

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 26 JUNE 2019

**Present:** Councillor McKenna (Chair);  
Councillors Sokale (Vice-Chair), Carnell, Duveen, Ennis, Rowland, McEwan, Page, Robinson, J Williams and R Williams

**Apologies:** Councillors Lovelock, DP Singh and Stanford-Beale

### RESOLVED ITEMS

#### 13. MINUTES

The Minutes of the meeting held on 29 May 2019 were agreed as a correct record and signed by the Chair.

#### 14. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth 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 Assistant Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of accompanied site visits:

##### **190357 - 10 PEGS GREEN CLOSE**

Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

##### **182214 - 45 UPPER REDLANDS ROAD**

Erection of 4 dwellinghouses and accesses with associated landscaping and parking.

##### **190858 - GREEN PARK STATION**

Construction of a building comprising ticket hall, public conveniences, staff facilities and ancillary retail provision to serve the proposed Green Park railway station development, including associated signage.

##### **190809 - THAMES QUARTER, KINGS MEADOW ROAD**

Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage

facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017)(Part Retrospective).

**190835 - 199-203 HENLEY ROAD AND LAND TO THE REAR OF 205-207 HENLEY ROAD, CAVERSHAM**

Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.

**190627 - GAS HOLDER, ALEXANDER TURNER CLOSE**

Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space.

**15. PLANNING APPEALS**

**(i) New Appeals**

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding eight 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 Executive Director for Economic Growth 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 Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decision in Appendix 3:

**181728 - 14 BOSTON AVENUE**

Retrospective change of use from C3 residential dwellinghouse to an 8 bedroom sui generis House in Multiple Occupation.

Written representations.

Appeal allowed.

**16. APPLICATIONS FOR PRIOR APPROVAL**

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The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of ten pending prior approval applications, and in Table 2 of four applications for prior approval decided between 15 May and 13 June 2019.

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

### **17. UPDATE ON GOVERNMENT RESPONSE TO CONSULTATIONS ON PLANNING REFORMS**

The Executive Director of Economic Growth and Neighbourhood Services submitted a report summarising the outcome of consultations recently undertaken by the Ministry of Housing, Communities and Local Government (MHCLG).

The report noted that a report had been submitted to the meeting on 9 January 2019 (Minute 54 refers) setting out officer views on the then proposed changes to permitted development rights and use classes. As agreed by the Committee final representations on the consultation had been agreed in consultation with the Chair and the Lead Councillor for Strategic Environment, Planning and Transport, and submitted to MHCLG.

**Resolved -**

That the report be noted.

### **18. UPDATE ON CONSULTATIONS ON CHANGES TO THE COMMUNITY INFRASTRUCTURE LEVY**

The Director of Economic Growth and Neighbourhood Services submitted a report summarising the outcome of consultations undertaken by the Ministry of Housing, Communities and Local Government (MHCLG) on proposed CIL legislation changes in 2018. The changes were due to come into force on 1 September 2019.

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

### **19. 190099/FUL - UNIT 36 & 37 BROAD STREET MALL, BROAD STREET**

Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

Comments and objections were received and considered.

**Resolved -**

That planning permission be granted subject to the conditions and informatives as recommended in the report, except that Condition 9 be amended to specify that

the condition should be discharged and an extraction system installed prior to commencement of the use of the unit.

**20. 190793/NMA - LAND BETWEEN WELDALE STREET & CHATHAM STREET**

Non-material amendments to permission 170326 (granted on 15/03/2018) to amend the wording of conditions 15, 34 and 43 to allow details to be submitted on a phase-by-phase basis, and amend the wording of condition 32 to allow archaeological works to take place via an agreed timetable rather than pre-commencement (amended description).

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

**Resolved -**

That the non-material amendments to permission 170326 be agreed subject to the replacement conditions and informatives as recommended in the report.

**21. 190357/HOU - 10 PEGS GREEN CLOSE**

Two storey side/rear extension and single storey front and rear extensions, loft conversion with new dormer window and 2 Velux windows.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

**Resolved -** That consideration of the application be deferred for a site visit.

**22. 182214/FUL - 45 UPPER REDLANDS ROAD**

Erection of 4 dwellinghouses and accesses with associated landscaping and parking.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

**Resolved -** That consideration of the application be deferred for a site visit.

**23. 190374/FUL - LAND TO WEST OF DRAKE WAY, KENNET ISLAND**

Creation of new and extended surface level car sales area including landscaping and associated works.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

Comments were received and considered.

**Resolved -**

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That planning permission be granted subject to the conditions and informatives as recommended in the report.

(The meeting started at 6.30 pm and closed at 7.20 pm)