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Councillor Maskell (Chair)  
Councillors Ballsdon, Davies, Duveen,  
Gavin, Hopper, Lawrence, Livingston,  
Page, Pearce, Robinson and Singh  
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Your Ref:

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e-mail: simon.a.hill@reading.gov.uk

└  
6 October 2015  
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Your contact is: Simon Hill - Committee Services

**NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 14 OCTOBER 2015**

A meeting of the Planning Applications Committee will be held on **Wednesday 14 October 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 9 SEPTEMBER 2015  |               | -                     | 1              |
| 2. DECLARATIONS OF INTEREST                                                 | -             | -                     | -              |
| 3. QUESTIONS                                                                | -             | -                     | -              |
| 4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS                                | DECISION      | BOROUGHWIDE           | 8              |
| 5. PLANNING APPEALS                                                         | INFORMATION   | BOROUGHWIDE           | 11             |
| 6. APPLICATIONS FOR PRIOR APPROVAL                                          | INFORMATION   | BOROUGHWIDE           | 16             |
| 7. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE | INFORMATION   | BOROUGHWIDE           | 31             |

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## Planning Applications to be determined

| Item(s) | Action   | Ward(s)    | Page |
|---------|----------|------------|------|
| 8-9     | DECISION | ABBEY      | 37   |
| 10      | DECISION | KATESGROVE | 79   |
| 11-14   | DECISION | REDLANDS   | 101  |
| 15      | DECISION | TILEHURST  | 153  |
| 16      | DECISION | WHITLEY    | 165  |

At this point, the following motion will be moved by the Chair:

“That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of the following Item on the agenda, as it is likely that there will be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.”

|    | <u>ACTION</u>                            | <u>WARDS AFFECTED</u> | <u>PAGE NO</u>     |
|----|------------------------------------------|-----------------------|--------------------|
| 17 | PLANNING ENFORCEMENT<br>QUARTERLY UPDATE | INFORMATION           | BOROUGHWIDE<br>177 |

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Please speak to a member of staff if you have any queries or concerns.

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## BOROUGH WIDE

### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 14 October 2015

Item: 8  
Page: 37  
Ward: Abbey  
Application Number 151221  
Application Type Full Planning Approval  
Applicant Primark Stores Ltd  
Address 116-117 Broad Street, Reading, RG1 2BE  
Proposal Erection of second floor extension, roof level plant, various alterations to Broad Street and Minster Street facades and associated works.  
Recommendation Permitted subject to Legal Agreement

Item: 8  
Page: 37  
Ward: Abbey  
Application Number 151241  
Application Type Advertisement Consent  
Applicant Primark Stores Ltd  
Address 116-117 Broad Street, Reading, RG1 2BE  
Proposal Display of 4 fascia signs & 3 projecting signs to Broad Street elevation and 4 fascia signs & 1 projecting sign to Minster Street elevation (all internally illuminated) (amended description)  
Recommendation Application Permitted

Item: 9  
Page: 58  
Ward: Abbey  
Application Number 151116  
Application Type Full Planning Approval  
Applicant Ms Christine Ann Meyer  
Address Heath Group, 175 Kings Road, Reading, RG1 4EX  
Proposal Change of use from office (Class B1a) to 13 (1xstudio, 2x1, 7x2 & 3x3 -bed) residential units (Class C3) and associated works  
Recommendation Permitted subject to Legal Agreement

Item: 9  
Page: 58  
Ward: Abbey  
Application Number 151117  
Application Type Listed Building Consent  
Applicant Ms Christine Ann Meyer  
Address Heath Group, 175 Kings Road, Reading, RG1 4EX  
Proposal Change of use from office to 13 dwellings. Minor external alterations to create 1 x new window at lower ground floor and 2 x new roof lights to mansard roof.  
Recommendation Application Permitted

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## BOROUGH WIDE

### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 14 October 2015

Item: 10  
Page: 79  
Ward: Katesgrove  
Application Number: 150885  
Application Type: Full Planning Approval  
Applicant: Hurst Development Solutions  
Address: 40 Silver Street, Reading, RG1 2ST  
Proposal: The proposed redevelopment of 40 Silver Street, demolition of existing light industrial building and erection of 14 flats (8x2bed & 6x1 bed, including 16 parking spaces and landscaping  
Recommendation: Permitted subject to Legal Agreement

Item: 11  
Page: 101  
Ward: Redlands  
Application Number: 151034  
Application Type: Full Planning Approval  
Applicant: Mr Tony Chima  
Address: 35 Christchurch Road, Reading, RG2 7AN  
Proposal: Conversion of 12 Bedroom HMO into 10 one bed studios with two one bedroom apartments  
Recommendation: Permitted subject to Legal Agreement

Item: 12  
Page: 112  
Ward: Redlands  
Application Number: 151171  
Application Type: Full Planning Approval  
Applicant: Brett Properties Developments Ltd  
Address: 29 Newcastle Road, Reading, RG2 7TN  
Proposal: Change of use to a 9 bedroom House in Multiple Occupation with part single storey and part two storey side and rear extensions (re- submission of 150287)  
Recommendation: Application Permitted

Item: 13  
Page: 130  
Ward: Redlands  
Application Number: 151231  
Application Type: Full Planning Approval  
Applicant: Reading Borough Council  
Address: Kershope Court, Bamburgh Close, Reading  
Proposal: The work consists of both the internal and external refurbishment including the complete replacement of non-loadbearing elevations to the front and rear elevations including insulation, windows and doors, the replacement of gutters, fascias, soffits and ancillary works all as detailed in the specification and internally, electrical rewiring, new kitchens and bathrooms, sheet flooring.  
Recommendation: Application Permitted

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### SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

#### Planning Applications Committee - 14 October 2015

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| Item:              | 14                                                                                                                                                                                                                                                       |
| Page:              | 137                                                                                                                                                                                                                                                      |
| Ward:              | Redlands                                                                                                                                                                                                                                                 |
| Application Number | 151406                                                                                                                                                                                                                                                   |
| Application Type   | Householder                                                                                                                                                                                                                                              |
| Applicant          | Mr Mohammed Zabar                                                                                                                                                                                                                                        |
| Address            | 12 Allcroft Road, Reading, RG1 5HH                                                                                                                                                                                                                       |
| Proposal           | Two storey rear and side extensions, single storey front and rear extensions, new front bay window and new basement (Amendment to planning application no. 150510 approved 22nd May 2015). Plus new single storey outbuilding (Gym) at bottom of garden. |
| Recommendation     | Application Permitted                                                                                                                                                                                                                                    |
|                    |                                                                                                                                                                                                                                                          |
| Item:              | 15                                                                                                                                                                                                                                                       |
| Page:              | 153                                                                                                                                                                                                                                                      |
| Ward:              | Tilehurst                                                                                                                                                                                                                                                |
| Application Number | 151144                                                                                                                                                                                                                                                   |
| Application Type   | Full Planning Approval                                                                                                                                                                                                                                   |
| Applicant          | Mr Sanjay Sharma                                                                                                                                                                                                                                         |
| Address            | Land To The Rear Of, 52 Norcot Road, Reading, RG30 6BU                                                                                                                                                                                                   |
| Proposal           | 2 x 2 bed Semi-detached houses to the rear of 52 Norcot Road, including landscaping and vehicular access                                                                                                                                                 |
| Recommendation     | Permitted subject to Legal Agreement                                                                                                                                                                                                                     |
|                    |                                                                                                                                                                                                                                                          |
| Item:              | 16                                                                                                                                                                                                                                                       |
| Page:              | 165                                                                                                                                                                                                                                                      |
| Ward:              | Whitley                                                                                                                                                                                                                                                  |
| Application Number | 151461                                                                                                                                                                                                                                                   |
| Application Type   | Approval of Reserved Matters                                                                                                                                                                                                                             |
| Applicant          | Evander Properties Ltd                                                                                                                                                                                                                                   |
| Address            | Land North Of Island Road, Reading                                                                                                                                                                                                                       |
| Proposal           | Application for approval of reserved matters following outline approval. (141789)                                                                                                                                                                        |
| Recommendation     | Application Permitted                                                                                                                                                                                                                                    |



## 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 Framalitto | 9372604 |
| KAR | - | Kiaran Roughan     | 9374530 |
| LEB | - | Lynette Baker      | 9372413 |
| JW6 | - | Julie Williams     | 9372461 |
| RJE | - | Richard Eatough    | 9373338 |
| JPM | - | Johnathan Markwell | 9372458 |
| BFP | - | Ben Pratley        | 9372417 |
| SDV | - | Steve Vigar        | 9372980 |
| 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 |
| KMR | - | Kate McHale        | 9374294 |
| RSC | - | Ralph Chakadya     | 9372993 |
| BXP | - | Boja Petkovic      | 9372352 |
| MJB | - | Mathew Burns       | 9373625 |
| JS3 | - | Jasmine Singh      | 9372418 |
| JG2 | - | John Gregory       | 9372446 |
| HB3 | - | Heather Banks      | 9374175 |

**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                     |
|--------------------------------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>A1</b><br>Shops                               | Class I                   | <ul style="list-style-type: none"> <li>Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, internet cafes, etc.</li> <li>Pet shops, cat-meat shops, tripe shops, sandwich bars</li> <li>Showrooms, domestic hire shops, funeral directors</li> </ul>                                                                                                                      | No permitted changes                                                     |
| <b>A2</b><br>Financial and Professional Services | Class II                  | <ul style="list-style-type: none"> <li>Banks, building societies, estate and employment agencies</li> <li>Professional and financial services, betting offices</li> </ul>                                                                                                                                                                                                                                                          | Permitted change to A1 <i>where a ground floor display window exists</i> |
| <b>A3</b><br>Restaurants and Cafes               |                           | Restaurants, snack bars, cafes                                                                                                                                                                                                                                                                                                                                                                                                     | Permitted change to A1 or A2                                             |
| <b>A4</b><br>Drinking Establishments             |                           | Pubs and bars                                                                                                                                                                                                                                                                                                                                                                                                                      | Permitted change to A1, A2 or A3                                         |
| <b>A5</b><br>Hot Food Take-Aways                 |                           | Take-Aways                                                                                                                                                                                                                                                                                                                                                                                                                         | Permitted change to A1, A2 or A3                                         |
| <b>Sui Generis</b>                               |                           | Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations                                                                                                                                                                                                                                                                   | No permitted change                                                      |
| <b>B1</b><br>Business                            | Class II<br><br>Class III | (a) Offices, not within A2<br>(b) Research and development, studios, laboratories, high tech<br>(c) Light industry                                                                                                                                                                                                                                                                                                                 | Permitted change to B8 <i>where no more than 235m</i>                    |
| <b>B2</b><br>General industry                    | Class IV-IX               | General industry                                                                                                                                                                                                                                                                                                                                                                                                                   | Permitted change to B1 or B8 <i>B8 limited to no more than 235m</i>      |
| <b>B8</b><br>Storage or Distribution             | Class X                   | Wholesale warehouse, distribution centres, repositories                                                                                                                                                                                                                                                                                                                                                                            | Permitted change to B1 <i>where no more than 235m</i>                    |
| <b>Sui Generis</b>                               |                           | Any work registrable under the Alkali, etc. Works Regulation Act, 1906                                                                                                                                                                                                                                                                                                                                                             | No permitted change                                                      |
| <b>C1</b><br>Hotels                              | Class XI                  | Hotels, boarding and guest houses                                                                                                                                                                                                                                                                                                                                                                                                  | No permitted change                                                      |
| <b>C2</b><br>Residential Institutions            | Class XII<br>Class XIV    | <ul style="list-style-type: none"> <li>Residential schools and colleges</li> <li>Hospitals and convalescent/nursing homes</li> </ul>                                                                                                                                                                                                                                                                                               | No permitted change                                                      |
| <b>C2A</b><br>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                                                      |
| <b>C3</b><br>Dwelling houses                     |                           | <ul style="list-style-type: none"> <li>Single occupancy or single households (in the family sense);</li> <li>No more than six residents living as a single household where care is provided;</li> <li>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.</li> </ul> | Permitted to change to C4                                                |
| <b>C4</b><br>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                                                |
| <b>Sui Generis</b>                               |                           | <ul style="list-style-type: none"> <li>House in multiple occupation with more than six residents</li> <li>Hostel</li> </ul>                                                                                                                                                                                                                                                                                                        | No permitted change                                                      |



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

