

Present: Councillor Maskell (Chair);

Councillors Brock, Emberson, Gavin, Hopper, McEwan, Page, Robinson, Rowland, Vickers, J Williams and R Williams.

Apologies: Councillor DP Singh.

RESOLVED ITEMS

43. MINUTES

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

44. 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 application, together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit:

180499 - ST MARTINS PRECINCT, CHURCH STREET, CAVERSHAM

Application for full planning permission for the development of a 5 storey mixed use scheme comprising 16 residential apartments (1x studio, 9 x 1 bedroom, 6 x 2 bedroom), a Cinema / Leisure facility (Use Class D2) and retail and restaurant units (Use Class A1 and Use Class A3).

45. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule showing that no new appeals had been lodged since the previous meeting of the Committee.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of four 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

The Director of Environment and Neighbourhood Services submitted reports on the following appeal decisions in Appendix 3:

172118/FUL - 40 SILVER STREET

Demolition of existing building and erection of a part 3 and part 4 storey (plus basement level) building to provide 62 studio rooms (sui generis use class) with associated ancillary space and landscaping works.

Written Representations.

Appeal dismissed.

171719/FUL - 39 BRUNSWICK HILL

Erection of part two/part three storey building containing 10 no. apartments with parking at rear following demolition of existing buildings.

Written Representations.

Appeal dismissed.

171954/FUL - 3-5 CRAVEN ROAD

Demolition of existing buildings and redevelopment to form 25 Retirement Living units (C3 use) for older persons with communal facilities, parking and associated landscaping.

Hearing.

Appeal dismissed.

Resolved -

- (1) That it be noted that there were no new appeals;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (3) That the reports on the appeal decisions set out in Appendix 3 be noted.

46. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of eleven pending prior approval applications, and in Table 2 of seven applications for prior approval decided between 24 October and 21 November 2018.

Resolved - That the report be noted.

47. VEHICLE PARKING - ST PATRICK'S HALL INQUIRY

Further to Minute 61(2) of the meeting held on 7 February 2018, the Director of Environment and Neighbourhood Services submitted a report advising the Committee of new evidence and legal advice received since the decision to refuse planning permission 172045/FUL (St Patrick's Hall, 20 Northcourt Avenue), for

reasons including unacceptable additional pressure on parking on surrounding streets.

The report explained that the Committee had refused the application and the applicant, the University of Reading, had subsequently submitted an appeal against the refusal to the Secretary of State, which was to be dealt with by way of a Public Inquiry, starting on 19 March 2019. Officers were currently involved in preparing the Council's case for the Inquiry and had been advised that the parking situation had changed materially since the decision to refuse planning permission. In particular, parking restrictions had been introduced along Northcourt Avenue in the area adjacent to the appeal site and these were being enforced, which had materially reduced previous issues related to on-street parking in Northcourt Avenue. In addition the recent survey work had confirmed that sufficient capacity existed both within the site and on street to accommodate anticipated parking associated with the scheme.

As a result, the Council was not currently in a position to maintain a positive case on reason for refusal 2, and would be at risk of paying the Appellant's costs in relation to the parking matter if that reason for refusal was maintained. It was therefore recommended that the Local Planning Authority agree not to maintain reason for refusal number 2 in respect of vehicle parking when presenting the Council's case at the planning appeal.

Resolved -

That the reason for refusal number 2 of refused planning permission 172045 in relation to planning appeal reference APP/E0345/W/18/3209702 (Public Inquiry) be removed.

48. 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:

181059/FUL - UNIT 1, ARENA BUSINESS PARK, ACRE ROAD

Change of use from storage and distribution to (Class B8) to a flexible Class B2/B8 use.

Granted as recommended.

Conditional planning permission and informatives as recommended.

Comments received and considered.

- (2) That the following application be **deferred** for the reasons indicated:

181555/FUL - GROVELANDS BAPTIST CHURCH, 553 OXFORD ROAD

Demolition of existing chapel and church hall. Redevelopment of the site to provide a three storey mixed use development comprising of community halls and ancillary accommodation at ground floor level, 2 x one bedroom flats, 6 x two bedroom flats and 2 x three bedroom flats at the upper floor levels, all with associated external amenity space, car parking and cycle storage.

An update report was tabled at the meeting which set out further information on balcony size and materials.

Deferred for the applicant to provide an independent heritage statement, to be produced in line with the relevant guidance from Historic England, and to provide additional information on the viability of the existing chapel and church hall.

Objectors Alistair de Joux and Emma Thomas, supporter Mick Penson, the applicant's agent Daniel Almond, and Ward Councillor Graeme Hoskin, attended the meeting and addressed the Committee on this application.

- (3) That, further to Minute 26(4) of the meeting held on 5 September 2018, and pursuant to Section 77 of the Town and Country Planning Act 1990, the Secretary of State for Housing, Communities and Local Government be informed that the Committee had resolved to grant the following application subject to a legal agreement and to provide a reasonable period of time (a minimum of 21 days) for the Secretary of State to consider whether to call in the application for determination:

180698/FUL - 448a BASINGSTOKE ROAD

Change of Use of 448a Basingstoke Road to a mixed B1 (a) (1735sqm including 72sqm of new mezzanine) /A3 (128sqm) /D1 (724sqm) use, with glazing to replace roller door (amended).

An update report was tabled at the meeting which advised the Committee that on 26 November 2018 the Health and Safety Executive had formally requested that the Secretary of State for Housing, Communities and Local Government consider call-in of this application should the Committee resolve to grant permission. The report also had appended a legal opinion provided for the site owner.

That the Head of Planning, Development and Regulatory Services be authorised to grant permission, in the event that the Secretary of State for Housing, Communities and Local Government did not call in the application.

The issue of planning permission to be dependent on the completion of a Section 106 legal agreement by 21 December 2018 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms as resolved by the Committee at the meeting held on 5 September 2018.

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 resolved by the Committee at

the meeting held on 5 September 2018.

Comments and objections received and considered.

Stuart Reston and Jonathan Halewood, representing the Health & Safety Executive which had objected to the application, the applicant's agent Deirdre Wells, and Ward Councillor Emmett McKenna, attended the meeting and addressed the Committee on this application.

- (4) 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:

181448/REG3 - RIVERSLEY COURT, 205 WENSLEY ROAD

Single storey detached prefabricated water storage and treatment plant room.

Granted as recommended.

Conditional permission and informatives as recommended.

Comments received and considered.

181652/REG3 - FORMER READING FAMILY CENTRE, NORTH STREET/WELDALE STREET

Outline - erection of a 2.5, 3.5 and 4.5 storey building comprising 47 apartments (including 30 per cent affordable housing) in a mix of one, two and three-bedroom units. Landscaping, cycle and car parking with associated works (all matters reserved except layout and means of access).

An update report was tabled at the meeting which set out and explained revisions to the proposed Heads of Terms, following input from internal consultees and the Council's Planning Solicitor. The report also set out information on trees and landscaping, a number of corrections and clarifications, and recommended two additional conditions and an additional informative.

The issue of planning permission to be dependent on the completion of a Section 106 unilateral undertaking by 9 January 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms as set out in the original report, with the amendments set out in the update 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 original report, with the additional conditions and informative as recommended in the update report.

Comments received and considered.

181653/REG3 - FORMER READING FAMILY CENTRE, NORTH STREET/WELDALE STREET

Outline - erection of a 2.5, 3.5 and 4.5 storey building comprising 47 apartments for affordable housing in a mix of one, two and three-bedroom units. Landscaping, cycle & car parking with associated works (all matters reserved except layout and means of access).

An update report was tabled at the meeting which set out and explained revisions to the proposed Heads of Terms, following input from internal consultees and the Council's Planning Solicitor. The report also set out information on trees and landscaping, a number of corrections and clarifications, and recommended two additional conditions and an additional informative.

The issue of planning permission to be dependent on the completion of a Section 106 unilateral undertaking by 9 January 2019 (unless a later date be agreed by the Head of Planning, Development and Regulatory Services), to secure the Heads of Terms as set out in the original report, with the amendments set out in the update 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 original report, with the additional conditions and informative as recommended in the update report.

Comments received and considered.

(The meeting started at 6.30 pm and closed at 8.40 pm).