

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 7 JANUARY 2026

Present: Councillor Gavin (Chair);

Councillors Davies (Vice-Chair), Ennis, Hornsby-Smith, Leng, Lovelock, McCann, Moore, Rowland, Williams and Yeo.

Also in attendance: Councillor Tarar attended the meeting as an observer via Microsoft Teams.

Apologies: Councillors Goss.

RESOLVED ITEMS

45. MINUTES

The Minutes of the meeting held on 3 December 2025 were agreed as a correct record and signed by the Chair.

46. 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 -

- (1) That the previously agreed accompanied site visit for the following applications take place on 22 January 2026:

PL/22/1916 Former Debenhams site, The Oracle & PL/22/1917 Vue Cinema site, The Oracle

- (2) That no additional site visits be arranged.

47. 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 six new appeals lodged since the last Committee.

Appendix 2 to the report set out details of four appeals decided since the last Committee.

A verbal update was provided at the meeting advising the Committee of an error in the report, where an incorrect case number and address had been provided for the second of

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the six new appeals listed under Appendix 1. The correct case details were reported as follows:

WARD:	Southcote
APPEAL NO:	APP/E0345/W/25/6001950
CASE NO:	PL/25/0350
ADDRESS:	58 Bath Road, Reading, RG30 2AY
PROPOSAL:	Erection of five detached 4-bed dwellings, and associated works, following demolition of detached bungalow
CASE OFFICER:	Catrin Davies
METHOD:	Written Representations
START DATE:	09/12/2025

It was report at the meeting that, in addition to the three cases listed in Appendix 1, several further appeals had been lodged with the Planning Inspectorate regarding the Council's decisions to refuse planning and advertisement consent for the installation of BT Street Hubs at various locations across the town. In total, 12 appeals had been lodged concerning six different sites across the Borough.

Resolved –

- (1) That, the new appeals, as set out in Appendix 1 and reported at the meeting, be noted, subject to the correction of the case details set out above.
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

48. **P25/S1431/O - SOUTH OXFORDSHIRE DISTRICT COUNCIL & PL/25/0691 - READING BOROUGH COUNCIL - LAND WEST OF KIDMORE END ROAD, EMMER GREEN**

PL/25/0731 (ADJ) (South Oxfordshire District Council (SODC) ref P25/S1431/O) & PL/25/0691 (OUT) - 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).

Further to Minute 36 held on 5 November 2025, the Committee received a report providing an update on the current situation with the above applications.

The purpose of the report that had been considered at the meeting held on 5 November 2025 had been to seek agreement for comments on the South Oxfordshire District Council (SODC) application that Reading Borough Council (RBC) had subsequently submitted to SODC (see Minute 36) and to explain that an officer report with a recommended decision on the application site within Reading Borough would be held pending the outcome of SODC's decision on the substantial part of the site located with South Oxfordshire.

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The report explained that, on 3 December 2025, SODC's Planning Committee had overturned SODC officers' recommendation to grant planning permission for 25/S1431/O and set out the SODC Planning Committee's reasons for refusal.

The report advised that, as a consequence of the SODC decision, the applicant had notified RBC of their intention to (i) appeal against SODC's decision to refuse the application and (ii) appeal against RBC's failure to reach a decision on the application located within Reading Borough within 13 weeks on 22 December 2025. The report stated that it was the applicant's intention to ask for a Public Inquiry.

At the meeting the Committee was informed that that applicant had formally submitted their appeal to the Planning Inspectorate on 22 December 2025. The report stated that officers had understood that the applicant had accepted the sense in RBC delaying reaching a decision on its part of the application site within the RBC boundary until the outcome of the application within the SODC boundary was known and that therefore the applicant's decision to include RBC in the appeal was disappointing. Nevertheless, the applicant was entitled to appeal for non-determination as formal agreement to extend the timeframe had not been made.

The report stated that if an appeal were submitted against RBC the Council's ability to reach a planning decision would be removed. However, it was good practice for the Planning Applications Committee to make a resolution on the application to indicate the decision that it would have made had the application not been appealed for non-determination.

Legal advice had been sought and recommended that a resolution should be made as soon as possible to clarify the Council's position and the extent of the Council's involvement at the Public Inquiry. Doing so would help to reduce legal costs and would reduce the potential for the appellant to seek legal costs against the Council. Consequently, a report would be submitted to the meeting on 4 February 2026 setting out officers' recommended decision.

Resolved –

That the report be noted.

49. PL/25/1679 (REG3) - READING CREMATORIUM & HENLEY ROAD CEMETERY, 55 ALL HALLOWS ROAD, CAVERSHAM

Reading crematorium redevelopment phase 2A and associated works for a new staff area, Funeral Director's collection facilities, installation of a plant room and works to improve courtyard accessibility including retaining walls, level adjustments, new ramps and staircases.

The Committee considered a report on the above application.

A verbal update was provided at the meeting confirming that the Environmental Agency (EA) had responded with no objections to the proposals. The EA had requested to be

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notified of the decision within two weeks of it being made and had asked for an informative to note the requirement for a cemetery to operate with an environmental permit.

The Committee was also verbally informed that RBC Ecology had no objections to the application, subject to the approval of appropriate landscaping and lighting conditions. RBC Ecology had confirmed that they were satisfied with the proposed existing landscaping scheme condition, as detailed in the report. At the meeting two additional conditions relating to lighting were recommended to: (i) require warm tone lighting for Type D exterior lights and, (ii) regulate the hours of use to limit the usage of lighting to the opening hours of the cemetery.

It was reported at the meeting that the following additional documents and product specifications had been added to the list of documents considered for approval and had been made available on the Council's website:

- Materials details 20_12_2025
- HC_Biodiversity Net Gain - Mitigation Strategy-02
- BRICK- Mantis Handmade The Bespoke Brick Company
(As received 20 December 2025)
- D and EX1 Fittings-4367-RHB-XX-GF-DR-E-3103-T1
- D and EX1 Fittings-HC_Material-Schedule of Luminaires
(As received 7 January 2026)

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application PL/25/1679 (REG3/FUL) be authorised, subject to the conditions and informatives as set out in the report, the addition of an informative to note the requirement for the cemetery to operate with an environmental permit, and the addition of two additional conditions relating to lighting to: (i) require warm tone lighting for Type D exterior lights and, (ii) regulate the hours of use by limiting the usage of lighting to the opening hours of the cemetery.

50. PL/25/1671 (REG3) - NEW CHRIST CHURCH CE PRIMARY SCHOOL, MILMAN ROAD

New external fence and play area to be constructed. Installation of two WCs and an accessible WC into existing building.

The Committee considered a report on the above application.

A verbal update was provided at the meeting to report that an additional pre-commencement condition to require an arboricultural method statement had been recommended and agreed by the applicant and the RBC Natural Environment Team, which would provide final detail of tree works and building specifications within the root protection

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area. It was also reported at the meeting that the RBC Ecology and RBC Natural Environment Teams had no objections to the proposed works, subject to the use of an impermeable membrane to prevent concrete leaching into the soil and further details of pruning requirements being provided within the arboricultural method statement.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission for application PL/25/1671 (REG3/FUL) be granted, subject to the conditions and informatives recommended in the report, and the addition of the further agreed condition for a pre-commencement arboricultural method statement to be provided, as set out above.

(The meeting started at 6.30 pm and closed at 7.08 pm)