

PLANNING APPLICATIONS COMMITTEE MINUTES - 1 JUNE 2016

Present: Councillor Livingston (Chair);

Councillors Ballsdon, Duveen, Gavin, Hacker, Hopper, McKenna, Page, Pearce, Robinson, Singh, J Williams and R Williams.

Apologies: Councillor Lawrence.

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 27 April 2016 were agreed as a correct record and signed by the Chair.

2. 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 an unaccompanied site visit:

160762/FUL - 30 LOWFIELD ROAD, CAVERSHAM

Temporary permission (5 years) for 28 (2 bedroom) temporary accommodation units with vehicular access, car parking, communal amenity space, refuse and bicycle storage, a play area, and landscaping.

3. 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 a planning appeal, 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 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 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 appeal, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeal, as set out in Appendix 2, be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 24 pending prior approval applications, and in Table 2 of 13 applications for prior approval decided between 15 April and 18 May 2016.

Resolved - That the report be noted.

5. 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:

160525/LBC - THE THREE GUINEAS PUBLIC HOUSE, STATION APPROACH

Internal alterations at basement, ground and first floors. Redecoration works to exterior including restoration of clock tower and removal of ladder and roof barrier from front elevation. New signage.

An update report was tabled at the meeting which gave details of additional representations received, additional material provided by the applicant and comments from the Council's Conservation Consultant on this material. Plans and sectional details of the kitchen ventilation system were appended to the update report. The update report recommended additions to, amendments to and deletion of conditions.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with additions to, amendments to and deletion of conditions as set out in the update report.

Comments received and considered.

Supporter Richard Bennett attended the meeting and addressed the Committee on this application.

160535/ADV - THE THREE GUINEAS PUBLIC HOUSE, STATION APPROACH

2 off single sided cartouches, 1 off timber fascia with painted display, 1 off built up brass motif with internal LED illumination, 3 off suspended light boxes

suspended from canopy beams, 1 off internally illuminated logo, 5 off brass lanterns, 2 off brass lanterns.

An update report was tabled at the meeting regarding related application 160525/LBC.

It was reported at the meeting that a late consultation response had been received from Highways, who had no objection to the application.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report.

Comments received and considered.

Supporter Richard Bennett attended the meeting and addressed the Committee on this application.

160550/FUL - 4A HOWARD STREET

Change of use from 8 bedroom house in multiple occupation (HMO) (Sui Generis) to 9 bedroom HMO (Sui Generis) to include internal changes, demolition of existing rear projection and erection of single storey rear extension.

An update report was tabled at the meeting which gave details of a further consultation response received and officer comments on this.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with an additional condition to require removal of the satellite dish.

Comments and objections received and considered.

160551/LBC - 4A HOWARD STREET

Change of use from 8 bedroom house in multiple occupation (HMO) (Sui Generis) to 9 bedroom HMO (Sui Generis) to include internal changes, demolition of existing rear projection and erection of single storey rear extension.

An update report was tabled at the meeting which gave details of a further consultation response received and officer comments on this.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with an additional condition to require removal of the satellite dish.

Comments and objections received and considered.

160707/LBC - 61 BAKER STREET

Replacement of glazed conservatory roof with a warm roof finished with Tapco

slate tiles.

An update report was tabled at the meeting which gave details of an additional public consultation response received. A sample Tapco slate tile was shown at the meeting.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report.

Comments received and considered.

160358/VAR - 3-5 KING STREET

Application to vary condition 12 of planning permission 150051 to allow the A3 (restaurant/café use) to open until 0030 on Thursday, Friday and Saturday nights (Current approval is for closing at 2300 on these nights. Opening hours on other days unaffected at 0800-2300).

An update report was tabled at the meeting which gave details of an additional response received from Licensing officers and details of waste collection arrangements.

Section 73 variation to planning permission 150051 granted as recommended in the original report.

Condition 12 adjusted and additional conditions and informatives as recommended in the original report.

Comments received and considered.

160018/NMA - ST MARTIN'S PRECINCT, CHURCH STREET, CAVERSHAM

Non-material Amendment to condition 2 of planning permission 140997 to include phasing plan within the list of approved drawings to allow the conditions to be discharged in a phased manner and the development to be carried out in stages.

A copy of the phasing plan was tabled at the meeting, which had been omitted from the original report.

Non-material amendment granted as recommended.

Amendments to conditions and additional informatives as recommended.

Comments received and considered.

160628/FUL - WREN, FORMERLY KNOWN AS ELVIAN SCHOOL, BATH ROAD

Removal of the existing temporary classroom accommodation, the erection of eight temporary accommodation units to provide classroom and staff accommodation, temporary hard play space, access and parking arrangements, and the removal of a limited number of trees over a 2 year period.

An update report was tabled at the meeting which gave details of a letter of support received from the Education Funding Agency. It also stated that an acceptable Travel Plan had been received and recommended removal of the condition to require submission of a Travel Plan.

Granted as recommended.

Conditional planning permission and informatives as recommended in the original report, with removal of the Travel Plan submission condition as recommended in the update report.

Comments received and considered.

(2) That consideration of the following applications be deferred for the reasons indicated:

151924/FUL & 151925/LBC- 1 CASTLE CRESCENT

Refurbishment of 3 Castle Crescent to provide 5 residential dwellings including internal and external alterations. Demolition of existing outbuildings including existing coach house and garage. Development of 8 residential dwellings along eastern boundary of the site. All associated works include vehicular and pedestrian access, parking, landscaping and bin store provision.

Deferred for further discussions on affordable housing.

(3) That, subject to the requirements indicated, the Head of Planning, Development and Regulatory Services be authorised to determine the following applications under planning legislation:

152110/FUL - UNIVERSITY OF READING, SHINFIELD ROAD

Construction of three tennis courts covered with an air dome including lighting and heating with associated fencing and storage container (to north of existing tennis courts and to west of Windsor Hall).

An update report was tabled at the meeting which gave details of comments from Berkshire Archaeology.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 1 July 2016 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report.

Comments and objection received and considered.

160574/FUL - UNIVERSITY OF READING, SHINFIELD ROAD

Temporary Academic and Office Accommodation.

An update report was tabled at the meeting which gave further information regarding sustainable drainage.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 June 2016 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms set out in the original report.

In the event of the requirements set out not being met, the Head of Planning, Development and Regulatory Services be authorised to refuse permission.

Conditional planning permission and informatives as recommended in the original report.

Comments received and considered.

6. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of item 7 below, as it was likely that there would be disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 12A (as amended) to that Act.

7. PLANNING APPLICATION - 160538/VAR - 89 WHITEKNIGHTS ROAD

The Committee considered a report by the Director of Environment and Neighbourhood Services.

Resolved -

That, subject to the conditions now approved, permission be **granted** under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

160538/VAR - 89 WHITEKNIGHTS ROAD

Application for Change of use of an existing licensed HMO to a children's care home without complying with condition no. 4, of planning permission 141799, to allow children aged 4-17 years to be able to stay in the premises.

An update report was tabled at the meeting which gave details of further consultation responses received from Transport officers and neighbours and of a petition which had been received, objecting to the application.

Section 73 variation to planning permission 141799 granted as recommended.

Condition 4 amended and other conditions and informatives to remain as in planning permission 141799, as recommended in the original report.

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Comments and objections received and considered.

Objectors Michael Simpson and Marianne Ailes, supporter Nicola Akhurst and Ward Councillor, Councillor White, attended the meeting and addressed the Committee on this application.

(Exempt information as defined in paragraphs 1 & 2).

(The meeting started at 6.30 pm and closed at 8.00 pm).