

Present: Councillor Livingston (Chair);

Councillors Brock, Duveen, Gavin, Hopper, Maskell, McKenna, Page, Pearce, Robinson, Singh, Vickers, J Williams and R Williams.

## RESOLVED ITEMS

### 67. MINUTES

The Minutes of the meeting held on 7 March 2018 were agreed as a correct record and signed by the Chair.

### 68. 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 applications together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of unaccompanied site visits, subject to it being confirmed that it would be possible for Councillors to access the Portman Road site:

#### 180319/FUL - PORTMAN ROAD

Application for 215 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings.

#### 180094/FUL - EQUITY HOUSE, 4-6 SCHOOL ROAD, TILEHURST

Change of use from B1 (offices) to D1 (non-residential institution) for use as a community facility offering space for worship, training, education and meetings with associated works which include an extension to the front and a low boundary fence to demark the site area at the front.

### 69. PLANNING APPEALS

#### (i) New Appeals

There had been no appeals lodged.

#### (ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of six 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 -**

That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

**70. APPLICATIONS FOR PRIOR APPROVAL**

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of nine pending prior approval applications, and in Table 2 of eight applications for prior approval decided between 22 February 2018 and 16 March 2018.

**Resolved -** That the report be noted.

**71. OBJECTION TO A TREE PRESERVATION ORDER AT 62 OAK TREE ROAD**

The Director of Environment and Neighbourhood Services submitted a report on an objection to Tree Preservation Order (TPO) No. 10/17 relating to 62 Oak Tree Road. A copy of the TPO plan was attached to the report at Appendix 1.

The report explained that a TPO had been served in 2006 on 60 Oak Tree Road (122/06) to protect a line of 35 beech trees along the rear boundary as a result of the submission of an outline planning application. Objections to this had been received from the owners of 133 Overdown Road and 3 Larkswood Close, which had been considered at Planning Applications Committee in September 2006 and the TPO had subsequently been confirmed.

Following confirmation of the TPO at 60 Oak Tree Road in 2007, an application to prune all branches overhanging 3 Larkswood Close up to the full height of the trees had been submitted by the owners of 3 Larkswood Close. Following the refusal of these works, lesser works being approved, a subsequent appeal had been allowed.

In October 2017, an application had been made by 3 Larkswood Close to again prune all branches overhanging from 60 Oak Tree Road to their full height. On the basis of the previous appeal decision, officers had approved this work. As had been mentioned in 2007, the owners of 3 Larkwood Close had indicated that they would like to reduce the height of the trees, but the owner's approval had not been given.

The report stated that the group of Beech trees extended into 62 Oak Tree Road, these having not been included in the 2006 TPO as the site had not been included in potential development. Due to concerns about the potential work that might be carried out to these trees, a TPO had been served on 12 December 2017 to protect a line of six Beech trees.

An objection to the TPO had been made by the residents of 3 Larkswood Close, details of which were set out in the report, along with officers' comments on the objection.

That report concluded that it was considered that the line of beech trees at Number 62 did not differ from those already protected at Number 60 and that the TPO was reasonable to ensure protection of the whole line of trees. It was therefore recommended that the TPO be confirmed.

**Resolved -** That the Tree Preservation Order be confirmed.

## **72. 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:

### **180269/FUL - 2-176 KENNET WALK**

Replace all existing double glazed timber windows to the front of blocks A (property numbers 2-96) and block B (property numbers 98- 176).

It was reported at the meeting that no responses to the public consultation had been received by the end of the consultation period.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

### **172236/NMA - GREEN PARK VILLAGE, LONGWATER AVENUE**

Non material amendment to planning permission 10/01461/OUT (102172) to change the phasing plan, parameter plans and the Design and Access Statement with regard to blocks within Phase 6B.

Non-Material Amendment agreed as recommended.

Additional condition and informatives as recommended in the report.

Additional condition that each residential block should not be occupied until the approved parking areas for that block were available for parking.

Additional informative to confirm that this new parking areas condition was added to the outline permission and therefore applied to all subsequent phases.

Comments received and considered.

### **171017/REM - GREEN PARK VILLAGE PHASE 6B**

Application for approval of reserved matters for Phase 6B for 120 dwellings following outline approval (10/01461/OUT) (amended).

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

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

**180075/VAR - 79 SILVER STREET**

Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 56 student studio rooms (sui generis use class) with associated ancillary services and landscaping works without complying with condition 2 (approved plans) of planning permission 170685 to introduce a larger basement area to allow an increase to 61 student studio rooms.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 6 October 2018 (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 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 report.

Comments and objections received and considered.

Objector Catherine O'Hare, and the applicant's agent Geoff Wright, attended the meeting and addressed the Committee on this application.

**171019/FUL - GREEN PARK VILLAGE PHASE 6A**

A planning application for residential led mixed-use development comprising the construction of 339 residential apartments (Class C3), 556 sqm (GIA) local retail units (Use Classes A1, A2, A3, A4, A5), residents' gym and associated car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works (Phase 6A) (amended).

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 30 April 2018 (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 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.

Comments and objections received and considered.

- (3) 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:

**180185/REG3 - 1 REDESDALE COURT, BAMBURGH CLOSE**

Various external and internal refurbishments including the complete replacement of non-loadbearing elevations to the front and rear including insulation, windows and doors; the replacement of gutters, fascia and soffits; and internally, the installation of new kitchens and bathrooms.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

- (4) That the Secretary of State for Housing, Communities and Local Government be consulted on the following application and supporting papers in accordance with paragraphs 9 and 10 of the Town and Country Planning (Consultation) (England) Direction 2009:

**171023/FUL - MAPLEDURHAM PLAYING FIELDS, UPPER WOODCOTE ROAD, CAVERSHAM**

Erection of 2FE primary school (350 pupils) with associated landscaping, multi-use games area (MUGA), car and cycle parking, and servicing.

An update report was tabled at the meeting which gave details of further consideration of the timing of the payment of the commuted sum for mitigation works within the Heads of Terms of the Section 106 agreement; it was clarified verbally at the meeting that in paragraph 1.2 of the update report, the word "any" had been omitted and the relevant section should have read "...officers have suggested to the applicant that the payment of the commuted sum is disconnected from the start of the school and made upon any disposal of the land by the Trust to the ESFA. The applicant has agreed to this alteration."

The update report also gave details of updated responses from consultees and new issues raised, with officer comments. It also gave details of further correspondence received since the publication of the original report and set out a table summarising new issues which had been raised and officer responses to those issues. It was reported at the meeting that the number of responses received to the re-consultation since the publication of the original report missing in paragraph 3.1 of the update report was approximately 242 in support of the proposal and 485 objection responses.

The recommendation had been amended to update the Heads of Terms for the Section 106 agreement accordingly and to recommend a new condition regarding public access into the playing fields along the Hewett Avenue boundary. It was reported verbally at the meeting that officers had decided that this new condition was not needed as formalisation of this access could be undertaken as part of the mitigation works. It was also reported verbally that an additional Head of Terms

was required to be added under Transport Improvements in relation to moving two of the bus stops on the A4074 Upper Woodcote Road.

A verbal update was also given at the meeting addressing residual objections. In response to the objection that the proposed building was not in line with building regulations, it was stated that this was not a planning matter. In response to concerns about the loss of the picnic area near the play area, it was stated that this could be re-provided within the mitigation and enhancement works somewhere within the playing fields.

That the Head of Planning, Development and Regulatory Services be authorised to grant permission in the event that:

- i) The Secretary of State decided not to call in the application for determination; or
- ii) The period in which the Secretary of State may respond under paragraph 11 of the Town and Country Planning (Consultation) (England) Direction 2009 expired.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement/unilateral undertaking by 30 May 2018 (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 report, with the following amendments:

- The amendments set out in the update report;
- An additional Head of Terms relating to the moving of two bus stops as reported verbally at the meeting;
- Amendment of the first paragraph of the Open space mitigation provisions to read:  
"Provision of a commuted sum of £375,000 towards improvements to the Mapledurham Playing Fields, to be used only for the following mitigation works purposes (index-linked from the date of permission and payable upon any disposal of the land by the Trust to the ESFA):";
- An additional Head of Terms under the Open space mitigation provisions:  
"5. Provision of continuity/transitional arrangements plan for existing main user of the Playing Fields (Caversham Trents Football Club)."

That the Head of Planning, Development and Regulatory Services be authorised to make any further necessary small amendments to the details of the Heads of Terms.

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 report, with the amendment to Condition 18 set out in the update report, but not the new condition regarding public access.

Comments and objections received and considered.

Rebekah Jubb on behalf of objectors Mapledurham Playing Field Action Group,

## PLANNING APPLICATIONS COMMITTEE MINUTES - 4 APRIL 2018

Daniel Pagella on behalf of supporters The Heights Primary School Trust, Mike Ibbott on behalf of the applicant and Ward Councillor Isobel Ballsdon attended the meeting and addressed the Committee on this application.

(Councillor Hopper declared a non-pecuniary interest in this item. Nature of interest: Councillor Hopper was a member of the Mapledurham Management Committee.)

(The meeting started at 6.30 pm and closed at 8.25 pm).