

**Present:** Councillor Maskell (Chair);

Councillors Brock, Emberson, McEwan, Page, Robinson, Rowland, DP Singh, Vickers, J Williams and R Williams.

**Apologies:** Councillors Gavin and Hopper.

## RESOLVED ITEMS

### 36. MINUTES

The Minutes of the meeting held on 10 October 2018 were agreed as a correct record and signed by the Chair, subject to moving Councillor Emberson from the list of those present to the list of those who had sent apologies.

### 37. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, 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.

**Resolved -**

That the under-mentioned applications, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of unaccompanied site visits:

#### **181652 & 181653 - FORMER READING FAMILY CENTRE, NORTH STREET**

Outline - erection of a 2.5, 3.5 and 4.5 storey building comprising 47 apartments (including 30 per cent affordable housing) in a mix of one, two and three-bedroom units. Landscaping, cycle and car parking with associated works (all matters reserved except layout and means of access).

#### **181290 - UNIT 16, NORTH STREET**

Demolition of existing two storey building (Class B1) and erection of a seven storey building to provide 10 (2x1 & 8x2-bed) residential units (Class C3) at third to sixth floor level, office (Class B1a) at first and second floor level, and associated ground floor car parking, bin storage and cycle parking.

### 38. PLANNING APPEALS

#### (i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding four planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

**(ii) Appeals Recently Determined**

The Director of Environment and Neighbourhood Services submitted details of three decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

**(iii) Reports on Appeal Decisions**

The Director of Environment and Neighbourhood Services submitted a report on the following appeal decisions in Appendix 3:

**171014/FUL - 28 WOKINGHAM ROAD**

Construction of 9 dwellings (flats) for multiple occupation (Class C4), accommodating 27 bedrooms with associated 7 parking spaces, bicycle store, motorbike store and bin stores with bins collection point and landscaping. Demolition of existing former petrol station building with canopy.

Written Representations.

Appeal dismissed.

**171893/FUL - THE FORMER WOODLEY ARMS PH, WALDECK STREET**

Erection of two buildings to accommodate a total of 38 student units of accommodation, including parking, amenity space and landscaping, following demolition of existing former public house.

Written Representations.

Appeal allowed.

**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 report on the appeal decisions set out in Appendix 3 be noted.

**39. APPLICATIONS FOR PRIOR APPROVAL**

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of seven pending prior approval applications, and in Table 2 of eight applications for prior approval decided between 28 September and 24 October 2018.

**Resolved -** That the report be noted.

**40. OBJECTION TO A TREE PRESERVATION ORDER AT 6 WAYLEN STREET**

The Director of Environment and Neighbourhood Services submitted a report on an objection to Tree Preservation Order (TPO) 6/18 relating to a Sycamore tree at 6 Waylen Street. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that a Section 211 Notice had been received in May 2018 to fell the sycamore tree, which had been required as the tree was in the Russell Street/Castle Hill Conservation Area. In assessing the proposed felling, officers had determined that the healthy, mature Sycamore was worthy of a TPO, which had been served on 20 June 2018. An application to fell the tree had been submitted during the current TPO objection period by the neighbour at 5 Russell Street (Nags Head Public House) and this had been refused.

An objection to the TPO had been made by Future Tree on behalf of the Landlord of the Nags Head Public House at 5 Russell Street, details of which were set out in the report, along with officers' comments on the objection.

That report concluded that it was considered that the TPO should be confirmed as the objector had no legal interest in the wall and was not affected by it, so the objection was not appropriate.

**Resolved -** That the Tree Preservation Order be confirmed.

**41. STREET NAME ASSIGNMENT FOR DEVELOPMENT AT FORMER BATTLE HOSPITAL SITE OFF PORTMAN WAY**

The Director of Environment and Neighbourhood Services submitted a report asking the Committee to agree a street name for Road A in a development site at the former Battle Hospital site off Portman Way. A plan of the site was attached to the report at Appendix 1.

The report stated that a proposed name of Nightingale had been suggested by the developer after a former NHS building close to the site and officers had taken a further two names from the approved street names list to increase the options for consultation. During the consultation, Councillor Hacker had suggested Anderson and Seacole as names of women with an important place in medical history. A member of the public had suggested the name Walford, who had been a senior medical officer of the Reading Union. The report recommended that if Walford was not chosen for the site, it should be added to the approved street names list.

The report stated that, if none of the proposed names were considered suitable, the Committee should select an alternative from the Approved Street Names List which was attached to the report at Appendix 2.

**Resolved -**

- (1) That the name Nightingale be used for Road A;
- (2) That the name Walford be added to the approved Street Names Proposals List.

## 42. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

- (1) That, subject to the conditions now approved, permission be **granted** under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

### 181276/FUL - KINGS MEADOW, NAPIER ROAD

Temporary Change of the use for up to 45 days in a calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to its former conditions at, or before 2.00pm on the 31st December 2018.

Granted as recommended.

Temporary conditional planning permission and informatives as recommended.

Comments received and considered.

### 181365/HOU - 31 WINDERMERE ROAD

Revised proposals for the part single and part double storey side and rear extensions to existing dwelling. (Resubmission of 180784).

An update report was tabled at the meeting which gave details of boundary issues, including an amended plan showing the boundaries, and of a further letter of representation, setting out officer notes on the comments in the letter. It recommended an amendment to Condition 3.

Granted as recommended.

Conditional planning permission and informatives as recommended, with Condition 3 amended to include amended elevational drawing KHWind31:006 Rev. E.

Comments and objections received and considered.

### 181552/HOU - 11 MORLAIS, EMMER GREEN

Proposed single storey rear extension.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

### 181518/FUL - IMPERIUM, IMPERIAL WAY, WORTON GRANGE

Change of use of 2nd floor (2658sqm GIA) to a flexible use comprising either: Office (Class B1a); or a mixed use consisting of office (B1a) and training and commercial conference facilities (Sui Generis) and physical works to replace high level glazing with louvres and install plant on the roof space. (amended)

An update report was tabled at the meeting which set out further information regarding car parking and drainage and recommended an additional condition requiring a pre-occupation car parking management plan.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with an additional condition requiring a pre-occupation car parking management plan as recommended in the update report.

Comments received and considered.

(2) That consideration of the following applications be **deferred** for the reason indicated:

**181469/LBC - SOUTHCOTE LODGE, BURGHFIELD ROAD**

Replacement of existing timber sliding sash windows with new white uPVC double glazed sliding sash windows to match in style and size and to be installed into the various existing opening apertures of the Grade II Listed Building.

Deferred for further information on the age of the existing windows and to see examples of the proposed uPVC windows for comparison.

Supporters Mrs Barbara Chowns, Frances Distin and Mrs Isabel Johnstone, and Ward Councillor John Ennis, attended the meeting and addressed the Committee on this application.

(3) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be **authorised to determine** the following applications under planning legislation:

**180624/FUL - 57 BAKER STREET**

Erection of two 2/3 storey buildings to provide 9 (2x2-bed and 7x3- bed) residential units (Class C3), 9 parking spaces, landscaping and associated works.

It was reported at the meeting that an additional informative was recommended regarding the trees close to the eastern Jesse Terrace boundary, detailing the expectation that, once the arboricultural method statement and tree protection plan had been received, these trees would be retained and managed.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 21 November 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended, with an additional informative regarding retention and management of the trees close to the eastern boundary.

Additional pre-occupation condition regarding the security, use and management of the gated entrance.

Comments and objections received and considered.

**180683/FUL - LAND ADJACENT TO 300 KINGS ROAD**

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

An update report was tabled at the meeting which set out details of two further letters of objection that had been received, with officer comments, and had appended floor plans of the adjacent building 286 Kings Road with and without approved windows to the east elevation.

Officers reported at the meeting that a further extension of the time for completion of the Section 106 agreement until 7 December 2018 had been agreed with the applicant and recommended that an additional Head of Terms be added to the Section 106 agreement such that, in the event that the on-site affordable housing units were not taken up, a financial contribution of an equivalent amount would be secured.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 7 December 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report, plus an additional Head of Terms to secure a financial contribution of an equivalent amount if on-site affordable housing units were not taken up.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report.

Comments and objections received and considered.

Matt Taylor, objector on behalf of the adjacent building's landowner/developer, and the applicant's agent Mark Bassett, attended the meeting and addressed the Committee on this application.

- (4) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the **carrying out of the following developments be authorised**, subject to the conditions now specified:

180752/REG3 - WAR MEMORIAL, READING CREMATORIUM AND CEMETERY, 55  
ALL HALLOWS ROAD, CAVERSHAM

Extension to cemetery to provide an additional 1376 burial plots.

Granted as recommended.

Conditional permission and informatives as recommended.

Comments and objections received and considered.

Objectors Matthew Loveday and Terry Schofield attended the meeting and addressed the Committee on this application.

(Councillor Brock declared an interest in this item, left the meeting and took no part in the debate or decision. Nature of interest: Councillor Brock was the Lead Councillor for Corporate and Consumer Services and this application by the Council fell within his portfolio.)

(The meeting started at 6.30 pm and closed at 8.17 pm).