

Councillor Maskell (Chair)
Councillors Ayub, Ballsdon, Gavin,
Lawrence, Livingston, Page, Robinson,
Singh and Whitham

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Your Ref:

Direct: ☎ 0118 937 2112
e-mail: nicky.simpson@reading.gov.uk

21 April 2015

Your contact is: **Nicky Simpson - Committee Services**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 29 APRIL 2015

A meeting of the Planning Applications Committee will be held on **Wednesday 29 April 2015 at 6.30 pm in the Council Chamber**, Reading. The Agenda for the meeting is set out below.

Please note that with regard to the planning applications, the order in which applications are considered will be at the Chair's discretion, and applications on which members of the public have requested to speak are likely to be considered first.

AGENDA

	<u>ACTION</u>	<u>WARDS AFFECTED</u>	<u>PAGE NO</u>
1. MINUTES OF THE PLANNING APPLICATIONS COMMITTEE HELD ON 8 APRIL 2015		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	6
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	9
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	20

CIVIC CENTRE EMERGENCY EVACUATION: *If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.*

7.	MINISTERIAL ANNOUNCEMENT AND THE INTRODUCTION OF ADDITIONAL PERMITTED DEVELOPMENT RIGHTS UNDER THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015 AND OTHER CHANGES TO POLICY	INFORMATION	BOROUGHWIDE	30
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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
8	DECISION	ABBEY	39
9	DECISION	NORCOT	107
10	DECISION	PARK	129
11	DECISION	REDLANDS	145
12	DECISION	WHITLEY	155
13	DECISION	WHITLEY & OUT OF BOROUGH	160

TABLE OF CONTENTS

BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 29 April 2015

Item:	8
Page:	39
Ward:	Abbey
Application Number	150120
Application Type	Full Planning Approval
Applicant	Lochailort Reading Ltd
Address	Cooper Reading BMW, Kings Meadow Road, Reading, RG1 8BN
Proposal	Demolition of all existing onsite buildings and structures, including remediation, 352 new homes in a mix of sizes in three new buildings up to 28 storeys in height, reception, concierge, library, clubroom, community rooms, business centre, residents' fitness centre, residents' storage and associated other ancillary community uses, up to 523 sqm of commercial floorspace (Use Classes A1, A2, A3, B1 or D1) in 2 units, 308 cycle parking spaces, 118 car parking spaces including four car-club spaces and private residents' storage, Access and service access, outdoor amenity space and landscaping.
Recommendation	Application Refused
Item:	9
Page:	107
Ward:	Norcot
Application Number	150400
Application Type	Full Planning Approval
Applicant	Mr Greg Farrell
Address	Land at Tern Close, Reading, RG30 4AY
Proposal	Demolition of derelict garages & construction of 4 no 1 bedroom houses with associated parking
Recommendation	Application Refused
Item:	10
Page:	129
Ward:	Park
Application Number	150381
Application Type	Full Planning Approval
Applicant	Maiden Erlegh Free School Trust
Address	Land at former Thames Valley University, Crescent Road, Reading, RG1 5RQ
Proposal	Erection of temporary classrooms, car parking and associated works.
Recommendation	Application Permitted
Item:	11
Page:	145
Ward:	Redlands
Application Number	150418
Application Type	Approval of Conditions
Applicant	Persimmon Homes Thames Valley Limited
Address	Wells Hall, Upper Redlands Road, Reading, RG1 5JF
Proposal	Discharge of Conditions 4(i) and 5 relating to the planning application reference 140428.
Recommendation	Conditions Discharged

TABLE OF CONTENTS

BOROUGH WIDE

SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 29 April 2015

Item: 12
Page: 155
Ward: Whitley
Application Number 150204
Application Type Full Planning Approval
Applicant H3G UK Limited
Address Terranova House, Bennet Road, Reading, RG2 0RJ
Proposal The upgrade of an existing site, comprising of the swap out and relocation of the existing 16.7m monopole for a 17.5m monopole located 3 metres to the south west of the existing monopole, the removal of the existing MHA cabinet and installation of a pogona cabinet measuring 1230 x 400 x 1032mm at ground level, and associated development.
Recommendation Application Permitted

Item: 13
Page: 160
Ward: Whitley & Out of Borough
Application Number 141944 & 150254
Application Type Regulation 3 Planning Approval & Full Planning Approval
Applicant Reading Borough Council - Highways and Transport
Address Land West Of Longwater Avenue, Reading, RG2 6GP
Proposal Construction of a new Railway Station, bus interchange, multi-storey car park (park and rise facility), short stay car park, taxi drop-off, disable parking facility, station access road from Longwater Avenue, landscaping and associated works.
Recommendation Application Permitted & Observations Sent

KEY TO CODING OF PLANNING APPLICATIONS

1. Planning application reference numbers are made up of 2 parts.
 - 1.1 The number begins with the year e.g. 15
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. 150128).
2. The following is a key to existing officers with their direct dial telephone numbers.

GF1	-	Giorgio Framalico	9372604
KAR	-	Kiaran Roughan	9374530
LEB	-	Lynette Baker	9372413
JW6	-	Julie Williams	9372461
RJE	-	Richard Eatough	9373338
JPM	-	Johnathan Markwell	9372458
SFB	-	Susanna Bedford	9372023
BFP	-	Ben Pratley	9372417
SDV	-	Steve Vigar	9372980
GPC	-	Gary Crawford	9372446
CR2	-	Claire Ringwood	9374545
CJB	-	Christopher Beard	9372430
SGH	-	Stephen Hammond	9374424
MDW	-	Mark Worringham	9373337
AJA	-	Alison Amoah	9372286
SEH	-	Sarah Hanson	9372440
KLE	-	Kate Evans	9372488
POA	-	Peter Owusu Ansah	9373827
TJF	-	Toby Fox	9374294
RSC	-	Ralph Chakadya	9372993
BXP	-	Boja Petkovic	9372352
MR2	-	Mehdi Rezaie	9372418

GUIDE TO USE CLASSES ORDER
and Permitted Changes of Use (England)

Use Classes (Amendment) Order 2005	Use Classes Order 1972	Description	General Permitted Development (Amendment) Order 2005
A1 Shops	Class I	<ul style="list-style-type: none"> Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc. Pet shops, cat-meat shops, tripe shops, sandwich bars Showrooms, domestic hire shops, funeral directors 	No permitted changes
A2 Financial and Professional Services	Class II	<ul style="list-style-type: none"> Banks, building societies, estate and employment agencies Professional and financial services, betting offices 	Permitted change to A1 <i>where a ground floor display window exists</i>
A3 Restaurants and Cafes		Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 Drinking Establishments		Pubs and bars	Permitted change to A1, A2 or A3
A5 Hot Food Take-Aways		Take-Aways	Permitted change to A1, A2 or A3
Sui Generis		Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No permitted change
B1 Business	Class II Class III	(a) Offices, not within A2 (b) Research and development, studios, laboratories, high tech (c) Light industry	Permitted change to B8 <i>where no more than 235m</i>
B2 General industry	Class IV-IX	General industry	Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>
B8 Storage or Distribution	Class X	Wholesale warehouse, distribution centres, repositories	Permitted change to B1 <i>where no more than 235m</i>
Sui Generis		Any work registrable under the Alkali, etc. Works Regulation Act, 1906	No permitted change
C1 Hotels	Class XI	Hotels, boarding and guest houses	No permitted change
C2 Residential Institutions	Class XII Class XIV	<ul style="list-style-type: none"> Residential schools and colleges Hospitals and convalescent/nursing homes 	No permitted change
C2A Secure residential institutions		Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation or use as military barracks.	No permitted change
C3 Dwelling houses		<ul style="list-style-type: none"> Single occupancy or single households (in the family sense); No more than six residents living as a single household where care is provided; No more than six residents living as a single household where the building is managed by a local housing authority, a registered social landlord, a police authority, a fire authority, or a health service body. 	Permitted to change to C4
C4 Houses in multiple occupation		Use of a dwellinghouse by between three and six residents, who do not form a single household (in the family sense) and share basic facilities (toilet, bathroom or kitchen).	Permitted to change to C3
Sui Generis		<ul style="list-style-type: none"> House in multiple occupation with more than six residents Hostel 	No permitted change

D1 Non-Residential Institutions	Class XIII	<ul style="list-style-type: none"> • Places of worship, church halls • Clinics, health centres, creches, day nurseries, consulting rooms • Museums, public halls, libraries, art galleries, exhibition halls • Non-residential education and training centres 	No permitted change
	Class XV		
	Class XVI		
D2 Assembly and Leisure	Class XVII	<ul style="list-style-type: none"> • Cinemas, music and concert halls • Dance, sports halls, swimming baths, skating rinks, gymnasiums • Other indoor and outdoor sports and leisure uses, bingo halls, casinos 	No permitted change
	Class XVIII		
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change