

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

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3 November 2015

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 11 NOVEMBER 2015

A meeting of the Planning Applications Committee will be held on **Wednesday 11 November 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 14 OCTOBER 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	15
7. HOUSING AND PLANNING BILL 2015 AND OTHER CHANGES TO THE PLANNING SYSTEM	INFORMATION	BOROUGHWIDE	30

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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
8-10	DECISION	ABBEY	37
11	DECISION	BATTLE	79
12	DECISION	KATESGROVE	91
13	DECISION	MINSTER	117
14-15	DECISION	PARK	161
16	DECISION	SOUTHCOTE	205
17	DECISION	TILEHURST	263

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Members of the public who participate in the meeting will be filmed, unless they have given prior notice that they do not consent to this.

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 - 11 November 2015

Item: 8
Page: 37
Ward: Abbey
Application Number 141120
Application Type Full Planning Approval
Applicant Mr W Litten
Address 55a Baker Street, Reading, RG1 7XX
Proposal Change of use with alterations to convert the existing office into a 1-bed dwelling.
Recommendation Permitted subject to Legal Agreement

Item: 8
Page: 37
Ward: Abbey
Application Number 141121
Application Type Listed Building Consent
Applicant Mr W Litten
Address 55a Baker Street, Reading, RG1 7XX
Proposal Works associated with conversion of the existing office into a 1-bed dwelling.
Recommendation Application Permitted

Item: 9
Page: 49
Ward: Abbey
Application Number 151329
Application Type Full Planning Approval
Applicant Best Parties Ever Limited
Address Kings Meadow Woodland, Napier Road, Reading
Proposal Temporary change of use for up to 30 days in a calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to its former condition at, or before, 14:00 on the 24th December.
Recommendation Application Permitted

Item: 10
Page: 63
Ward: Abbey
Application Number 151725
Application Type Regulation 3 Planning Approval
Applicant Reading Borough Council
Address The Abbey Gate, The Forbury, Reading
Proposal Change of use to B1 Offices (ground floor east side, first and second floors) and D1 Non residential institution / Community education use (ground floor west side). Dismantling of south east yard wall and its replacement with a dwarf wall and railings. Conservation work and internal alterations as detailed in the separate application for Scheduled Ancient Monument consent.
Recommendation Application Permitted

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 11 November 2015

Item:	11
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Ward:	Battle
Application Number	151781
Application Type	Full Planning Approval
Applicant	CTIL Ltd
Address	Key House, Cow Lane, Reading, RG1 8NA
Proposal	Extension of existing 15m high lattice tower to 19.6m high tower, replacement of 3 no. existing antennas with 6 no. proposed antennas, re-location of 1 no. existing dish antenna of 600mm dia., installation of 3 no. dish antennas of 600mm dia., installation of 4 no. proposed cabinets plus minor ancillary apparatus.
Recommendation	Application Permitted
Item:	12
Page:	91
Ward:	Katesgrove
Application Number	151356
Application Type	Full Planning Approval
Applicant	United Reformed Church (Wessex) Trust Limited
Address	Trinity Hall, South Street, Reading, RG1 4QU
Proposal	Erection of part 3, part 4 storey building to provide 25 student units (42 bedspaces) (Sui Generis) and associated works, following demolition of existing 3 storey building (Sui Generis)
Recommendation	Permitted subject to Legal Agreement
Item:	13
Page:	117
Ward:	Minster
Application Number	151173
Application Type	Full Planning Approval
Applicant	Taylor Wimpey UK Limited
Address	Government Buildings, Coley Park, Wensley Road, Reading, RG1 6LY
Proposal	Residential development consisting of 71 residential dwellings (20 apartments) with associated landscaping, open space, parking and access following the demolition of the existing office buildings.
Recommendation	Permitted subject to Legal Agreement

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 11 November 2015

Item: 14
Page: 161
Ward: Park
Application Number: 151681
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: New Town Primary School, School Terrace, Reading, Reading, RG1 3LS
Proposal: Internal refurbishment and reconfiguration to re-establish the school as a 2FE (420 pupils) to include re-cladding the entrance canopy and relocating the school entrance.
Recommendation: Application Permitted

Item: 14
Page: 161
Ward: Park
Application Number: 151682
Application Type: Listed Building Consent
Applicant: Reading Borough Council
Address: New Town Primary School, School Terrace, Reading, RG1 3LS
Proposal: Internal refurbishment and reconfiguration to re-establish the school as a 2FE (420 pupils) to include re-cladding the entrance canopy and relocating the school entrance.
Recommendation: Refer to Secretary of State

Item: 15
Page: 183
Ward: Park
Application Number: 151511
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: East Reading Adventure Playground Association, Palmer Park, Reading
Proposal: Expansion of ERAPA Community Centre using modular construction to accommodate relocated Riverside Day Nursery, plus associated external works.
Recommendation: Application Permitted

Item: 16
Page: 205
Ward: Southcote
Application Number: 151175
Application Type: Hybrid
Applicant: Taylor Wimpey UK Limited
Address: Elvian School, 61 Bath Road, Reading, RG30 2BB
Proposal: A Hybrid application seeking outline planning permission for a new 6 form entry secondary school with all matters other than access reserved for consideration at a later date and detailed permission for 118 dwellings, access, car parking, landscaping and amenity space, following the demolition of the existing buildings
Recommendation: Permitted subject to Legal Agreement

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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

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
AA2	-	Andrew Amery	9374227

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 Class XV Class XVI	<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
D2 Assembly and Leisure	Class XVII Class XVIII	<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
Sui Generis	Class XVII	Theatres, nightclubs	No permitted change

