



PLANNING APPLICATIONS COMMITTEE

5 NOVEMBER 2025

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
7. LOCAL LISTING - ROYAL ALBION	Decision	BATTLE	5 - 6
10. PL/25/0731 (ADJ) - LAND WEST OF KIDMORE END ROAD, EMMER GREEN, OXFORDSHIRE	Decision	OUT OF BOROUGH	7 - 8

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 5th November 2025

Item No.	7 Page 27	Ward	Battle
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Local Listing nomination for Royal Albion		*UPDATE*	
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Applications Without Public Speaking

Item No.	9 Page 47	Ward	Abbey
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Application Number	PL/25/1396
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Application type	Listed building consent (Alt/Ext)
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Address	Town Hall, Blagrave Street, Reading
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Planning Officer presenting	Marceline Rejwerska
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Item No.	10 Page 55	Ward	Out of Borough
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Application Number	PL/25/0731
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Application type	Adjacent Authority Consultation
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Address	Land West of Kidmore End Road
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Planning Officer presenting	Matthew Burns	*UPDATE*	
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Planning Applications Committee



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05 November 2025

Title	LOCAL LISTING NOMINATION <u>UPDATE REPORT</u> - Royal Albion
Reason for update	Deferral of nomination to a future committee
Report status	Public report
Report author	Burcu Can Cetin, Conservation Officer
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Healthy Environment
Ward	Battle Ward
Address	Royal Albion, 642 Oxford Road, Reading, RG30 1EH
Recommendations	That consideration of nomination to add Royal Albion to the List of Locally Important Buildings and Structures be deferred to the next Planning Applications Committee Meeting.

1. Summary

- 1.1. Following the completion of the local listing report recommending the addition of Royal Albion to the List of Locally Important Buildings and Structures, an objection was received from the proprietors' representative (Savills) on behalf of M & M Property Investments (Reading) Ltd, with a letter from the proprietor.
- 1.2. The objection raises concerns regarding the consultation process and the opportunity for the proprietor to make representations prior to the Committee's consideration.

2. Reasons for Deferral

- 2.1. Whilst the consultation process was carried out as described in the Council's Local Listing Process, in the interests of fairness and to ensure that all parties are afforded sufficient opportunity to participate in the process, officers recommend that the item be deferred to the next meeting of the Planning Applications Committee.
- 2.2. The deferral will allow time for the Council to review and respond to the matters raised by the proprietor, confirm their involvement, and facilitate further engagement before the matter is presented for determination.

3. Officer's Recommendation

- 3.1. That the Planning Applications Committee defers consideration of the nomination to add Royal Albion, 642 Oxford Road, to the List of Locally Important Buildings and Structures to the next scheduled meeting.

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05 November 2025



Title	PLANNING APPLICATION UPDATE REPORT
Ward	Adjacent to Emmer Green
Planning Application Reference:	PL/25/0731 Adjoining Authority Consultation (SODC ref. P25/S1431/O)
Site Address:	Land West of Kidmore End Road Emmer Green Oxfordshire RG4 8SG
Proposed Development	Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access).
Recommendations	<p>As per main report but with this additional comment:</p> <ol style="list-style-type: none"> 1. SODC should request an updated arboricultural method statement from the Applicant, in respect of the impact of provision of the necessary visibility splay on Highdown Hill Road upon existing trees and hedgerows and consider any impacts as part of their determination of the planning application.

Proposed cycle link connection onto Highdown Hill Road

1. Since publication of the main agenda it has been identified that the proposed cycle route connection, which would link the proposed development to Highdown Hill Road (within Reading Borough) and a direct connection of the development to the National Cycle Network (NCN Route 5), would necessitate cutting back of significant vegetation (trees and hedgerows) along Highdown Hill Road in order to provide the necessary visibility splay at the proposed cycle route connection. Figure 1 below shows the proposed visibility splay referred to within the Transport Statement submitted with the application, albeit as set out in the main report the dimensions of the visibility display shown are currently incorrect and an amended visibility splay drawing is required to be provided.

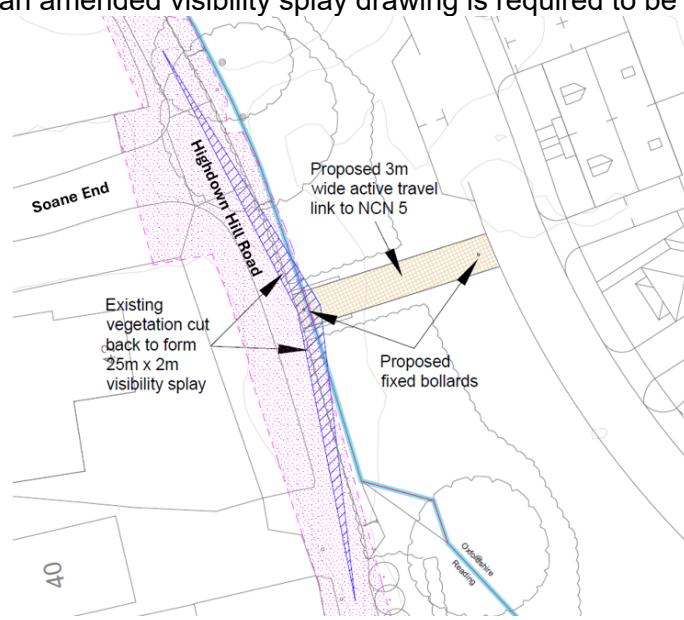


Figure 1 – Proposed cycle route connection from the development with Highdown Hill Road (Borough boundary shown as blue line)

2. The extent of cutting back or vegetation removal to facilitate the necessary visibility splay is not detailed within the arboricultural method statement submitted in support of the application nor other application documents. Therefore, it is not possible to comment with any certainty on the impact upon these trees and hedgerows, some of which appear to be located within Reading and some within South Oxfordshire. The application seeks that matters relating to access are considered in detail at this stage of the application and are not one of the reserved matters and therefore this matter should be resolved prior to determination of the application. It is therefore recommended that RBC comments to SODC should be amended to also advise that SODC should seek clarity, including an updated arboricultural method statement, from the Applicant in respect of the impact of provision of the necessary visibility splay upon these existing trees and hedgerows and consider any impacts as part of their determination of the planning application.
3. Given this matter could impact upon trees and the hedgerows on Highway land within the Borough of Reading Officers will also need to consider these impacts in relation to the separate planning application that RBC will be determining and will be seeking similar clarification and additional information from the Applicant in relation to this issue.

Case Officer: Matt Burns