

To: Councillor Maskell (Chair)
Councillors Brock, Emberson, Gavin,
Hopper, McEwan, Page, Rowland, DP Singh,
Vickers, J Williams and R Williams

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Your Ref:

Direct: ☎ 0118 937 2112
e-mail: nicky.simpson@reading.gov.uk

21 December 2018

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE - 9 JANUARY 2019

A meeting of the Planning Applications Committee will be held on **Wednesday 9 January 2019** 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 5 DECEMBER 2018		-	1
2. DECLARATIONS OF INTEREST	-	-	-
3. QUESTIONS	-	-	-
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	DECISION	BOROUGHWIDE	7
5. PLANNING APPEALS	INFORMATION	BOROUGHWIDE	10
6. APPLICATIONS FOR PRIOR APPROVAL	INFORMATION	BOROUGHWIDE	17
7. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1, 2 AND 3, 2018/19	INFORMATION	BOROUGHWIDE	27

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8.	MHCLG CONSULTATION ON PLANNING REFORM "SUPPORTING THE HIGH STREET AND INCREASING THE DELIVERY OF NEW HOMES"	DECISION	BOROUGHWIDE	30
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Planning Applications to be determined

Item(s)	Action	Ward(s)	Page
9-10	DECISION	ABBEY	39
11	DECISION	KATESGROVE	77
12	DECISION	MINSTER	87
13	DECISION	REDLANDS	111

WEBCASTING NOTICE

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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 - 9th January 2019

Item:	9
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Ward:	Abbey
Application Number	171808
Application Type	Full Planning Approval
Applicant	Bangladesh Association of Greater Reading (charity number 1039747)
Address	18 Waylen Street, Reading
Proposal	Retrospective planning application for the demolition of a pre-existing extension and the construction of a two storey rear extension, and the erection of a boundary wall adjacent to the highway (amended description).
Recommendation	Application Permitted
Item:	10
Page:	63
Ward:	Abbey
Application Number	181566
Application Type	Full Planning Approval
Applicant	DWP Associates
Address	3-5 King Street, Reading
Proposal	Proposed change of use for floors 2, 3 and 4 from A2 to B1 use. Various external works including the extension of floor plates and minor internal amendments to facilitate the refurbishment of the existing building to create ancillary storage at basement and class B1 (Business) use on 3 upper floors.
Recommendation	Application Permitted
Item:	10
Page:	63
Ward:	Abbey
Application Number	181567
Application Type	Listed Building Consent
Applicant	DWP Associates
Address	3-5 King Street, Reading
Proposal	Refurbishment of existing Listed Building Group formally the Barclays Bank ancillary accommodation on the ground floor entrance areas onto Market Place and King Street, the basement area to the Market Place entrance area and the upper floor plates, first second and third floors to provide contemporary B1 Office classification space. Extension of the first, second and roof areas into the existing central Light Well. Further extension of the first floor plate into the existing Office Pod located in the light well at lower first floor level. Replacement windows. Minor structural alterations to improve wheelchair access. Amendments to basement layout.
Recommendation	Application Permitted

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Ward: Katesgrove
Application Number: 181855
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: 125 Basingstoke Road, Reading
Proposal: Conversion of redundant storage area to create a three-bedroom apartment
Recommendation: Application Permitted

Item: 12
Page: 87
Ward: Minster
Application Number: 181853
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: 72 Brunswick Street, Reading
Proposal: Conversion of redundant bin store, laundry and cycle storage area to create a one-bedroom apartment; new refuse and cycle storage facilities and soft landscaping
Recommendation: Permitted subject to Legal Agreement

Item: 12
Page: 87
Ward: Minster
Application Number: 181854
Application Type: Regulation 3 Planning Approval
Applicant: Reading Borough Council
Address: 80 Brunswick Street, Reading
Proposal: Conversion of redundant bin store, laundry and cycle storage area to create a one-bedroom apartment, new refuse and cycle storage facilities and soft landscaping
Recommendation: Permitted subject to Legal Agreement

Item: 13
Page: 111
Ward: Redlands
Application Number: 180591
Application Type: Full Planning Approval
Applicant: The Faculty Ltd
Address: Mulberry House, 1a Eldon Road, Reading
Proposal: Demolition of Mulberry House (Class D1) and erection of part 3, part 5 storey building providing 7 (3x1 & 4x2-bed) residential units (Class C3), 5 parking spaces, landscaping and associated works.
Recommendation: Permitted subject to Legal Agreement

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. 19
 - 1.2 This is followed by a consecutive number, showing what number the application is in any year (e.g. 190128).

2. The following is a key to existing officers with their direct dial telephone numbers.

GF1	-	Giorgio Framalico	9372604
KAR	-	Kiaran Roughan	9374530
JW6	-	Julie Williams	9372461
RJE	-	Richard Eatough	9373338
JPM	-	Johnathan Markwell	9372458
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
BXP	-	Boja Petkovic	9372352
MJB	-	Mathew Burns	9373625
HB3	-	Heather Banks	9374175
EH1	-	Ethne Humphreys	9374085
SKB	-	Sarah Burr	9374227
TRH	-	Tom Hughes	9374150
SFB	-	Susanna Bedford	9372023
NW2	-	Nathalie Weekes	9374237
TF1	-	Tom French	9374068
CD3	-	Connie Davies	9372413
AS9	-	Anthony Scholes	9374729
JO1	-	James Overall	9374532

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

