

EARLEY TOWN COUNCIL



Town Clerk
JO FRIEND BA(Hons) PSLCC

Council Offices
Radstock Lane
Earley, Reading
RG6 5UL

Tel: (0118) 986 8995

30 September 2020

Dear Councillor

A meeting of the Planning Committee will be held remotely* on **Tuesday 6th October 2020** commencing at 7.30 pm.

Yours faithfully

Jo Friend

TOWN CLERK

To: Members of the Planning Committee

Councillors G Littler (Chair), A Bassett, R Cook, D Hare, A Mickleburgh, A Neal, R Sangster, M Shaw, C Smith and M Smith.

Members of the public are welcome to attend the meeting which will be held using the Zoom conferencing platform. Meeting ID: 932 7439 5736 Passcode: 091575. To obtain further login details please email administration@earley-tc.gov.uk by 4pm, Tuesday 6th October 2020.

*The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020

AGENDA

The first twenty minutes of the meeting will be set aside for members of the public to pose questions to the Council. If there are no questions, the Council will commence business forthwith. For members of the public wishing to pose questions, it is recommended that they submit their questions to the Town Council offices at least 24 hours before the meeting.

1. **APOLOGIES FOR ABSENCE**

To receive any apologies for absence.

2. **DECLARATIONS OF INTEREST**

To receive any declarations of interest from Members.

3. MINUTES OF PREVIOUS MEETING

To consider the Minutes of the Meeting of the Planning Committee held on 8th September 2020 and, if appropriate, to authorise their signing.

4. APPLICATIONS FOR PLANNING PERMISSION

4.1 Decision Notices Issued by the Local Planning Authority

To consider the Decision Notices issued by the Local Planning Authority in respect of applications previously before the Committee.

See Appendix A

4.2 Planning Applications Received since last meeting of this Committee

To consider the applications received since the last meeting. A list of these has previously been exhibited for the benefit of residents and Councillors on the Earley Town Council website. See Weekly Lists dated 11th September, 18th September, 25th September, 2nd October 2020.

4.2.1 “No Objection” Recommendations

4.2.2 “Conditional Approval” Recommendations

4.2.3 Applications Requiring a Committee Decision

4.2.4 Tree Work Applications

4.3 Permitted Development Rights

5. ADJOINING LOCAL AUTHORITY CONSULTATION

5.1 Applications Submitted

5.1.1 202281 – Station Hill North, Reading, RG1 1NB

Consultation from Reading Borough Council for the following proposal: Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public opens pace and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping. - ***This type of application does not require consultation, therefore is for information only.***

6. PLANNING APPEALS

6.1 Appeals Submitted

To note that no Planning Appeals have been submitted since the last Planning Committee meeting held on 8th September 2020.

7. PLANNING ENFORCEMENT APPEALS

7.1 Appeals Submitted

7.1.1 201478 – 40 Erleigh Court Gardens, Earley, Wokingham, RG6 1EH

To note that an Appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for the breach alleged without planning permission the material change of use of land and buildings from dwelling house, associated residential land and outbuilding to a mixed use of dwelling house, associated residential land and outbuilding for educational purposes. (Linked appeal 3254135 / 200230) *Appeal ref: - APP/X0360/C/20/3254137*

8. PLANNING ENFORCEMENT STATISTICS

To note Planning Enforcement figures for August 2020 provided by Wokingham Borough Council. Full details have been sent to Planning Committee members under separate cover.

See Appendix B

9. STREET NAMING & NUMBERING

To note that Wokingham Borough Council has advised Earley Town Council of the naming of a building on the Whiteknights Campus, Reading University. Details and plan sent to the Committee under separate cover.

10. CENTRAL AND EASTERN BERKSHIRE JOINT MINERALS AND WASTE PLAN – PROPOSED SUBMISSION

To note that Reading Borough Council, together with its neighbours Bracknell Forest Council, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council, is consulting on the next stage of a Joint Minerals and Waste Plan. This is the Proposed Submission stage, which is the final consultation draft before the document is submitted to the Secretary of State and is subject to public examination. Documentation can be viewed at www.hants.gov.uk/berksconsult. The consultation period runs from 3rd September to 15th October 2020.

11. ENGLAND TREE STRATEGY CONSULTATION

To note that a response to the England Tree Strategy consultation was submitted on 9th September 2020.

12. PARKING ISSUES – HARCOURT DRIVE / FALSTAFF AVENUE / COPPERDALE CLOSE

To receive an update from Councillor Mickleburgh on any further communication with Wokingham Borough Council.

13. WOKINGHAM WATERSIDE CENTRE

To receive a verbal report from Councillors Hare, Littler and Mickleburgh on their visit to the Waterside Centre on 24th September 2020.

14. PAVEMENT PARKING

To consider Earley Town Council's response to the open consultation on Pavement Parking launched by the Department for Transport. The DfT is seeking views to further develop its understanding of the Pavement Parking problem. Closing date 22nd November 2020.

15. PLANNING FOR THE FUTURE CONSULTATION WHITE PAPER 2020

15.1 Changes to the Current Planning System Consultation

To note that a joint response with other Wokingham Borough Town and Parish Councils has been submitted to the "Changes to the Current Planning System" consultation.

15.2 Planning For The Future Consultation

To consider Earley Town Council's individual response to the Planning for the Future Consultation launched by Government which sets out plans to undertake a fundamental reform of the planning system. Details of the consultation can be found at: <https://www.gov.uk/government/consultations/planning-for-the-future>. Closing date 29th October 2020.

16. PUBLICATIONS

To note that the following publications have been received and are available for perusal in the Council Offices:

Wokingham Borough Council	Neighbourhood CIL Proportion Reports August 2020 Major Developments Monthly Reports August 2020 – confidential, for Parish Officers and Councillors only
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17. PRESS RELEASES

To consider whether any of the foregoing items should receive special press attention.