

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 SEPTEMBER 2019

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

**Apologies:** Councillors

### RESOLVED ITEMS

#### 44. MINUTES

The Minutes of the meeting held on 17 July 2019 were agreed as a correct record and signed by the Chair.

#### 45. 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 unaccompanied site visits:

**191086 - UNIT 16, NORTH STREET**

Redevelopment of site to provide 295sqm of office space (Class B1(a)) and 6no. 1-bed apartments and 4no. 2-bed apartments (Class C3) including cycle and bin storage.

**191088 - CROWNE PLAZA READING, RICHFIELD AVENUE**

Redevelopment of former Crowne Plaza Hotel car park and construction of new 132-bed hotel (Use Class C1), with associated access, car parking and landscaping.

**190087 - LAND AT AUTUMN CLOSE, EMMER GREEN**

Construction of a 4-bedroom dwelling, garage, and associated works.

#### 46. 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

six 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.

It was reported at the meeting that the case officer for the appeal for 180849 (Land adjacent to Thorpe House, Colliers Way) was now Ethne Humphreys and the method of appeal would be an informal hearing on 8 October 2019.

**(ii) Appeals Recently Determined**

The Executive Director for Economic Growth and Neighbourhood Services submitted details of seven 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) Report on Appeal Decision**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the following appeal decision in Appendix 3:

**180876/FUL - BATTLE INN PUBLIC HOUSE, 2 BEDFORD ROAD**

Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (3 x 1 bed, 2 x 2 bed and 1 x 1 bed units).

Informal Hearing.

Appeal allowed (with a S106 legal agreement).

It was reported at the meeting that officers had heard from the Planning Inspectorate that they were still considering their response to officer correspondence regarding a condition applied by the Inspector.

The Committee requested at the meeting that, once further information was received from the Planning Inspectorate, this be circulated to the members of the Committee and also that Ward Councillors be consulted on the acceptability of the drawings required to be submitted to and approved in writing by the Local Planning Authority by the Inspector's condition.

**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 decision set out in Appendix 3 be noted;
- (4) That, once further information was received from the Planning Inspectorate regarding the appeal in (3) above, this be circulated to the members of the

Committee and Ward Councillors be consulted on the acceptability of the drawings required to be submitted to and approved in writing by the Local Planning Authority by the Inspector's condition.

**47. APPLICATIONS FOR PRIOR APPROVAL**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of thirteen pending prior approval applications, and in Table 2 of twenty two applications for prior approval decided between 4 July and 22 August 2019.

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

**48. OBJECTION TO A TREE PRESERVATION ORDER 25 HIGHDOWN HILL ROAD**

The Director of Economic Growth and Neighbourhood Services submitted a report on an objection to Tree Preservation Order (TPO) No.9/19 relating to 25 Highdown Hill Road. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that, following the pruning of one of the trees by a neighbour, a TPO had been requested on a Larch tree at 25 Highdown Hill Road by the owner. Officers had assessed the tree and had considered it, along with a Pine within the rear garden, to be worthy of a TPO. A TPO had been served on 25 June 2019. An objection to the inclusion of the T2 Larch had been made by the residents of 5 Eric Avenue, details of which were set out in the report, along with officers' comments on the objections.

The report concluded that the Larch could be identified as an individual tree but also contributed to the treed nature of the locality, along with the Pine in the same garden. None of the objections raised were considered to be valid reasons for omitting the tree from the TPO and the tree was under threat of inappropriate pruning by the objector. It therefore recommended that the TPO be confirmed with the inclusion of the T2 Larch.

**Resolved -** That the Tree Preservation Order be confirmed with the inclusion of the T2 Larch.

**49. PROPOSED WORKS (RETROSPECTIVE) TO TREES AT THE FORMER WHITLEY LIBRARY, NORTHUMBERLAND AVENUE**

The Director of Economic Growth and Neighbourhood Services submitted a report seeking retrospective approval for works to Council-maintained trees at the former Whitley Library, Northumberland Avenue, subject to Tree Preservation Order (TPO) 9/18. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that the premises had been vacated in 2018 and at the request of the Council's Valuation section, trees on the site had been surveyed to identify any worthy of inclusion in a TPO. Officers had identified four trees on the frontage worthy of protection and, with agreement from Valuation, a TPO had been served on 5 September 2018.

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 SEPTEMBER 2019

The Council's Tree Officer in Parks had been asked for advice on appropriate works to the trees by Facilities Management and had made several recommendations. Unfortunately, neither party had been aware of, or had checked, the new TPO status of the trees and works had been carried out without first obtaining approval.

As the Council-maintained trees in question were subject to a Tree Preservation Order, a formal application was required for the works to be approved. The Town and Country Planning Act 1990 required applications for works to Council-owned or maintained trees to be decided by a Committee of the Council which was not responsible for managing the land to which the application related.

The law also required a public notice to be displayed for at least 21 days giving details of the proposed works and contact details for any comments to be sent. However, as the application was retrospective in this case, a notice had not been displayed.

The application (reference 191242) sought retrospective approval for the following works:

- T2-T5 Cherry - crown lift to provide clearance for pedestrians and to remove branches that help to hide anti-social behaviour.

The report stated that the works proposed (and carried out) were not considered to be harmful to the trees' appearance or future health and were reasonable works in order to appropriately manage the trees for the reasons stated. Had an application been submitted seeking approval for the works, this would have been given. It therefore recommended that the works be retrospectively approved to regularise the situation.

**Resolved -** That the tree works be approved retrospectively.

### **50. 190809/FUL - 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).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which stated that satisfactory wind/microclimate verification had not yet been received, gave further details of Community Infrastructure Levy and proposed updates to conditions, in light of further assessment and implementation of the previously approved scheme. The recommendation had been amended accordingly.

Comments and objections were received and considered.

**Resolved -**

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 SEPTEMBER 2019

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission subject to a satisfactory wind/microclimate verification and subject to completion of a S106 legal agreement by 6 September 2019 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the amendments recommended in the update report.

### 51. 190522/FUL - 39 BRUNSWICK HILL

#### Erection of new building containing 9 no. apartments with parking at rear following demolition of existing buildings.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting, which gave details of further objections received, information on affordable housing and a proposed additional condition. The recommendation had been amended accordingly. It was reported at the meeting that colour drawings of the proposed development had been received and these were shown at the meeting.

Comments and objections were received and considered.

Objectors Jessica Clough, Joel Davis and Evelyn Williams, and the applicant's agent Neil Davis, attended the meeting and addressed the Committee on this application.

#### **Resolved -**

That, on balance, the application be refused for the following reasons:

1. The proposal would result in the loss of a Non-designated Heritage Asset that makes a valuable contribution to the street scene of Brunswick Hill. The development would result in the loss of original historical architectural features and introduce a new development which is out of keeping with the historic character of the street. The proposal does not therefore respond positively to the local context or sufficiently justify the loss of a non-designated Heritage Asset contrary to policies CS7 (Design and the Public Realm) and CS33 (Protection and Enhancement of the Historic Environment) of the Reading Borough Core Strategy (2008, as altered 2015).
2. The proposal would result in the introduction of 9 flats in a purpose built single building into an area predominantly characterised by individual family houses set in spacious plots. The scale and type of development is

considered to respond insensitively to the immediate street scene and pattern of development by introducing flats into what is an area predominantly characterised by individual houses. This is contrary to policies CS7 (Design and the Public Realm) of the Reading Borough Core Strategy (2008, as altered 2015).

3. In the absence of a completed Section 106 legal agreement/unilateral undertaking, to provide a deferred affordable housing contribution mechanism and to provide for a Traffic Regulation Order (TRO) to amend parking restrictions in the Controlled Parking Zone on Brunswick Hill to allow the creation of a vehicular access, the proposal is contrary to policies CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough Core Strategy (2008, as altered 2015) and policies DM3 (Infrastructure Planning), DM6 (Affordable Housing) and DM12 (Access, Traffic and Highway-Related Matters) of the Reading Borough LDF Site and Detailed Policies Document (2012, as altered 2015).

**52. 190449/FUL - 40-68 SILVER STREET**

Erection of part 1, part 2 and part 4 storey (plus basement level) buildings to provide 79 student studio rooms (sui generis use class) with associated ancillary space and landscaping works.

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

Comments and objections were received and considered.

**Resolved -** That the application be refused for the reasons set out in the report.

**53. 181377/REG3 - NORCOT COMMUNITY CENTRE, TILEHURST**

Amended Description: Erection of a three storey building comprising 18 (8x1 and 10x2 bed) residential units (Use Class C3) with associated bin and cycle storage, a 96.4sqm (NIA) building for community use (Use Class D1), vehicle parking, landscaping and associated works.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting, which gave further details regarding affordable housing. The recommendation had been amended accordingly.

Comments and objections were received and considered.

**Resolved -**

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission subject to completion of a unilateral undertaking legal agreement by 31 October 2019 (unless a later

date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the update report;

- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report.

**54. 190936/LBC - YEOMANRY HOUSE, CASTLE HILL**

Part demolition and rebuilding north boundary wall and localised repair to loose and cracked brickwork.

The Executive Director for Economic Growth and Neighbourhood Services submitted 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, listed building consent for application 190936/LBC be granted, subject to the conditions and informatives as recommended.

**55. 190788/FUL - JUNCTION 11, SOUTH SIDE OF M4**

Installation of a 20M monopole, supporting 6 No. antennas, 4 No. equipment cabinets, the removal of the existing 17.5M monopole and its 3 No. antennas and 4No. equipment cabinets and ancillary development.

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

Comments were received and considered.

**Resolved -**

That planning permission for application 190788/FUL be granted, subject to the conditions and informatives as recommended.

**56. 190948/FUL - CORNER OF ACRE ROAD/A33 TERRANOVA SITE**

Removal and replacement of the existing 17.5 metre high monopole and 3No. antennas with an upgraded 20 metre high lattice tower and 6No. upgraded antennas, the relocation of 1No. dish to be located on the new tower, the installation of 8No. equipment cabinets located at ground level in the compound, and ancillary development thereto.

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 SEPTEMBER 2019

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

Comments were received and considered.

**Resolved -**

That planning permission for application 190948/FUL be granted, subject to the conditions and informatives as recommended.

### **57. 190858/REG3 - LAND WEST OF LONGWATER AVENUE (GREEN PARK RAILWAY STATION), GREEN PARK**

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.

The Executive Director for Economic Growth and Neighbourhood Services submitted 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, planning permission for application 190858/REG3 be granted, subject to the conditions and informatives as recommended and an additional condition as set out below;
- (2) That the permission be subject to an additional condition requiring submission and approval of details of the internal layout of the station ticket office building to show how access to the accessible toilet could be provided both from within the building when open, without having to go outside, as well as 24 hours a day, prior to commencement of building work. Approval to be in consultation with the Chair of the Committee and Councillors Lovelock, Page and Rowland.

(The meeting started at 6.30 pm and closed at 8.50 pm)