

To all members of the Planning
Applications Committee

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Your Ref:

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21 June 2016

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 29 JUNE 2016

A meeting of the Planning Applications Committee will be held on **Wednesday 29 June 2016 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 1 JUNE 2016		-	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	18
7. DEPARTMENT FOR COMMUNITIES AND LOCAL GOVERNMENT VS WEST BERKSHIRE DISTRICT COUNCIL AND READING BOROUGH COUNCIL: REPORT OF THE JUDGEMENT OF THE COURT OF APPEAL	INFORMATION	BOROUGHWIDE	32

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8.	STREET NAME ASSIGNMENT - GREEN PARK (VILLAGE)	DECISION	WHITLEY	37
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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
9	DECISION	ABBEY	49
10	DECISION	KATESGROVE	65
11	DECISION	MINSTER	87
12	DECISION	PARK	103
13	DECISION	PEPPARD	125
14	DECISION	TILEHURST	149
15	DECISION	OUT OF BOROUGH	159

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Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

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

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

Planning Applications Committee - 29 June 2016

Item:	9
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Ward:	Abbey
Application Number	160476
Application Type	Full Planning Approval
Applicant	2TE Island Ltd
Address	Royal Court, Kings Road, Reading
Proposal	Creation of open canalside cafe terrace with brick servery.
Recommendation	Application Permitted
Item:	10
Page:	65
Ward:	Katesgrove
Application Number	160558
Application Type	Full Planning Approval
Applicant	Lainston Woodley Arms LLP
Address	The Woodley Arms Ph, Waldeck Street, Reading, RG1 2RF
Proposal	Erection of a block of 40 Studio student apartments including parking, amenity space and landscaping following demolition of existing public house. (Resubmission of 150134)
Recommendation	Permitted subject to Legal Agreement
Item:	11
Page:	87
Ward:	Minster
Application Number	151924
Application Type	Full Planning Approval
Applicant	Mr R Brown
Address	1 Castle Crescent, Reading, RG1 6AQ
Proposal	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.
Recommendation	Permitted subject to Legal Agreement
Item:	11
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Ward:	Minster
Application Number	151925
Application Type	Listed Building Consent
Applicant	Mr R Brown
Address	1 Castle Crescent, Reading, RG1 6AQ
Proposal	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.
Recommendation	Application Permitted

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SCHEDULE OF PLANNING APPLICATIONS TO BE DETERMINED

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Item: 12
Page: 103
Ward: Park
Application Number: 160841
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: North of Whiteknights Reservoir, Whiteknights Road, Reading
Proposal: Construction of a flood wall of approximately 73m in length and 1.8m high (minimum) adjacent to Whiteknights Road. Alterations to dam embankment to include regrading of slope and rock gabion retaining wall. Associated landscaping. Alterations to highway drainage. New vehicle and pedestrian access to allotments from Whiteknights Road (resubmission of 152205/REG).
Recommendation: Permitted subject to Legal Agreement

Item: 13
Page: 125
Ward: Peppard
Application Number: 160762
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: 30 Lowfield Road, Caversham, Reading, RG4 6PA
Proposal: Temporary permission (5 years) for 28 no. (2 bedroom) temporary accommodation units with vehicular access, car parking, communal amenity space, refuse and bicycle storage, a play area, and landscaping.
Recommendation: Application Permitted

Item: 14
Page: 149
Ward: Tilehurst
Application Number: 160705
Application Type: Regulation 3 Planning Approval
Applicant: Directorate of Environment and Neighbourhoods Services
Address: Meadway Sports Centre, Conwy Close, Tilehurst, Reading, RG30 4BZ
Proposal: Proposed extension to an existing car park at The Meadway Leisure Centre in Conwy Close, Tilehurst.
Recommendation: Application Permitted

Item: 15
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Ward: Out Of Borough
Application Number: 160712
Application Type: Adjacent Authority Consultation
Applicant: Bellway Homes (Thames Valley)
Address: Land at junction of Mill Lane, Bath Road, Calcot, Reading
Proposal: Erection of 45 dwellings (including affordable housing) with public open space, hard and soft landscaping and creation of a new vehicular access from The Chase with associated pedestrian improvements.
Recommendation: 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 Framallicco	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
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
EH1	-	Ethne Humphreys	9374085
DM2	-	Daniel Murkin	9374237
SKB	-	Sarah Burr	9374227
SD5	-	Sarah Duckworth	9374294

**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

