications.

Resolved – That consideration of the applications be deferred for a site visit.

68. PL/24/1392 (REG3/VAR) - THE HEXAGON, QUEENS WALK

Application under s.73 - Variation of condition 2 (approved plans) of planning permission PL/24/0063 for Demolition of some of the existing back of house areas and erection of an extension of the existing Hexagon Theatre to provide a new studio auditorium, flexible rehearsal space, community studio with workshop space and back of house space, along with improved public realm by providing a new podium connection between the new proposed extension and Queen's Walk, along with other associated works.

The Committee considered a report on the above application. An update report was tabled at the meeting which gave information on a further consultee response and on accessibility matters.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application PL/24/1392 (REG3/VAR) be authorised, subject to the conditions and informatives recommended 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 and informatives as may reasonably be required to issue the permission.

69. PL/24/1257 (REG3) - 1, 3, 5, 7,10, 13, 19, 20, 23, 37, 39, 45 AND 47 LYNDHURST ROAD, TILEHURST

Retrospective application for Phase 4 of Estate Improvement Project including; installation of triple glazed uPVC windows; renewal of flat roof coverings; external structural repairs; renewal of pitched roof tiles; and installation of external wall insulation (amended).

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/24/1257 (REG3) be

authorised, subject to the conditions and informatives recommended in the report;

- (2) That the Chair of the Committee write to appropriate Assistant Directors within the Council reminding them of their obligation to ensure that planning applications were submitted in a timely fashion.

70. PL/24/1499 MISCELLANEOUS/PROJECT WORK - DEED OF VARIATION TO S106 - SITE OF 103 DEE ROAD, TILEHURST

Vary the existing S106 agreement ref 221130 as follows:

Affordable Housing: To secure 30% of the dwellings on-site as affordable housing as shown on the Affordable Housing Plan 092102-BEL-TV-04 revision G dated 12 September 2024 to be annexed to the agreement and consisting of sixteen units (five one-bedroom flats, four two-bedroom flats and seven three-bedroom houses), all to be let at Reading Affordable Rent tenure. The seven houses to be delivered prior to first occupation of the 11th market dwelling, and the remaining nine affordable flats to be delivered prior to first occupation of the 26th market dwelling. To be secured as such in perpetuity.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That the Assistant Director of Legal and Democratic Services be authorised to agree a Deed of Variation to the S106 Legal Agreement associated with planning permission 221130 as recommended in the report.

71. PL/23/0909 (REG3) - 56 BAMBURGH CLOSE

Retrospective installation of 18 No. air source heat pumps located externally and distributed around full perimeter.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/23/0909 (REG3) be authorised, subject to the conditions and informatives recommended in the report;
- (2) That the Chair of the Committee write to appropriate Assistant Directors within the Council reminding them of their obligation to ensure that planning applications were submitted in a timely fashion.

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(The meeting started at 6.30 pm and closed at 7.00 pm)