

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025

Present: Councillor Gavin (Chair);
Councillors Davies (Vice-Chair), Ennis, Goss, Hornsby-Smith, Leng, Lovelock, McCann, Rowland, Tarar, Williams and Yeo

Apologies: Councillor Moore

RESOLVED ITEMS

22. MINUTES

The Minutes of the meeting held on 10 September 2025 were agreed as a correct record and signed by the Chair.

23. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out 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. The report also listed previously agreed site visits which were yet to take place.

Resolved -

That the following application be the subject of an unaccompanied site visit:

PL/25/1191 – LAND AT MEADOW ROAD

Full planning application for the demolition of existing and construction of employment units for flexible uses within E(g)(ii) and (iii), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Meadow Road and Milford Road, parking and landscaping.

24. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

Appendix 1 to the report set out details of one new appeal lodged since the last Committee. Appendix 2 to the report set out details of three appeals decided since the last Committee.

Resolved –

(1) That the new appeal, as set out in Appendix 1, be noted;

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025

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

25. PL/24/0173 - BROAD STREET MALL, BROAD STREET

Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

Further to Minute 103 of the meeting held on 30 April 2025, at which the Committee had resolved to grant planning permission for the above application, subject to satisfactory completion of a s106 legal agreement, the Committee considered a report which sought approval for an alternative transport arrangement to be included within the s106 agreement. An update report was tabled at the meeting which provided links to the previous reports on the application submitted to the meetings held on 2 and 30 April 2025 as background information.

Comments were received and considered.

Resolved –

That the proposed alternative access option be added as an additional clause in the s106 agreement relating to application PL/24/0173.

26. PL/24/1155 (FUL) - FORMER JOHN LEWIS CUSTOMER COLLECTION POINT, CROSSLAND ROAD

Demolition of the existing building and redevelopment of the site comprising erection of a new building for 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1 (a-b and c-d), F2 (a – b)), and residents' facilities, landscaping, public realm, amenity space and cycle parking (amended description).

The Committee considered a report on the above application. An update report was tabled at the meeting which set out details of additional consultation comments received, materials, the agreed Deferred Payment Mechanism terms, compliance with SuDS standards, comments from Active Travel England, landscaping, decentralised energy and highways matters. The update report amended the recommendation to remove requirements that had been fulfilled since publication of the original report and to include an additional requirement for submission of satisfactory details addressing Active Travel England standing advice regarding sustainable travel to the site, as the applicant had not been able to conduct the required assessment due to the late identification of this missed statutory consultation. The update report also recommended additional conditions relating to sustainable drainage and a Travel Plan.

Comments and objections were received and considered.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025

Richard Bennett, on behalf of Reading Civic Society and the Conservation Area Advisory Committee who had commented on the application, and the applicant's agent Katherine Russell, attended the meeting and addressed the Committee on this application.

At the meeting an additional condition was proposed to require submission of details of how the proposed community space would be accessed and managed.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/1155 (FUL), subject to receipt of satisfactory details addressing Active Travel England standing advice regarding sustainable travel to the site, and the completion of a Section 106 legal agreement by 30 January 2026 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report, with the amendments and additions set out in the update report;
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to conditions or such additional conditions required, make such minor changes to Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatics as recommended in the original report, with the additional conditions as recommended in the update report, and an additional condition to require that prior to occupation a management plan and pricing schedule for use of the community space be submitted for approval.

27. PL/25/1225 (FUL) - HILLS MEADOW CAR PARK, GEORGE STREET, CAVERSHAM

Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Christmas festival, for a period of time not to be before 13 October 2025 and not to extend beyond 16 January 2026 for a period of 1 year.

The Committee received a report on the above application.

Comments and objections were received and considered.

Resolved –

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 8 OCTOBER 2025

That planning permission for application PL/25/1225 (FUL) be granted, subject to the conditions and informatics set out in the report.

(The meeting started at 6.30 pm and closed at 8.06 pm)