

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

Councillors Ayub, Ballsdon, Gavin, Lawrence, Livingston, Page, Robinson, Singh and Whitham.

### RESOLVED ITEMS

It was reported that Item 11 (150282/HOU - 26 Winser Drive) had been withdrawn.

#### 73. MINUTES

The Minutes of the meeting held on 11 March 2015 were agreed as a correct record and signed by the Chair.

#### 74. 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 application, together with any additional applications which the Head of Planning, Development and Regulatory Service might consider appropriate, be the subject of site visits:

#### 150400/FUL - 26 TERN CLOSE

Demolition of derelict garages & construction of four 1 bedroom houses with associated parking.

#### 75. 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 three planning appeals, the method of determination for which she had already expressed a preference in accordance with delegated powers, which were attached as Appendix 1 to the report.

##### (ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of a decision that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which was 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.

#### 76. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 12 pending prior approval applications, and in Table 2 of 15 applications for prior approval decided between 27 February 2015 and 25 March 2015.

Resolved - That the report be noted.

#### 77. 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:

##### 150066/PNN - KENNET BRIDGE, KENNETSIDE

Prior Notification for provision of electrical masts to railway bridge.

Prior Approval granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

##### 150056/LBC - KENNET BRIDGE, KENNETSIDE

The provision of a portal frame, fixed to the outer faces of Kennet Bridge, to carry the Overhead Line Equipment (OLE) required as part of the Great Western Main Line Electrification Programme.

An update report was tabled at the meeting, which explained that as only one of the proposed frames was located within Reading Borough (the other being within Wokingham Borough), the description should be amended as follows:

From "The provision of two portal frames, fixed to the outer faces of Kennet Bridge, to carry the Overhead Line Equipment (OLE) required as part of the Great Western Main Line Electrification Programme." to "The provision of a portal frame, fixed to the outer faces of Kennet Bridge, to carry the Overhead Line Equipment (OLE) required as part of the Great Western Main Line Electrification Programme."

Granted as recommended.

Conditional consent and informatives as recommended.

Comments received and considered.

**150040/HOU- 113 PEPPARD ROAD, EMMER GREEN**

Erection of single storey side and rear extension.

An update report was tabled at the meeting which had attached the following plans that had been omitted from the original report:

- Block and Location Plan: EAS/PL/001/C
- Proposed ground floor and roof plan: PEP/PL/201/C
- Proposed front and rear elevation: PEP/PL/301/C
- Proposed side elevations: PEP/PL/301/C

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments and objection received and considered.

**150323/ADV - LAND AT CONWY CLOSE**

Signage informing the proposed future use of the site mounted onto hoarding.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

**1503170/ADV - 2 DWYER ROAD**

Signage informing the proposed future use of the site mounted to hoarding.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

**150321/ADV - THE ARTHUR CLARK HOME, 1 ALBERT ROAD, CAVERSHAM**

RBC standard signage informing the proposed future use of the site.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

(2) That the following applications be **refused** for the reasons indicated:

**150141/FUL - 18 BULMERSHE ROAD**

Construction of two semi-detached 4 bedroom dwellings, with associated parking and access.

An update report was tabled at the meeting which set out a consultation response from the Natural Environment Officer and recommended an additional reason for refusal regarding the fragmentation of a block of gardens.

The update report also included a revised site plan showing amended parking provision, with comments from Transport Strategy, a response from the applicant to the original report, and a summary of three further objections received from residents.

Refused as recommended for the reasons set out in the original report with the additional reason for refusal as set out in the update report.

Informatives as recommended in the original report.

Comments and objections received and considered.

Objectors Tatiana Harrison and Jo Brealy attended the meeting and addressed the Committee on this application.

#### 142032/FUL - 1A UPPER REDLANDS ROAD

Full planning permission for the demolition of existing industrial units (B1 Use) and the development of 10 residential units for staff accommodation in connection with The University of Reading, associated car parking, bin stores, access and landscaping.

An update report was tabled at the meeting which explained that officers had reconsidered the reasons for refusal as originally drafted, and concluded that it was appropriate to differentiate between the ecological value and the visual amenity value of the woodland area with a reason for refusal covering each concern. The amended reasons for the recommended refusal were set out in the report.

Refused as recommended for the reasons set out in the update report.

Informatives as recommended in the original report.

Comments and objections received and considered.

(3) 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:

#### 150324/REG3 - LAND AT CONWY CLOSE

Erection of 2.4m high timber hoarding, painted grey, around land at the above site.

An update report was tabled at the meeting which set out comments from the Tree Officer and recommended two additional conditions regarding tree protection.

That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the receipt of no new substantive objections by the close of the public consultation period on 10 April 2015.

Conditional planning permission and informatives as recommended in the original report, with the two additional conditions set out in the update report.

Comments received and considered.

**150322/REG3 - THE ARTHUR CLARK HOME, 1 ALBERT ROAD, CAVERSHAM**

Erection of protected hoardings on boundary fence approx. 30 metres in length by 2.4m high, with a painted grey finish.

An update report was tabled at the meeting which set out details of two objections that had been received from residents, and an officer response.

That the Head of Planning, Development and Regulatory Services be authorised to grant planning permission, subject to the receipt of no new substantive objections by the close of the public consultation period on 9 April 2015.

Conditional planning permission and informatives as recommended.

Comments and objections received and considered.

**78. PLANNING ENFORCEMENT QUARTERLY UPDATE**

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

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

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 7.30 pm).