

Present: Councillor Livingston (Chair);

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

Apologies: Councillor Page.

## RESOLVED ITEMS

### 46. MINUTES

The Minutes of the meeting held on 9 November 2016 were agreed as a correct record and signed by the Chair.

### 47. 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 no site visits be held in advance of the next Planning Applications Committee.

### 48. 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 was attached as Appendix 1 to the report.

#### (ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of two decisions 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 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.

**49. APPLICATIONS FOR PRIOR APPROVAL**

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of 14 pending prior approval applications, and in Table 2 of 17 applications for prior approval decided between 20 October and 24 November 2016.

Resolved - That the report be noted.

**50. 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:

**161400/ADV - BROAD STREET (WEST)**

Display of two advertising banners per lamp column on 30 existing lamp columns along Broad Street (West).

Granted as recommended.

Conditional consent and informatives as recommended.

**161558/FUL - KINGS MEADOW, NAPIER ROAD**

Temporary change of use for up to 40 days in calendar year 2016 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

**161768/FUL - 85 BEDFORD ROAD**

Conversion of existing building into two flats.

Granted as recommended.

Conditional planning permission and informatives as recommended, with an additional condition to require retention of the existing Hill's Rubber Co Ltd painted sign between the first floor windows on the Bedford Road elevation.

Comments received and considered.

**161394/HOU - 26 BAYDON DRIVE**

Part two storey and single storey side and rear extensions, loft conversion with

rear dormer window and new garden outbuilding to the rear.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments and objections received and considered.

Objectors Mr Gibson and Mr Makri, and the applicant Mr Khan, attended the meeting and addressed the Committee on this application.

**161420/FUL - HELENA HOUSE, BROWNLOW ROAD**

Change of use from Sui Generis House in Multiple Occupation (HMO) to a mixed use comprising 4 x C1 serviced apartments and 9 x C3 residential flats, including partial demolition of existing building, provision of access, parking and soft landscaping.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Objection received and considered.

Objector Evelyn Williams, and Emily Temple on behalf of the applicant, attended the meeting and addressed the Committee on this application.

**161826/ADV - UPPER WOODCOTE ROAD, PEPPARD ROAD, HENLEY ROAD, WOKINGHAM ROAD AND LONDON ROAD**

5 x 'Welcome to Reading' signs.

Granted as recommended.

Conditional consent and informatives as recommended.

Comments received and considered.

**161877/REM - THE WREN SCHOOL, FORMERLY ELVIAN SCHOOL, 61 BATH ROAD**

Application for approval of reserved matters (school development) for Appearance, Landscaping, Layout, and Scale pursuant to conditions 25, 26, 28, 35, 36, 38, 39 and 53 of hybrid application 151175 (outline element).

An update report was tabled at the meeting which set out information on amended landscaping plans and additional details that had been submitted, and a summary of other outstanding details and clarifications. Two additional conditions regarding lighting details and submission of a long-term maintenance management plan were recommended.

Granted as recommended.

Conditional consent and informatives as recommended in the original report, with the two additional conditions as recommended in the update report.

Objection received and considered.

Objector John Cook, and Jo Broadhead and Sam Sykes on behalf of the applicant, attended the meeting and addressed the Committee on this application.

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

**161742/FUL and 161743/LBC - FISHERMANS COTTAGE, KENNETSIDE**

Partial demolition of rear projection and erection of a new extension to form ancillary guest accommodation.

Refused as recommended for the reason set out in the report.

Informatives as recommended.

Comments and objections received and considered.

**161935/FUL - AFTER DARK NITE CLUB, 112 LONDON STREET**

Demolition of existing night club. Erection of 10 new residential Class C3 apartments (5 x 1 bed and 5 x 2 bed) with courtyard garden, cycle and bin storage.

An update report was tabled at the meeting which gave details of consultation responses from Historic England, the Sustainability team, a Ward Councillor and the Reading Design Review Panel. On the basis of the response from Historic England the recommendation had been amended to remove reason for refusal 1 and make a minor amendment to the wording of reason for refusal 2. The report also summarised further objections that had been submitted and a petition against the closure of the night club, gave an update on affordable housing, and set out clarifications and corrections to the original report.

Refused as recommended for reasons 2-6 as set out in the original report, with reason 2 amended as set out in the update report.

Informatives as recommended in the original report.

Comments and objections received and considered.

Objectors Evelyn Williams, Cheryl Dibden and Linda Serck attended the meeting and addressed the Committee on this application. A statement from Deirdre Wells on behalf of the applicant was circulated to members of the Committee.

(3) That consideration of the following application be deferred for the reasons indicated:

**161767/FUL - 85 BEDFORD ROAD**

Demolition of existing single storey factory extension and erection of 2 semi-detached two bedroom houses with associated parking.

Deferred for further discussion with the applicant regarding the terms of the Section 106 legal agreement.

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

**160849/FUL - E JACKSON & SONS LTD, JACKSONS CORNER, 1-9 KINGS ROAD**

Preservation of building frontage to 1-9 Kings Road (incl. insertion of 3no. new windows); retention and enlargement of commercial space (ground floor and basement levels) and conversion of upper floors to 18 residential units. Demolition of commercial ancillary accommodation to rear and construction of new five storey residential block of 15 units plus creation of central courtyard.

An update report was tabled at the meeting which amended the recommendation to include a date by which the legal agreement needed to be completed, and set out an amended condition relating to sustainability and emission rate. The report also set out information on adjacent buildings, the proposed external materials and finishes, accessibility and affordable housing contribution.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 31 January 2017 (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.

The Head of Planning Development and Regulatory Services be authorised to investigate mechanisms to secure an additional deferred contribution towards affordable housing.

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, with the amended condition set out in the update report, and an additional condition to require maintenance of the Jackson's Corner signage.

Comments received and considered.

- (5) 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:

**161905/REG3 - HUGH FARINGDON SCHOOL, FAWLEY ROAD, SOUTHCOTE**

Replacement of the existing temporary, modular unit and bungalow with a new permanent single storey building. Plus relocation of bike shed, associated external works including extension of staff car park.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

(The meeting started at 6.30 pm and closed at 8.30 pm).