

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 5 MARCH 2025

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

RESOLVED ITEMS

80. MINUTES

The Minutes of the meeting held on 5 March 2025 were agreed as a correct record and signed by the Chair.

81. 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 unaccompanied site visit:

PL/24/1501 – 20-30 Greyfriars Road

Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.

82. 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. There were no appeals decided listed in Appendix 2 and no reports on appeal decisions in Appendix 3.

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

83. **PL/24/1593 (FUL) - ST MARY'S HOUSE, 66-68 ST MARY'S BUTTS**

Change of use of first to third floors from office (Class E) to 31 serviced apartments (Class C1), erection of a fourth storey comprising 6 serviced apartments (Class C1) and various associated alterations.

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The Committee considered a report on the above application. An update report was tabled at the meeting containing revised visualisations of the development, based on the latest proposals. Details of a representation regarding cycle storage and waste storage were reported at the meeting, that had come to light since the original report had been written, but it was reported that this had not raised any matters not already considered in the report.

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 PL/24/1593, subject to the completion of a Section 106 legal agreement by 4 April 2025 (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;
- (4) That planning permission be subject to the conditions and informatives as recommended in the original report, with an additional pre-occupation condition requiring a waste management strategy, including details of how the onsite management would provide facilities and encourage responsible waste practices by guests.

84. **PL/24/1684 (FUL/REG3) - JOHN RABSON RECREATION GROUND NORTHUMBERLAND AVENUE**

The formation of a new concrete skatepark facility, associated soft landscaping and ramped pedestrian access from the existing car park serving South Reading Leisure Centre (amended description).

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, planning permission for application PL/24/1684 (REG3/FUL) be authorised, subject to the conditions and informatives recommended in the report.

85. PL/25/0160 (FUL/REG3) - 134 NORTHUMBERLAND AVENUE

Authorisation to confirm use class to C2 (Residential institution) including Internal refurbishment and external landscape 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 PL/25/0160 (FUL/REG3) be authorised, subject to the conditions and informatives recommended in the report.

86. PL/25/0159 (FUL/REG3) - ALEXANDRA ROAD COMMUNITY DAY NURSERY, 35 ALEXANDRA ROAD

Authorisation to confirm use class to C2 (Residential institution) including Internal refurbishment and external landscape 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 PL/25/0159 (FUL/REG3) be authorised, subject to the conditions and informatives recommended in the report and an additional condition to restrict the height of the decking in the rear garden to its current height.

(The meeting started at 6.30 pm and closed at 7.42 pm)