

Councillor Livingston (Chair)
Councillors Ballsdon, Brock, Duveen,
Gavin, Hacker, Hopper, McKenna, Page,
Pearce, Robinson, Singh, J Williams and R
Williams

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3 January 2017

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NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 11 JANUARY 2017

A meeting of the Planning Applications Committee will be held on **Wednesday 11 January 2017 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 7 DECEMBER 2016		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	6
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	9
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	17

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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
7-8	DECISION	ABBEY	31
9	DECISION	NORCOT	59
10	DECISION	PEPPARD	89
11	DECISION	REDLANDS	113
12-13	DECISION	WHITLEY	131
14	DECISION	OUT OF BOROUGH	171

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>
15	PLANNING ENFORCEMENT QUARTERLY UPDATE	INFORMATION BOROUGHWIDE	181

WEBCASTING NOTICE

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Members of the public seated in the public gallery will not ordinarily be filmed by the automated camera system. However, please be aware that by moving forward of the pillar, or in the unlikely event of a technical malfunction or other unforeseen circumstances, your image may be captured. **Therefore, by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.**

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 - 11 January 2017

Item: 7
Page No: 31
Ward: Abbey
Application Number 161336
Application Type Full Planning Approval
Applicant Reading Real Estate Co. (UK) Ltd
Address 36 Russell Street, Reading, RG1 7XH
Proposal Proposed loft conversion with three dormer windows on the rear roof elevation.
Recommendation Application Permitted

Item: 7
Page No: 31
Ward: Abbey
Application Number 161337
Application Type Listed Building Consent
Applicant Reading Real Estate Co. (UK) Ltd
Address 36 Russell Street, Reading, RG1 7XH
Proposal Listed Building Consent for Proposed loft conversion with three dormer windows on the rear roof elevation.
Recommendation Application Permitted

Item: 8
Page No: 43
Ward: Abbey
Application Number 162087
Application Type Variation of Condition
Applicant Carrigmay Developments (Jersey) Limited
Address Kings Point, 120 Kings Road, Reading, RG1 3DA
Proposal Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description).
Recommendation Permitted subject to Legal Agreement

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Item:	9
Page No:	59
Ward:	Norcot
Application Number	150945
Application Type	Full Planning Approval
Applicant	Chillingham Limited
Address	Meadway Precinct, Honey End Lane, Reading, RG30 4AB
Proposal	Redevelopment of the Meadway precinct including partial demolition, refurbishment of existing retail units including creation of additional floor space through extending existing premises, new shop fronts to extended units, extension to existing precinct to create new retail units within use classes A1, A2, A3, A4 and A5, laying out of new car park, new servicing arrangements, bin stores, engineering operations including re-profiling of rear of the site and landscaping, re-location of public toilets to within precinct (amended description).
Recommendation	Permitted subject to Legal Agreement

Item:	10
Page No:	89
Ward:	Peppard
Application Number	161842
Application Type	Full Planning Approval
Applicant	Henley Road Ltd
Address	199-207 Henley Road, Caversham, Reading, RG4 6LJ
Proposal	Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping.
Recommendation	Application Refused

Item:	11
Page No:	113
Ward:	Redlands
Application Number	162196
Application Type	Non Material Amendment
Applicant	Torsion Group
Address	Berkshire House, 252-256 Kings Road, Reading
Proposal	Application for a non-material amendment following a grant of planning permission (141986) to change 'twodio' type bedrooms to studio bedrooms, reduction in number of DDA rooms from 12 to 2, removal of lightwell base to south elevation basement level and replacement with a raised sloped roof skirt to the building (with roof lights) and reduction in depth of lightwell to north elevation
Recommendation	Application Permitted

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Planning Applications Committee - 11 January 2017

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Page No:	131
Ward:	Whitley
Application Number	161893
Application Type	Approval of Reserved Matters
Applicant	St. Edward Homes Limited
Address	Land Adjacent To The Existing Green Park Business Park Bounded By, Longwater Avenue, Kybes Lane And Smallmead Road To The South And, East, Basingstoke To Reading Railway, Reading
Proposal	Reserved Matters for Phase 5 - 83 houses of the outline approval 10/01461/OUT (102172)
Recommendation	Application Permitted

Item:	13
Page No:	155
Ward:	Whitley
Application Number	162050
Application Type	Approval of Reserved Matters
Applicant	St. Edward Homes Ltd
Address	Green Park Village, Reading, Berkshire, RG2 6AB
Proposal	Application for approval of reserved matters following outline approval for Phase 2C for 30 dwellings and A class retail uses (ground floor) (10/01461/OUT).
Recommendation	Application Permitted

Item:	14
Page No:	171
Ward:	Out of Borough Premises
Application Number	162174
Application Type	Adjacent Authority Consultation
Applicant	Gladman Developments Ltd
Address	Peppard Road, Caversham, Reading
Proposal	Residential development of up to 245 residential dwellings (including up to 40% affordable housing), structural planning and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works. All matters reserved with the exception of the main vehicular access
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
RSC	-	Ralph Chakadya	9372993
BXP	-	Boja Petkovic	9372352
MJB	-	Mathew Burns	9373625
JS3	-	Jasmine Singh	9372418
HB3	-	Heather Banks	9374175
EH1	-	Ethne Humphreys	9374085
DM2	-	Daniel Murkin	9374237
SKB	-	Sarah Burr	9374227
SD5	-	Sarah Duckworth	9374294
TRH	-	Tom Hughes	9374150
SFB	-	Susanna Bedford	9372023

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

