

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

Direct ☎ : 0118 9372112

25 November 2025

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 3 DECEMBER 2025

A meeting of the Planning Applications Committee will be held on Wednesday, 3 December 2025 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
<u>KEY TO CODING</u>			
1. MINUTES	-		9 - 14
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		15 - 18
5. PLANNING APPEALS	Information		19 - 24
6. LOCAL LISTING REPORT - 'HIGH HESKET', 19 PARKSIDE ROAD	Decision	SOUTHCOTE	25 - 50
7. LOCAL LISTING REPORT - ROYAL ALBION, 642 OXFORD ROAD	Decision	BATTLE	51 - 72

PLANNING APPLICATIONS TO BE CONSIDERED

CIVIC OFFICES EMERGENCY EVACUATION: If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.

8.	PL/22/1916 (FUL) & PL/22/1917 (FUL) - FORMER DEBENHAMS DEPARTMENT STORE, WEST OF YIELD HALL PLACE, THE ORACLE & EXISTING VUE CINEMA COMPLEX, WEST OF YIELD HALL PLACE/LONDON ROAD, THE ORACLE	Decision	ABBEY; KATESGROVE	73 - 254
	Proposal:	PL/22/1916 (FUL) - Former Debenhams Department Store West of Yield Hall Place The Oracle. Mixed use development comprising part demolition of former department store and erection of new buildings comprising up to 218 build to rent residential dwellings (Class C3) & 1,209sqm commercial uses within Uses Class E and/or bar (Sui Generis Use). Reconfiguration and change of use of up to 5,866sqm remaining department store floorspace (Class E) to uses with within Use Class E and/or bar (SuiGeneris Use) and/or experiential leisure use (Sui Generis Use). Associated public realm, infrastructure works & external alterations to shopping centre, including creation of new shopping centre entrance(amended description)(accompanied by an Environmental Statement)		
	Recommendation:	Grant subject to S106		
	Proposal:	PL/22/1917 (FUL) - Existing Vue Cinema Complex, Land West of Yield Hall Place / London Road, The Oracle. Mixed use development comprising demolition of existing buildings and erection of new building comprising up to 218no. build-to-rent residential dwellings (Class C3) & up to 3,046 sqm commercial floorspace comprising cinema (Sui Generis) and ground floor commercial uses within Use Class E and/or Bar (Sui Generis Use). Associated public realm and infrastructure works (amended description) (accompanied by an Environmental Statement)		
	Recommendation:	Grant subject to S106		
9.	PL/25/1191 (FUL) - LAND AT MEADOW ROAD	Decision	THAMES	255 - 280
	Proposal:	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. Departure from the Development Plan - the following application does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated		
	Recommendation:	Application Refused		

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