

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 13 NOVEMBER 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

### RESOLVED ITEMS

#### 74. MINUTES

The Minutes of the meeting held on 9 October 2019 were agreed as a correct record and signed by the Chair.

#### 75. 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 -**

- (1) 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:

**191396/LBC - SOUTHCOTE LODGE, BURGHELD ROAD**

Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

**191144/FUL - 49A-51A GEORGE STREET**

Residential development for a total of six dwellings (net increase of 4 dwellings), comprising re-modelling of 49A and 51A George Street, two storey and single storey rear extensions, rear dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments.

- (2) 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:

**191634/FUL - HAMILTON CENTRE, 135 BULMERSHE ROAD**

Conversion of Hamilton Centre into 2 storey Special Educational Needs College for 11 - 18 yr olds. Project also includes a 500m2 new build extension, car parking, landscaping and multi use sports area.

(or accompanied if necessary, in consultation with the Chair and Ward Councillors)

**191176/OUT - THE WOODLEY ARMS PH, WALDECK STREET**

Outline application considering access, appearance, layout and scale involving demolition of former public house (Class A4) and erection of 2 x 3-storey buildings to provide in total 38 purpose-built co-living units (Sui Generis), 10 vehicle spaces, shared external communal space and associated works.

**76. 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 five 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**

There were no reports on appeal decisions.

**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.

**77. APPLICATIONS FOR PRIOR APPROVAL**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of seven pending prior approval applications, and in Table 2 of seven applications for prior approval decided between 27 September and 1 November 2019.

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

**78. PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1 & 2 2019/20**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement and associated services) for Quarter 1 (April - June) and Quarter 2 (July - September) of 2019/20.

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

#### **79. ADOPTION OF THE READING BOROUGH LOCAL PLAN**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the adoption of a new Reading Borough Local Plan. Appendix 1 to the report listed the replacement of policies in previous development plan documents.

The Council had been working on the production of a new comprehensive Local Plan for Reading, to set out policies and proposals up to 2036, and the Local Plan had been adopted at Council on 4 November 2019. The Local Plan would therefore be the main consideration for planning applications determined from that date, and the existing development plans would cease to apply: the Core Strategy (adopted 2008 and amended 2015); Reading Central Area Action Plan (adopted 2009) and the Sites and Detailed Policies Document (adopted 2012, amended 2015).

The report summarised the implications of this for decision-making and Appendix 1 listed the policies from the previous development plan documents and identified if and how that policy had been replaced in the new Local Plan. It explained that, where a policy was listed as a replacement, it meant that it covered the same issue, but did not necessarily mean that it had the same approach.

**Resolved** - That the adoption of the Reading Borough Local Plan and the replacement of the existing Development Plan Documents be noted.

#### **80. 190627/FUL - 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.

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 addressed affordable housing and ecology matters, proposed additional heads of terms and conditions and amended the recommendation accordingly. It set out amendments to the original report to reflect the final adopted wording within the Reading Borough Local Plan and to correct errors. It also clarified the requirements of the Construction Method Statement condition and had appended two plans and a visual of the new pedestrian connection to the footbridge over the River Kennet. It was reported at the meeting that a late written objection had been received relating to lack of engagement from the applicant, but these matters had been addressed in the original report.

Comments and objections were received and considered.

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Objectors Joanna Brown, Shivraj Hawaldar, Joseph Jones and Daniel Shockley, and the applicant's agent Karen Charles, attended the meeting and addressed the Committee on this application, and the planning case officer summarised a representation from an objector who had not been able to attend the meeting.

### Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission subject to outstanding sustainability (carbon off-setting) matters being satisfactorily resolved and completion of a S106 legal agreement by 4 December 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 and the additional 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, with the amendments and additions recommended in the update report, and an additional condition requiring the submission of a scheme for the retention of the cast iron pipe on site and its incorporation in the development;
- (4) That the Construction and Demolition Management Plan be approved in consultation with Ward Councillors and the Environment Agency;
- (5) That the Traffic Management Sub-Committee be asked to review the access to, and use and future status of, Gas Works Road, Kenavon Drive and the adjacent roads, and the pressure on the Forbury Road roundabout.

### 81. 191086/FUL - 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.

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 the green wall and proposed the securing of a management plan for the green wall as an additional head of terms. It also corrected a typographical error in the original report.

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 for application 191096/FUL

subject to completion of a S106 legal agreement by 30 November 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 and the additional Head 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.

**82. 191482/FUL - BACK OF BEYOND PH, 108 KINGS ROAD**

Alterations to existing and new boundary treatment along Bembridge Place, to facilitate dual use of the service yard as a service yard/beer garden, 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 corrected a typographical error in Condition 5 in the original report.

Comments and objections were received and considered.

**Resolved -**

That planning permission for application 191482/FUL be granted, subject to the conditions and informatives as recommended in the original report, with Condition 5 amended as set out in the update report.

**83. 191341/REG3 - SUN STREET COMMUNITY CENTRE, SUN STREET**

Erection of a new boundary fence to an existing crèche play area.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. It was reported at the meeting that the application site was in Park ward, not Abbey ward as stated in the report.

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 191341/REG3 be authorised, subject to the conditions and informatives as recommended.

**84. 191632/REG3 - VARIOUS TOWN CENTRE LOCATIONS**

Retention of existing non-illuminated direction, place identification, other feature signs and interpretation panels within public pedestrian areas in Reading town centre and the Abbey Quarter on a permanent basis. Additional directional signage on a permanent basis.

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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 set out comments received from Reading Conservation Area Advisory Committee and 'Terry's Reading Walkabout'.

Comments were received and considered.

**Resolved -** That advertisement consent for application 191632/ADV be granted, subject to the conditions and informatives as recommended.

### **85. 190760/FUL & 190929/FUL - 76 CHRISTCHURCH ROAD**

190760/FUL Proposal: Change of use ground, first and second floor of A2 (Bank) to A5 on the ground floor, and on first and second floor from A2 to C4 HMO. Part-retrospective application for flat roof rear dormer.

190929/FUL Proposal: Change of use of 1st and 2nd floors from bank (Class A2) to C4 HMO. Part-retrospective application for flat roof rear dormer.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above applications. An update report was tabled at the meeting giving details of additional representations made, clarifying differences between the proposals by showing site plans and recommending an additional condition for a litter management strategy.

Comments and objections were received and considered.

Objectors Robert Cox, Jessica Di Luccio and Jenny Halstead, the applicant Mr Chima and his agent Jeff Asemi attended the meeting and addressed the Committee on this application.

(Councillor McEwan declared a prejudicial interest in this item on the grounds of predetermination, made a statement as Ward Councillor then left the room and took no part in the debate or decision. Nature of interest: Councillor McEwan had been contacted by interested parties and had formed a predetermined view on the applications.)

**Resolved -**

That consideration of applications 190760/FUL and 190929/FUL be deferred, in order for more information to be provided on the reasons for an application for 60 Christchurch Road being refused planning permission and being dismissed at appeal, the different planning uses in the area, the intended fate of the ground floor in 190929/FUL which was currently A2 (not subject to change of use in this application) and the relevant considerations regarding planning applications for Houses in Multiple Occupation in this area.

### **86. 190591/FUL - 127A LOVEROCK ROAD**

Demolition of 2 number existing single storey buildings, removal of telecoms plant. Replacement with new single unit for B1c, B2 and B8 use classes with ancillary offices including associated service areas, car parking and landscaping. Modified access onto Wigmore Lane.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. It was reported at the meeting that the application site was in Kentwood ward, not Whitley ward as stated in the report.

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 for application 190591/FUL subject to completion of a Section 106 legal agreement by 27 November 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 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 as recommended.

**87. 190702/REG3 - LAND TO THE REAR OF 51 TO 65 WENSLEY ROAD**

Erection of two 2 bed dwellings (Class C3).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting that gave details of amenity for nearby occupiers and corrected typographical errors in the original report.

Comments were received and considered.

**Resolved -**

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 190702/REG3 subject to completion of a unilateral undertaking legal agreement by 30 November 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 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 as recommended.

**88. 190087/FUL - LAND AT AUTUMN CLOSE, EMMER GREEN**

Construction of a 4-bedroom dwelling, garage, and associated 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 application 190087/FUL be refused for the following reasons:

1. The proposed development, by reason of size, detailed design, materials and layout would fail to maintain and enhance the character and appearance of the area contrary to Policy CC7 (Design and the Public Realm), and Policy H11 (Development of Private Residential Gardens) of the Reading Borough Local Plan 2019;
2. The proposed development, by reason of its bulk, scale, and massing and proximity to adjoining properties would be overbearing to, and result in a loss of privacy and outlook for existing residents contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019;
3. The proposed development, by reason of its lack of an acceptable contribution towards the provision of Affordable Housing, and in the subsequent absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, including an obligation for Affordable Housing to be applied on a cumulative basis should the building subsequently be extended/altered (to create further units) or units sub-divided, fails to contribute adequately to the housing needs of Reading Borough, contrary to policy H3 (Affordable Housing) of the Reading Borough Local Plan 2019, and the Council's Adopted Affordable Housing Supplementary Planning Document 2013.

**89. 191396/LBC - SOUTHCOTE LODGE, BURGFIELD ROAD**

Replacement of existing timber sliding sash windows with new white uPVC double-glazed sliding sash windows within existing window openings in Grade II Listed Building (resubmission of 181469).

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting giving details of a further objection received and amending the recommendation to reflect the adopted Local Plan.



Comments and objections were received and considered.

**Resolved -**

That consideration of application 191396/LBC be deferred for a site visit and to look at materials.

**90. 190890/FUL - UNIT 6, PROCTOR END SOUTH**

Change of use of unit from retail (Class A1) to gym (Class D2) and insertion of 1,105sqm GIA mezzanine floor.

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 180890/FUL be granted, subject to the conditions and informatives as recommended.

**91. 190705/REG3 - LAND ADJACENT 4 CAMELFORD CLOSE**

Erection of detached 3 storey 4 bed dwelling.

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

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 for application 190705/REG3 subject to completion of a unilateral undertaking legal agreement by 10 January 2020 (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 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 as recommended.

(The meeting started at 6.30 pm and closed at 9.40 pm)

