

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

30 December 2025

Your contact is: **Simon Hill - Committee Services (simon.hill@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 7 JANUARY 2026

A meeting of the Planning Applications Committee will be held on Wednesday, 7 January 2026 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
1. MINUTES	-		7 - 10
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		11 - 14
5. PLANNING APPEALS	Information		15 - 20
6. P25/S1431/O - SOUTH OXFORDSHIRE DISTRICT COUNCIL & PL/25/0691 - READING BOROUGH COUNCIL - LAND WEST OF KIDMORE END ROAD, EMMER GREEN	Information	EMMER GREEN; OUT OF BOROUGH	21 - 26

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PLANNING APPLICATIONS TO BE CONSIDERED

7. PL/25/1679 (REG3) - READING Decision EMMER GREEN 27 - 40
CREMATORIUM & HENLEY ROAD
CEMETERY, 55 ALL HALLOWS
ROAD, CAVERSHAM

Proposal: 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.

Recommendation: Application Permitted

8. PL/25/1671 (REG3) - NEW Decision KATESGROVE 41 - 46
CHRIST CHURCH CE PRIMARY
SCHOOL, MILMAN ROAD

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

Recommendation: Application Permitted

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Members of the public who participate in the meeting will be able to speak at an on-camera or off-camera microphone, according to their preference.

Please speak to a member of staff if you have any queries or concerns.

GUIDE TO PLANNING APPLICATIONS

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:

FUL - Full detailed planning permission for development or change of use
OUT - Principal of developing a site or changing a use
REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
HOU - Applications for works to domestic houses
ADV - Advertisement consent
APC - Approval of details required by planning conditions
VAR - Significant change to a planning permission previously granted
NMA - Insignificant change to a planning permission previously granted
ADJ - Consultation from neighbouring authority on application in their area
LBC - Works to or around a Listed Building
CLE - A certificate to confirm what the existing use of a property is
CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
REG3 - Indicates that the application has been submitted by the Local Authority.

2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

Glossary of usual terms

Affordable housing - Housing provided below market price to meet identified needs.

Air Quality Management Area (AQMA) - Area where air quality levels need to be managed.

Apartment-hotel - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

Article 4 Direction - A direction which can be made by the Council to remove normal permitted development rights.

BREEAM - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

Brownfield Land - previously developed land.

Brown roof - A roof surfaced with a broken substrate, e.g. broken bricks.

Building line - The general line along a street beyond which no buildings project.

Bulky goods - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

CIL - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

Classified Highway Network - The network of main roads, consisting of A, B and C roads.

Conservation Area - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

Control of Major Accident Hazards (COMAH) Competent Authority - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

Dormer Window - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

Dwelling - A single housing unit - a house, flat, maisonette etc.

Evening Economy A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

Flood Risk Assessment - A requirement at planning application stage to demonstrate how flood risk will be managed.

Flood Zones - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

Granny annexe - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

Green roof - A roof with vegetation on top of an impermeable membrane.

Gross floor area - Total floor area of the house, including all floors and garage, measured externally.

Hazardous Substances Consent - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

Historic Parks and Gardens - Parks and gardens of special historic interest, designated by English Heritage.

Housing Association - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Lifetime Home - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

Listed building - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.

Local Plan - The main planning document for a District or Borough.

Luminance - A measure of the luminous intensity of light, usually measured in candelas per square metre.

Major Landscape Feature - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

Scheduled Ancient Monument - Specified nationally important archaeological sites.

Section 106 agreement - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Sequential approach A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

Sui Generis - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

Sustainable development - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

Sustainable Drainage Systems (SUDS) - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

Tree Preservation Order (TPO) - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Present: Councillor Gavin (Chair);

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

Apologies: Councillors Goss and Lovelock

RESOLVED ITEMS

37. MINUTES

The Minutes of the meeting held on 5 November 2025 were agreed as a correct record and signed by the Chair.

38. DECLARATIONS OF INTEREST

Councillor Tarar declared a prejudicial interest in Item 42 on the grounds of predetermination.

39. 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 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 no additional site visits be arranged. (See also Minute 43 below)

40. 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 stated there had been no new appeals lodged since the last Committee. Appendix 2 to the report set out details of ten appeals decided since the last Committee.

Resolved –

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

41. LOCAL LISTING REPORT - 'HIGH HESKET', 19 PARKSIDE ROAD

The Committee considered a report on a proposal to add 'High Heskett', 19 Parkside Road, to the List of Locally Important Buildings and Structures. The report identified the building

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 DECEMBER 2025

as being of local architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - proposed local list text
- Appendix 4 – original nomination file

Resolved –

That 'High Hesket', 19 Parkside Road, be added to the List of Locally Important Buildings and Structures.

42. LOCAL LISTING REPORT - ROYAL ALBION, 642 OXFORD ROAD

Further to Minute 33 of the previous meeting, the Committee considered a report on a proposal to add the Royal Albion, 642 Oxford Road, to the List of Locally Important Buildings and Structures, consideration of which had been deferred at the previous meeting to give an opportunity for the proprietor to make representations and the conservation officer to review and respond to the matters raised by the proprietor.

The report identified the building as being of local architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - proposed local list text
- Appendix 4 – original nomination file

An update report was tabled at the meeting that presented a representation from a planning agent on behalf of the proprietor, setting out the officers' response to the representation, clarifying the relevant assessment framework, reviewing the matter raised in the objection and explaining the reasons why officers continued to consider the building to meet criteria for inclusion as a non-designated heritage asset.

Resolved –

That the Royal Albion, 642 Oxford Road, be added to the List of Locally Important Buildings and Structures.

(Councillor Tarar declared a prejudicial interest in the above application on the grounds of predetermination. He addressed the Committee as Ward Councillor and then left the meeting, taking no further part in the debate or decision.)

43. 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

PL/22/1916/FUL - 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 (Sui Generis 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).

PL/25/1917 (FUL) - 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)

The Committee considered a report on the above applications.

An update report was tabled at the meeting which provided further information on sustainable drainage systems, heritage townscape and visual impact assessment, economic benefits, timeframe for implementation, highways matters, nationally described space standards and the affordable housing deferred payment mechanism. The recommendations for both applications had been amended accordingly.

Comments and objections were received and considered.

Resolved –

That consideration of applications PL/22/1916 (FUL) & PL/22/1917 (FUL) be deferred to seek further information on matters raised by members of the Committee and to allow an accompanied site visit.

44. PL/25/1191 (FUL) - 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. 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.

The Committee considered a report on the above application.

An update report was tabled at the meeting which provided details of additional comments and information received and further appraisal of land use principles, flooding, neighbouring

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 DECEMBER 2025

amenities, sustainability and highways (in relation to cycle spaces). The update report recommended alterations to reasons for refusal 2, 3 and 6.

It was recommended verbally at the meeting that an additional reason for refusal relating to cycle storage be added. It was also recommended that officers consider the potential impact of commercial traffic on residential streets and be authorised to add a further additional reason for refusal if appropriate.

Comments and objections were received and considered.

Ward Councillor Adele Barnett-Ward attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That application PL/24/1191/FUL be refused planning permission for the reasons set out in the original report, with the informatives as set out in the original report, with the amendments to reasons set out in the update report, and the additional reason for refusal as set out below:
 9. The proposed development fails to demonstrate provisions of suitable and acceptable cycle stores and as such fails to ensure sustainable transport facilities, contrary to policies TR1 and TR5 of the Local Development Plan, the Parking Standards and Designs SPD and paragraph 117 of the National Planning Policy Framework (2024);
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to consider the potential impact of commercial traffic on residential streets and, if appropriate, add a further additional reason for refusal.

(The meeting started at 6.30 pm and closed at 7.36 pm)

Planning Applications Committee

07 January 2026



Title	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS
Purpose of the report	To make a decision
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Council priority	Not applicable, but still requires a decision
Recommendations	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> 1. note this report and any officer recommendations for site visits. 2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application. 3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or can be unaccompanied but with a briefing note provided by the case officer.

1. Executive Summary

- 1.1. To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

2. The Proposal

- 2.1. A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.
- 2.2. Appendix 1 of this report provides a list of, mainly major, applications recently received that may be presented to Committee for a decision and which Officers consider Councillors would benefit from visiting to inform decision making. If agreed, you will be advised whether the visit should be accompanied or not and then later advised of a date when Officers are ready to bring a report to Committee. Appendix 2 lists those sites that have previously been agreed by Committee should be visited before making a decision.
- 2.3. Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.
- 2.4. Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the case officer will provide a briefing note on the application and the main issues to assist when visiting the site.
- 2.5. Often it is during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the

correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.

- 2.6. It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:

- Promote more equal communities in Reading
- Secure Reading's economic and cultural success
- Deliver a sustainable and healthy environment and reduce our carbon footprint
- Safeguard and support the health and wellbeing of Reading's adults and children
- Ensure Reading Borough Council is fit for the future

- 3.2. In delivering these priorities, we will be guided by the following set of principles:

- Putting residents first
- Building on strong foundations
- Recognising, respecting, and nurturing all our diverse communities
- Involving, collaborating, and empowering residents
- Being proudly ambitious for Reading

- 3.3 Full details of the Council Plan and the projects which will deliver these priorities are published on the Council's website - [Council plan - Reading Borough Council](#). These priorities and the Council Plan demonstrate how the Council meets its legal obligation to be efficient, effective and economical.

- 3.2 The processing of planning applications contributes to delivering a sustainable and healthy environment and helping the economic, cultural and vibrant success for Reading Borough.

- 3.3 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

5. Community Engagement

- 5.1. Statutory neighbour consultation takes place on planning applications.

6. Equality Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

- 7.1. None arising from this report.

8. Financial Implications

- 8.1. The cost of site visits is met through the normal planning service budget and Councillor costs.

9. Timetable for Implementation

- 9.1. Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.

10. Background Papers

- 10.1. There are none.

Appendices

Appendix 1 - Potential Site Visits. List of applications received that may be presented to Committee for a decision in due course

PL/25/1797 - Eaton Court, 104-112 Oxford Road, Reading, RG1 7FU
Erection of a two-storey vertical extension to the existing two-storey western elevation to provide 12 self-contained flats and associated cycle and refuse storage

Appendix 2 - Previously Agreed Site Visits with date of PAC when requested:

- 231041 - Portman Road. Unaccompanied agreed by PAC 06.09.23.
- 240846/FUL Napier Court, Napier Road. Accompanied agreed by PAC 24.07.24.
- PL/22/1916 Former Debenhams site, The Oracle & PL/22/1917 Vue Cinema site, The Oracle. Accompanied site visit agreed by PAC 03.12.25. Date to be confirmed if to take place on 22 January 2026 or 29 January 2026.

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Planning Applications Committee

07 January 2026



Reading
Borough Council
Working better with you

Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee with summary reports provided.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading

- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods.

5. Community Engagement

- 5.1. Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals, and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register (lists of applications viewable on our website).

6. Equality Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

- 7.1. Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

8. Financial Implications

- 8.1. Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. More guidance about costs awards is in MCHLG's [Planning Practice Guidance](#).

9. Timetable for Implementation

- 9.1. Not applicable.

10. Background Papers

- 10.1. There are none.

APPENDIX 1

Appeals Lodged:

WARD: Caversham Heights
APPEAL NO: APP/E0345/W/25/3376303
CASE NO: PL/25/0422
ADDRESS: 92 Albert Road, Caversham
PROPOSAL: Erection of detached dwelling
CASE OFFICER: Louise Fuller
METHOD: Written Representations
START DATE: 09/12/2025

WARD: Southcote
APPEAL NO: APP/E0345/W/25/6001950
CASE NO: PL/25/0422
ADDRESS: 92 Albert Road, Caversham
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

WARD: Caversham
APPEAL NO: 6002434 & APP/E0345/Z/25/3376710
CASE NO: PL/25/01352 & PL/25/1357
ADDRESS: Pavement o/s 29 Church Street, Reading, RG4 8BA
PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
CASE OFFICER: Gary Miles
METHOD: Written Representations
START DATE: 11/12/2025

WARD: Katesgrove
APPEAL NO: 6002488
CASE NO: PL/25/1228
ADDRESS: 81 London Street, Reading, RG1 4AQ
PROPOSAL: Temporary change of use from private parking to commercial car park for up to 3 years
CASE OFFICER: Anthony Scholes
METHOD: Written Representations
START DATE: 15/12/2025

WARD: Thames
APPEAL NO: 6002475 & APP/E0345/Z/25/3376733
CASE NO: PL/25/01351 & PL/25/1356
ADDRESS: Pavement o/s Great Brigham Mead, Caversham Road, RG1 8DJ
PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
CASE OFFICER: Gary Miles
METHOD: Written Representations
START DATE: 16/12/2025

WARD: Battle
 APPEAL NO: APP/E0345/Z/25/3376684
 CASE NO: PL/25/1358
 ADDRESS: Pavement o/s Norcot Service Station, 856 Oxford Road, RG30 1EL
 PROPOSAL: The proposed installation of 1no. BT Street Hub and removal of associated existing BT payphone(s).
 CASE OFFICER: Gary Miles
 METHOD: Written Representations
 START DATE: 17/12/2025

APPENDIX 2

Appeals Decided:

WARD: Tilehurst
 APPEAL NO: APP/E0345/W/25/3367970
 CASE NO: PL/24/1534
 ADDRESS: Peter Moss Services, Land rear of 20 Norcot Road, Tilehurst
 PROPOSAL: Demolition of existing garage workshops, canopy extension, and detached spray booth building, and replacement with metal clad building for General Industrial purposes (Class B2 – Vehicle Workshop and Vehicle Body Spraying) accessed via Lemart Close, with carparking, and waste storage.
 CASE OFFICER: Anthony Scholes
 METHOD: Written Representations
 DECISION: Dismissed
 DATE DETERMINED: 08/12/2025
 Officer Note: In dismissing the appeal, the Inspector agreed with the Council that the proposals failed to demonstrate that the proposals would not harm neighbouring amenity in terms of noise, fumes and odour. The inspector found the appearance of the building to be acceptable in its context. Officers consider that this is a helpful decision which provides clarity for future Planning involvement in this site.

WARD: Katesgrove
 APPEAL NO: APP/E0345/Z/25/3371390
 CASE NO: PL/24/0866
 ADDRESS: 70 Whitley Street, Reading
 PROPOSAL: Retrospective advertising consent for illuminated signboard for Turkish Halal Food Centre.
 CASE OFFICER: Gary Miles
 METHOD: Written Representations
 DECISION: Dismissed
 DATE DETERMINED: 15/12/2025

Officer note: The Inspector did not agree with the reason for refusal concerned with harm to public safety nor any harm to the amenity considerations specific to living conditions of nearby residents but did agree with the Council's concerns for the impact on the character and appearance of the Christchurch Conservation Area. The case will now be followed up by Planning Enforcement.


WARD: Church
 APPEAL NO: APP/E0345/D/25/3374709
 CASE NO: PL/24/0806
 ADDRESS: 57 Birdhill Avenue, Reading, RG2 7JU
 PROPOSAL: Retrospective application for a single storey rear extension and rear side change in garden level
 CASE OFFICER: Gary Miles
 METHOD: Written Representations
 DECISION: Dismissed
 DATE DETERMINED: 22/12/2025

Officer note: In dismissing the appeal, the inspector found that the extensions would remain subservient to the original house and were in keeping with extensions to other houses in the street. However, it was found that the raising of ground levels to the rear of the property had allowed views over the neighbouring garden and across the rear of the neighbouring house and that this had resulted in substantial harm with the privacy of neighbours being seriously compromised. The decision to refuse was taken on this basis. The case will now be followed up by Planning Enforcement.

WARD: Abbey
 APPEAL NO: APP/E0345/Y/25/3363075
 CASE NO: PL/24/0954
 ADDRESS: The Sun Public House, 16 Castle Street, Reading, RG1 7RD
 PROPOSAL: Retrospective application for erection of illuminated sign to front elevation
 CASE OFFICER: Matthew Harding
 METHOD: Written Representations
 DECISION: Allowed
 DATE DETERMINED: 23/12/2025

Officer Note: In allowing the appeal, the Inspector found that the signage is not overly prominent, has a traditional character and is largely sensitive to the building's historic aesthetics. The lighting is acceptable. The Inspector noted that historic photographs show there was previously a painted sign in a more prominent position on the gable. Overall, the works were found to preserve the special interest of the listed building.

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Planning Applications Committee 07 January 2026		 Reading Borough Council Working better with you
Title	P25/S1431/O - South Oxfordshire District Council & PL/25/0691 - Reading Borough Council Land West of Kidmore End Road, Emmer Green, Oxfordshire, RG4 8SG	
Purpose of the report	To note the report for information	
Report status	Public report	
Report author	Julie Williams, Development Manager (Planning & Building Control)	
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets	
Corporate priority	Inclusive Economy	
Recommendations	The Committee is asked: 1. To note the report.	

1. Introduction

- 1.1 A report was presented to 5 November 2025 Planning Applications Committee regarding an outline planning application for residential development (for up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access) submitted to South Oxfordshire District Council (SODC) for their determination by Fairfax (Reading) Ltd and Reading Golf Club (SODC) Ltd.
- 1.2 The application site is located to the west of Kidmore End Road in Emmer Green on land formerly occupied by Reading Golf Club which moved to Caversham Heath Golf Club in 2020. The majority of the application site, where all the houses are proposed, is within South Oxfordshire with just the access to the site located within Reading Borough. See Plans 1 & 2 below.
- 1.3 As the application site includes land on both sides of the administrative boundaries of RBC and SODC, in accordance with procedures for when an application site does this, two identical planning applications were submitted to both SODC (SODC application ref. 25/S1431/O) and RBC (PL/25/0691/OUT). Each LPA is responsible for determination of the parts of the proposed development within their administrative area. However, the respective local authorities can submit comments on each other's applications.
- 1.4 The purpose of the November report therefore was to seek agreement for the comments that Reading BC went on to submit to SODC and to explain that an officer

report with a recommended decision on the application site within our area was held pending the outcome of SODC's decision on the substantial part of the site.

1.5 On 3 December 2025 SODC's Planning Committee overturned the SODC officers' recommendation to grant planning permission for 25/S1431/O. The SODC reasons for refusal are set out below:

1. That, the development is not in accordance with the Development Plan Policies as it is not an allocated site in the South Oxfordshire Local Plan or the Kidmore End Neighbourhood Development Plan. This is not infill development and will result in the separation of the settlement. This is contrary to advice set out in Paragraph 14 of the National Planning Policy Framework and policies STRAT1, STRAT2 and H1 of the South Oxfordshire Local Plan 2035 and policy LCI of the Kidmore End Neighbourhood Development Plan 2011-2035.
2. Having regard to the landscape setting this development would be detrimental to the character of the area. This is contrary to policies ENV1, DES1 and DES2 of the South Oxfordshire Local Plan 2035 and policies LCSS and LPLV of the Kidmore End Neighbourhood Development Plan 2011-2035.
3. Having regard to the distance of the development from the nearest bus stop, this development is not considered to be in a sustainable location. This is contrary to policy TRANS5 of the South Oxfordshire Local Plan 2035.
4. In the absence of a completed Section 106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the district. As such, the development is contrary to policy H9 of the South Oxfordshire Local Plan 2035.
5. In the absence of a completed Section 106 legal agreement, the proposed development fails to secure infrastructure necessary to meet the needs of the development. As such, the proposal is contrary to policies INF1, TRANS4, TRANS5, EP3 and CF5 of the South Oxfordshire Local Plan 2035.
6. In the absence of a completed Section 106 legal agreement, the proposal fails to secure significant enhancements for the purpose of biodiversity net gain. As such, the proposed development fails to accord with Article 37A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

1.6 The first purpose of this report is to provide you with this information on the SODC decision. The second purpose is to advise that as a consequence of the SODC decision the applicant has notified this Council of their intention to i) appeal against SODC's decision to refuse the application and ii) appeal against this authority's failure to reach a decision on the application within our area within 13 weeks on 22 December 2025. The applicant's intention is to ask for a public inquiry.

2. Officer comment

2.1 At the time of writing this report it is not known if the Applicant's appeals have been submitted by the indicated date. As mentioned in para.1.4 above, Officers had understood that the applicant accepted the sense in this Council delaying reaching a

decision on the part of the application site within our area until the outcome of the application within SODC was known. Therefore, the applicant's intention of including this Council in their appeal is disappointing, but they are entitled to appeal for non-determination as a formal agreement to extend the timeframe had not been made.

- 2.2 Ultimately if the appeal against this authority is submitted this will remove our ability to reach a planning decision. However, it is good practice for PAC 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.
- 2.3 Our legal advice is that this resolution should be made as soon as possible to clarify this Council's position and extent of our involvement at the Public Inquiry. This will help to reduce our legal costs and reduce the potential for the appellant to seek similar legal costs against this Council. Officers are therefore preparing a report to be presented to 4 February 2026 PAC setting out their recommended decision.

3. Contribution to Strategic Aims

- 3.1. The Council Plan has established five priorities for the years 2025/28. These priorities are:
 - Promote more equal communities in Reading
 - Secure Reading's economic and cultural success
 - Deliver a sustainable and healthy environment and reduce our carbon footprint
 - Safeguard and support the health and wellbeing of Reading's adults and children
 - Ensure Reading Borough Council is fit for the future
- 3.2. In delivering these priorities, we will be guided by the following set of principles:
 - Putting residents first
 - Building on strong foundations
 - Recognising, respecting, and nurturing all our diverse communities
 - Involving, collaborating, and empowering residents
 - Being proudly ambitious for Reading
- 3.3. Defending planning appeals made against planning decisions contributes to creating a sustainable and healthy environment with supported communities and helping the economy within the Borough as identified as the priorities within the Council Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. Where relevant these policies can be discussed at Public Inquiries.

5. Community Engagement

- 5.1. Planning appeals require notification with those who have submitted comments on a planning application who are invited to comment further. For Hearings and Public

Inquiries members of the public can submit further statements and ask the Planning Inspectorate to allow them to appear at the hearing or inquiry. Copies of appeal decisions are held on the public Planning Register (this is the list of planning applications and other related applications viewable on the Council's website).

6. Equality Implications

- 6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act.
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 6.2. This information item and subject matter will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

- 7.1. Public Inquiries normally involve the use of legal representation by instructing barristers to advise on the process, statements provided and cross examination.

8. Financial Implications

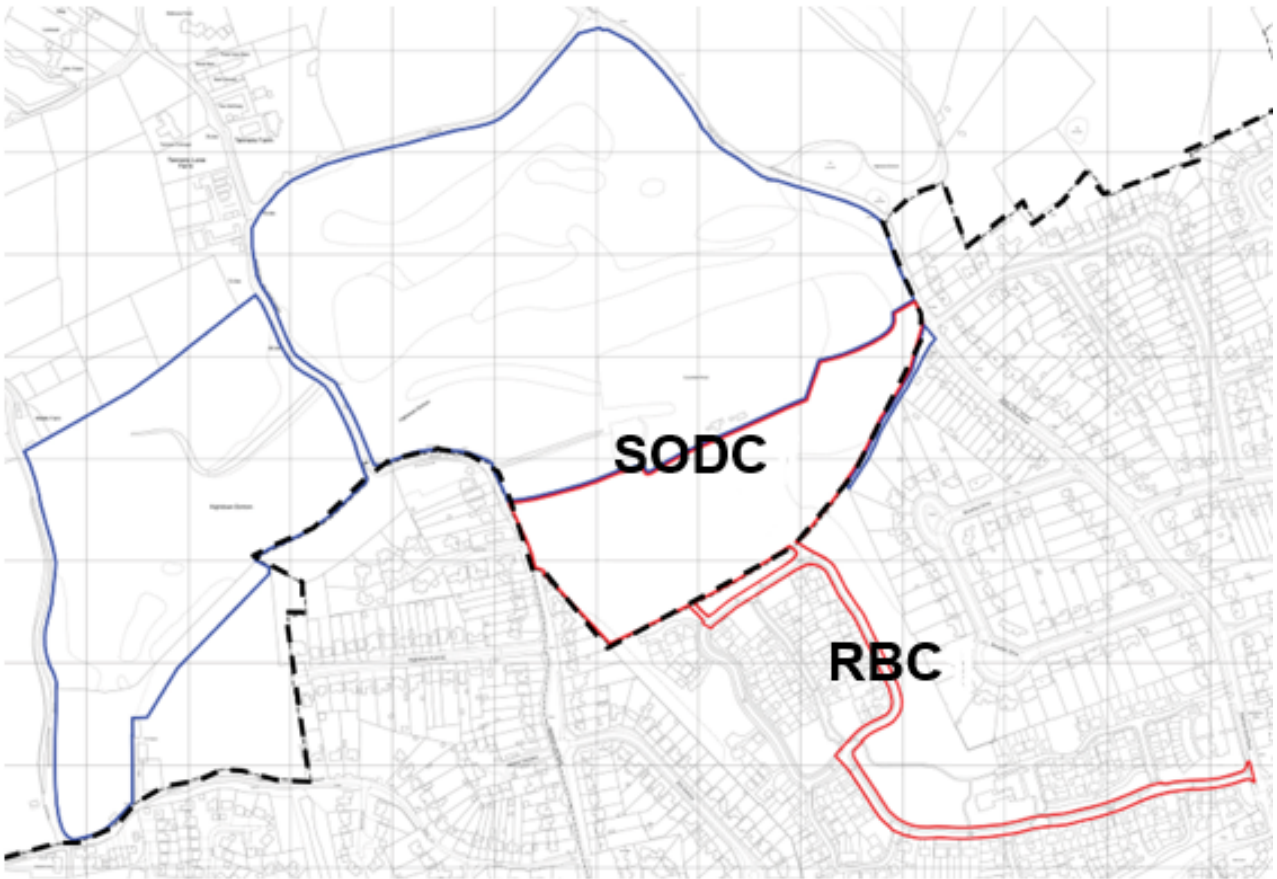
- 8.1. Public Inquiries are expensive in terms of officer and appellant time and difficult to predict the final costs to be incurred. Either party can be liable to an awards of costs if found to have acted unreasonably and incurring costs. There is guidance about costs awards in the [Planning Practice Guidance](#).

9. Timetable for Implementation

- 9.1. Not applicable.

10. Background Papers

- 10.1. There are none.



Site Location Plan showing RBC and SODC administrative boundary (black dotted line)

Plan 1



Proposed indicative Site Layout Plan

Plan 2

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07 January 2026



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Emmer Green
Planning Application Reference:	PL/25/1679 / REG3 Full planning permission
Site Address:	READING CREMATORIUM & HENLEY ROAD CEMETERY, 55 ALL HALLOWS ROAD, CAVERSHAM, READING, RG4 5LP
Proposed Development	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.
Applicant	Reading Borough Council
Report author	Nathalie Weekes
Deadline:	19/01/2026
Recommendations	GRANT Planning Permission, subject the following conditions:
Conditions	<ol style="list-style-type: none"> 1. Time limit 2. In accordance with approved plans 3. Materials as specified 4. Soft Landscaping Scheme, to include the planting of 3 trees to be submitted and maintenance (pre-occupation) 5. Plant/louvre noise
Informatives	<ol style="list-style-type: none"> 1. Positive and proactive engagement 2. Terms and Conditions 3. Nuisance Law 4. Highways 5. Contaminated land

1. Executive summary

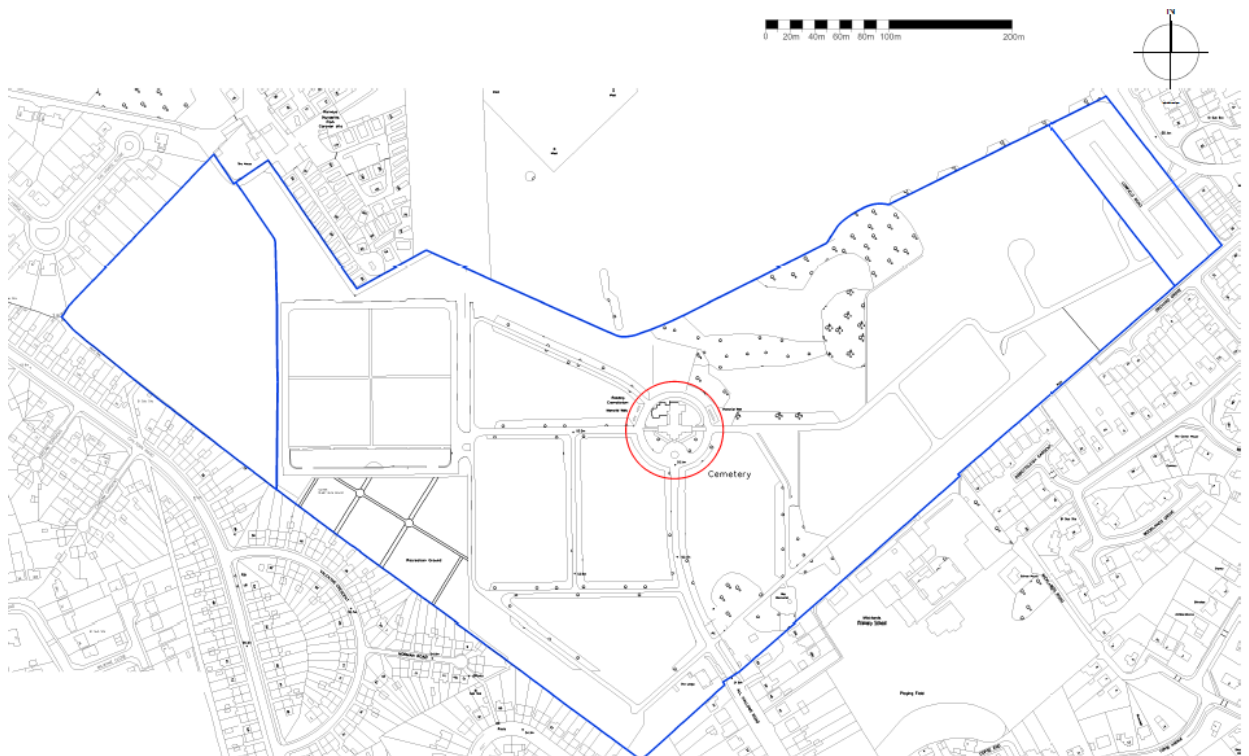
- 1.2 The proposal involves various alterations to the existing crematorium. These include an extension to the staff area and relocated funeral collection area, plant room relocation, additional of louvres to the cremator room, courtyard works to improve drainage and levels, and external ramps to enhance accessibility. No concerns are raised and planning permission is recommended be approved.

2. Introduction and site description

- 2.1. The cemetery and crematorium is located at the north end of All Hallows Road in Caversham. The application site relates to a one hectare triangle of land located on the south western boundary of the cemetery site adjacent to the rear garden of the residential properties along Norman Road and Valentine Crescent.

- 2.2. The application is referred to Committee owing to it being works to a property owned by the Council, and the application has been submitted by the Council's Property Services team.

Site location plan:



Background

- 2.3 The current cemetery site was used as farm land up until 1924 when it was purchased by the Reading Corporation “for the purposes of a cemetery or burial ground”. Henley Road Cemetery was opened in 1927 and is the current burial site for the Borough of Reading but also accepts burials from the wider area. There are currently 25,000 graves for full/coffin burials and 3,000 cremation plots for burial of cremated remains, covering an area of 50 Acres (20.2 ha.). Large areas of the site consist of traditional style graves with headstones and kerb sets. The Cemetery also contains 118 Second World War burials, about half of them forming a war graves plot, immediately inside the main gates.
- 2.4 The cemetery and crematorium are RBC owned and operated and are located at the north end of All Hallows Road in Caversham. The application site relates to the crematorium building which is located centrally within the cemetery site.
- 2.5 The property is not listed, nor in a conservation area.
- 2.6 The site is located within the North Reading Dry Valleys and Chilterns Escarpment ‘Major Landscape Feature’ as defined by Policy EN13 of the Reading Borough Local Plan (2019) and is within a potential ‘habitat area’ and area of potentially contaminated land.

3. The Proposal

- 3.1. The proposal seeks full planning permission for various alterations to the main buildings located within the central island where the central crematorium buildings are located. Works are proposed to improve provision of services, increase the staff room area and collection of ashes whilst improving accessibility and drainage on site. This proposal forms part of a longer scheme of works to improve the facilities at Reading Crematorium.
- 3.2. Pre-application planning advice was sought prior to submitting the application.

3.3. Works comprise:

Staff area: Increase internal area by 16 sqm, to improve the staff provision and create a new Funeral Collection point. The current Funeral Collection will be converted to a Plant Room

Cremator Room: Two large louvres to be installed in the South gable wall to ventilate the new cremators.

Plant Room (At the current Funeral Collection): Gulley added with drainage run, route to be to the rear of the building to the courtyard manhole

Other:

New Retaining Wall to support the road when the Courtyard ground is levelled

New timber closed board fencing above the new retaining wall

New ramp at the entrance and exit of the West Chapel, with modifications to the one-way traffic access tarmac road

3.4. The proposals do not seek a material change of use but rather propose intensification of the existing Sui Generis Use Class crematorium via provision of additional internal space, and associated crematorium facilities.

3.5. Submitted plans and documentation:

- HC_Planning Statement-01 2025-10-31
- P-001 Location_Plan
- P-002 P-002-Block_Plan
- 00-2856-2022-P-Drg Register-Issue Sht-01-2025-11-21
- 03-PLANNING-100-200-300-Drawings-2025-11-21
- HC_Construction Method Statement-01
- HC_Material-Schedule of Luminaires
- HC_Bat Scoping Survey - R1166.001
- HC_Biodiversity Net Gain - Mitigation Strategy-01
- CIL
- As received 21 November 2025

- Estimated Generic DFGT Noise Data 040521
- 2856-22-CR Ph1A-14-2856 007 Proposed Extract Location Plan
- As received 12 December 2025

- VnL-4. Supply and Extract Fans T4
- VnL-SF1-EF1-A-EF1-B-Drawing-4367-RHB-XX-GF-DR-M-1102-P1
- VnL-5. Grilles and Louvres T4
- VnL-EF1-B-Raptor_SPA
- VnL-L5-EF1-A-EF1-B-Louvre-Shutte
- P-003 P-003-Existing Parking Layout And Location of Tree Planting
- HC_Biodiversity Net Gain - Mitigation Strategy-01
- HC_Biodiversity Net Gain-The_Small_Sites_Metric_1.2.3-01
- VnL-SF1-L4-4367-MMS-SKM01
- As received 17 December 2025

- 4367-RHB-XX-GF-DR-E-3103-T1 Proposed lighting and fire alarm layout
- 4367-RHB-XX-GF-DR-E-3103-T2 Proposed lighting and fire alarm layout
- 4367-RHB-XX-XX-SP-0001 Phase 2A Specification for the mechanical, electric and public health MEP services
- 4367-RHB-XX-XX-SH-E-0003 Phase 2A Equipment system schedules for the electrical services
- RE_RC-2022 PH2A tree works

- As received 18 December 2025

4. Planning history

180752/REG3 Extension to cemetery to provide an additional 1376 burial plots - Granted

180027/PREAPP - Change of use of land to burial plots to extend existing cemetery

171021 – New reception and administration building – Granted

031357 - Extension to provide 3,256 additional grave spaces car parking and boundary railings, on land to the west of the current crematorium – Granted

030010 - Extension to crematorium to provide 3,344 additional grave spaces and erection of boundary railings – Withdrawn

930318 - Extension to the office and reception area in the Lodge – Granted

900397 - Construction of a glazed entrance canopy for the main chapel of the Crematorium – Granted

5. Consultations

5.1. Statutory:

None required

Non-Statutory:

RBC Environmental Protection – No objections subject to a plant noise condition and contaminated land informative. Noise assessment of the proposed changes appears to be acceptable. Additional information was required in relation to the proposed louvres.

RBC Transport – No objections.

RBC Natural Environment (Trees) – No objections, subject to conditions prior to occupation, to secure a soft landscaping scheme with 3 trees to be planted and implementation and maintenance of the landscaping.

RBC Natural Environment (Ecology) – Additional information was requested regarding lighting and BNG data. An update will be provided.

RBC Conservation officer – No Objection. It appears that there have been some extensions and alterations, none of which have a negative impact on the building's legibility of original form and appearance. As such, if the building is / was added to the local list, this application is/would be acceptable on heritage grounds, proportionate to the significance of the building (non-designated heritage asset).

Environment Agency – No response has been provided at the time of writing this report.

Public consultation:

Two separate site notices were displayed around the application site on 9 December 2025 for the statutory period.

No letters of representation received.

6. Legal context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

National Planning Guidance
National Planning Policy Framework 2024 (as amended)

Reading Borough Local Plan (2019)

CC3: Adaptation to Climate Change

CC7: Design and the Public Realm

CC8 Safeguarding Amenity

EN1: Protection and Enhancement of the Historic Environment

EN12: Biodiversity and the Green Network

EN13: Major Landscape Features and Areas of Outstanding Natural Beauty

EN14: Trees, Hedges and Woodlands

EN16: Pollution and Water Resources

EN17: Noise Generating Equipment

EN6: New Development in a Historic Context

EN8: Undesignated open space

EN7: Local Green Space and Public Open Space

TR3: Access, Traffic and Highway-Related Matters

TR5: Car and Cycle Parking and Electric Vehicle Charging

Other documents relevant

Reading Open Space Strategy (2007)

Local Plan Partial Update

- 6.2 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft update of the Local Plan was published on 6th November 2024.
- 6.3 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to these applications listed above is that, other than Policy H1 (Provision of Housing) they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’. Policy H1 is out of date because the Council is not currently meeting its annual housing targets for general housing as calculated using the standard method in National Planning Practice Guidance (NPPG) (as required now policy H1 is out of date) or for the provision of Affordable Housing.
- 6.4 The Local Plan Partial Update was submitted to the Secretary of State on 9th May 2025. Submission marks the beginning of a process of public examination led by an independent Inspector. Due to the stage of examination, the draft Local Plan can be afforded limited weight. Any incidences where policies relevant to these application are changing or relevance of any new policies proposed to be introduced by the draft Local Plan Partial Update will be discussed within the Appraisal section below.

7. Appraisal

7.1.

I. Land use matters

- II. Design and appearance
- III. Amenity
- IV. Natural Environment
- V. Transport
- VI. Other issues

I) Land use matters

- 7.2 Crematoriums are civic community facilities. The NPPF (December 2024) sets out general support for provision of community facilities and Paragraph 98 a) States that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environment.'*
- 7.3 This approach is reflected within the Reading Borough Local Plan (2019) where Policy OU1 (New and Existing Community Facilities) outlines general support for proposals for new, extended or improved community facilities, particularly where this will involve co-location of facilities on a single site. The supporting text to Policy OU1 at paragraph 4.7.2 outlines that community facilities encompass a variety of things including health, education and training, civic and administrative, recycling and other civic amenity sites. It is considered that existing crematorium use is the type of community facility referred to by this policy.
- 7.4 Therefore, in purely land use terms intensification of the existing crematorium use is supported by and would align with Policy OU1.

I) Design and appearance

- 7.5 The NPPF (2024) defines open space as land or water of public value offering recreation or visual amenity. The crematorium sits within a circular plot surrounded by service roads and parking. The land around the main buildings will be retained as open space with allocated burial areas and is considered to comply with Policy EN8 (Undesignated Open Space).
- 7.6 The proposal would result in a small change to the appearance of the crematorium buildings sited within the central core. Proposed ramps and skid -resistant paving materials will improve accessibility into the Chapel buildings, with a new path to access the funeral collection point. The expanded staff area is to the rear of the centre and will be sited to the rear of a low brick retaining wall and close board timber fence. The proposed development is considered would have a negligible impact and the public benefits of the works proposed will enable an improved offering at Reading crematorium in accordance with policy OU1 (Community facilities). Materials are considered to match and complement to existing buildings, in line with policy CC7 (Design in the public realm) and CC6 (Accessibility and the intensity of development). The RBC Conservation officer has commented '*if the building is / was added to the local list, this application is/would be acceptable on heritage grounds, proportionate to the significance of the building (non-designated heritage asset).*' The development is not considered to have any impact outside of the Reading cemetery is not considered to detract from the wider landscape character in line with policy EN13 (Major landscape features)

III Amenity

- 7.7 The noise and emissions from the proposed new plant and siting of the louvres has been reviewed by the RBC Environmental Protection team. The site is noise sensitive to

ensure there is minimal disruption to users of the chapels. A plant/louvre condition is recommended. The proposed works are not considered to result in any significant impact to surrounding residents due to the distance between neighbouring houses and the central area within the cemetery and due to the proposed plant specifications.

- 7.8 The intensification of the use of the site is considered unlikely to result in any detriment to surrounding neighbours above the existing recreational use of the land.

IV Natural Environment

- 7.9 The proposed extension of the staff area is on existing hardstanding. A bat survey has been undertaken and a response is awaited from RBC ecology who have been provided additional Biodiversity Net Gain information. The impact of lighting on the local habitat is also under review. Three new trees are proposed to be planted on site to improve biodiversity within the grounds of the Reading cemetery. The RBC Natural Environment team recommend a condition for further information to be provided regarding the planting of the 3 additional trees, maintenance and replanting.
- 7.10 The application site comprises well-maintained amenity grassland with trees and hedges bordering the area. On this basis and given the well maintained nature of the surrounding cemetery and on following the receipt of the RBC Ecology feedback an update will be provided on the proposal and whether it is likely to detrimentally affect any protected species or priority habitats. The additional planting of 3 trees is a positive and welcome addition to the biodiversity of the site.
- 7.11 The proposal is considered to accord with Policy EN14.

V Transport

- 7.12 The existing crematorium building is located on a circular piece of land within the wider cemetery and crematorium site and is encircled by service/access roads and car parking.
- 7.13 The access arrangements to the crematorium would remain unchanged using the existing access from All Hallows Road and existing internal network of service roads across the site. Vehicles approaching from the central internal access road are directed left to 66 car parking spaces and directed right to 58 car parking spaces. These arrangements are expected to remain effective and safe following the proposed modifications.
- 7.14 The proposals include the provision of new ramps to improve pedestrian access and support inclusive movement around the site. The ramps will be compliant with Part M of the UK Building Regulations guidance to ensure that buildings are accessible to and useable by people of all abilities, including those with disabilities. The small reduction in the width of the road due to the ramps is considered acceptable.
- 7.15 The proposed development complies with policies TR3 and TR5.

VI Other Issues

- 7.16 Sustainability – The proposed development will include a requirement to Health and safety and sustainability and will exceed Building regulation specifications, with the use of sustainable materials, water conservation and increased energy efficiency. On balance the sustainability measures are considered acceptable for the small developments proposed in this instance.
- 7.17 Contamination – A contaminated land informative is recommended to be attached to the permission as there is potential for contaminated land at this site and the construction works may open up exposure pathways

7.18 The proposal would not be liable for the Community Infrastructure Levy.

8 Equalities Impact

8.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. As referenced earlier in the report, it is important to many religions that they are able to have the option to bury their dead, rather than cremate them.

8.2 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

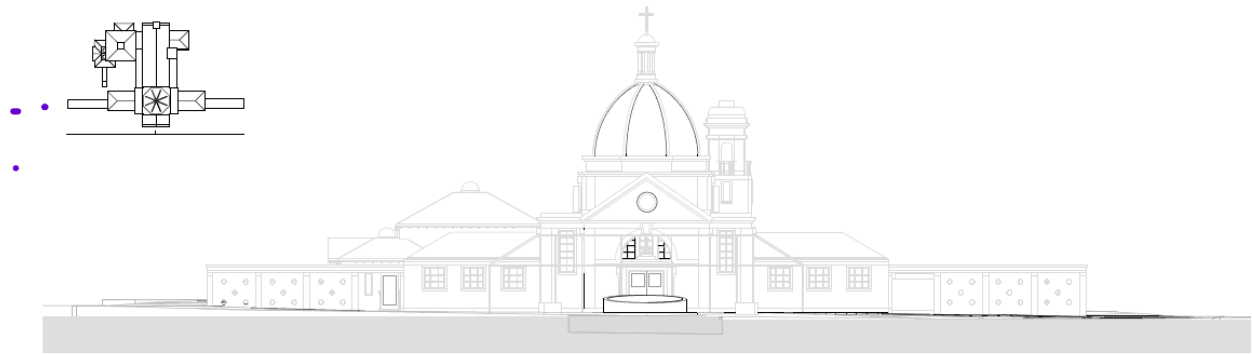
8. Conclusion

9.1 The proposal supports an important community facility (Policy OU1) The proposed development is considered to be acceptable in the context of national and local planning policy and other material considerations as set out in this report. As such it is recommended to grant full planning permission subject to the recommended conditions and informatives.

Plans & Appendices

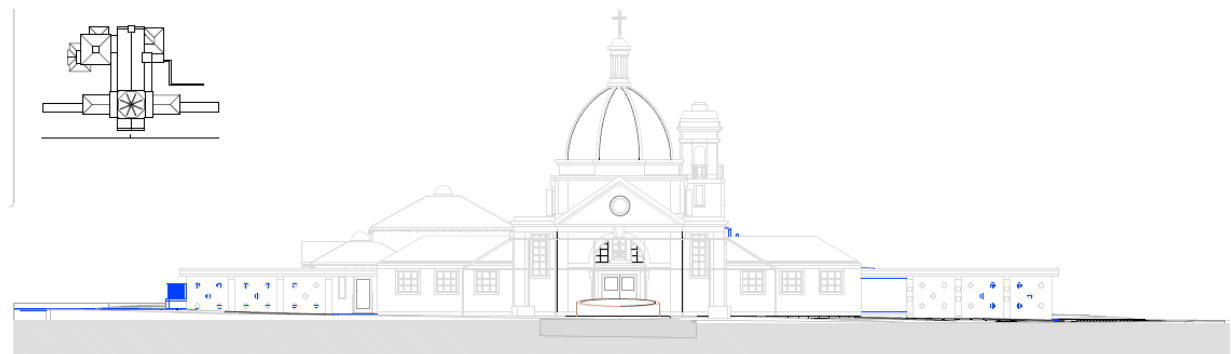
1. Existing and proposed elevations

2856/2022/P-201 Rev A GA Existing front elevation - North



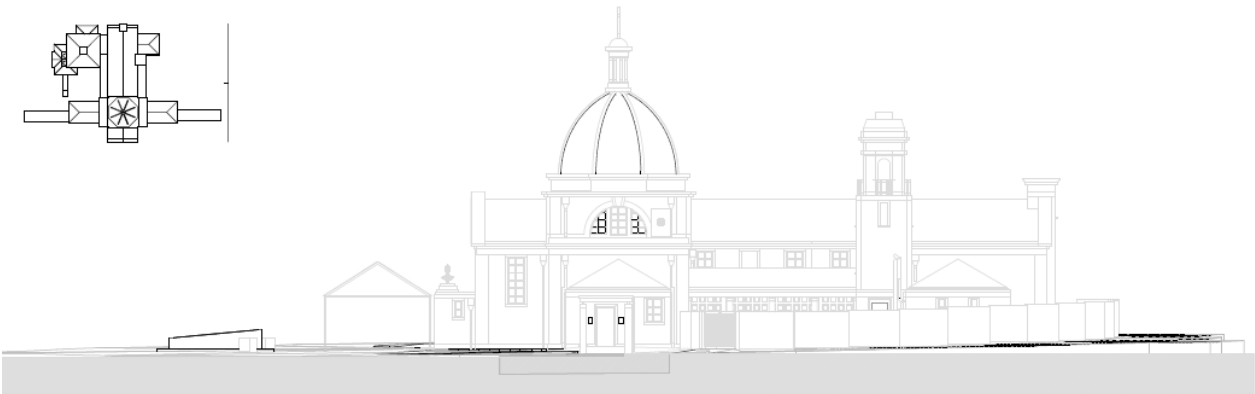
1
P-201 1:200 **GA EXISTING FRONT ELEVATION - NORTH**

2856/2022/P-206 Rev A Proposed front elevation - North



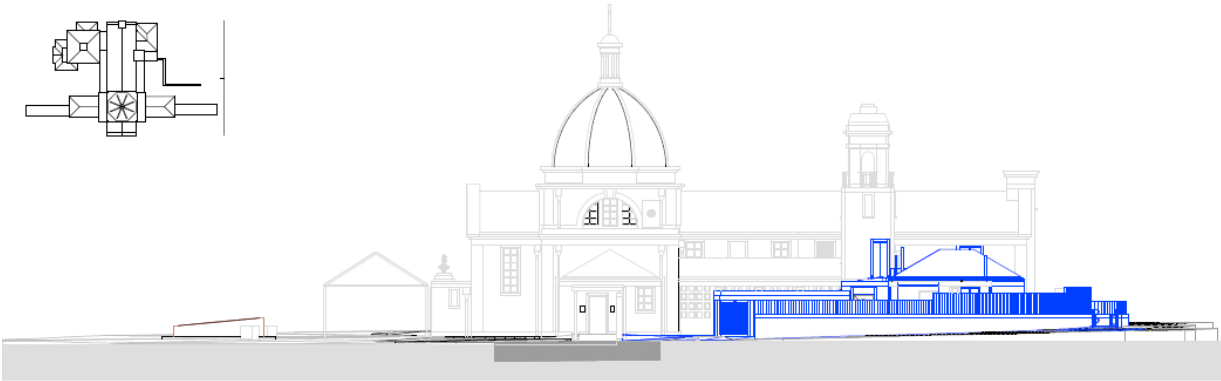
1
P-206 1:200 **GA PROPOSED FRONT ELEVATION - NORTH**

2856/2022/P-201 Rev A GA Existing side elevation - East



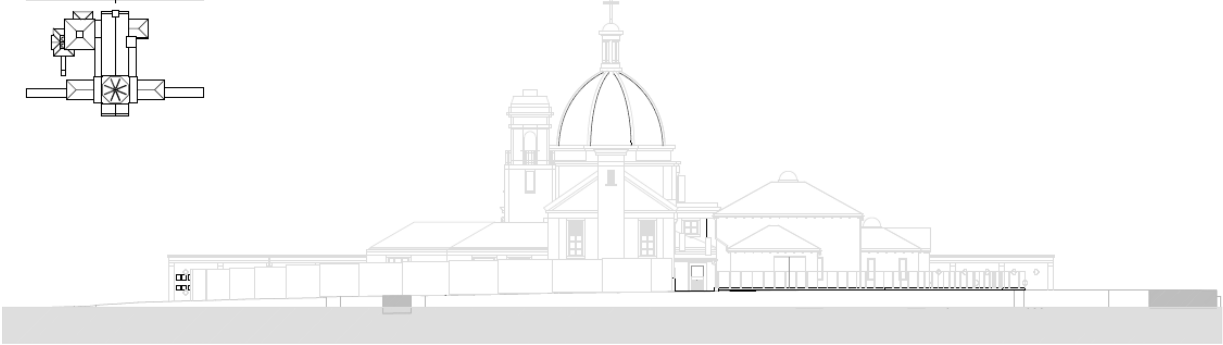
2
P-201 1:200 **GA EXISTING SIDE ELEVATION - EAST**

2856/2022/P-206 Rev A Proposed side elevation - East



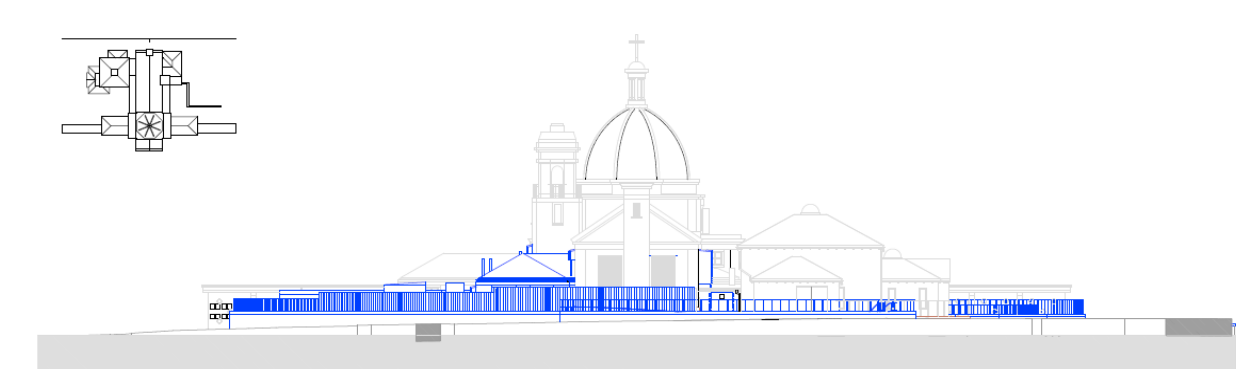
2
P-206 1:200 **GA PROPOSED SIDE ELEVATION - EAST**

2856/2022/P-202 Rev A GA Proposed rear elevation – South



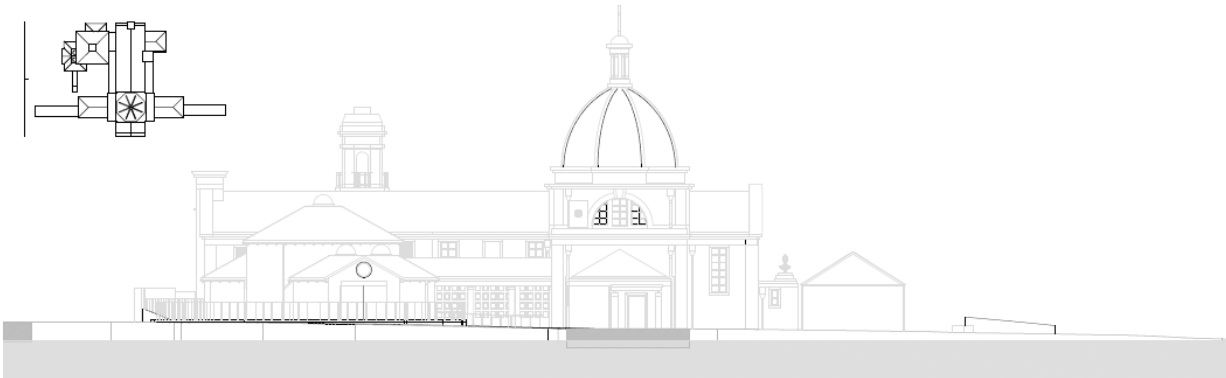
1
P-202 1:200 **GA EXISTING REAR ELEVATION - SOUTH**

2856/2022/P-207 Rev A GA Proposed rear elevation – South



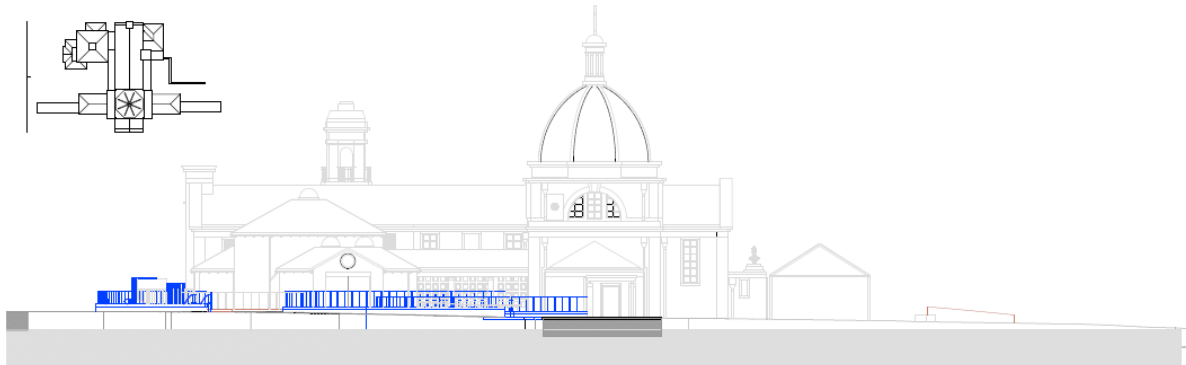
1
P-207 1:200 **GA PROPOSED REAR ELEVATION - SOUTH**

2856/2022/P-202 Rev A GA Proposed rear elevation – West



2
P-202 1:200 **GA EXISTING SIDE ELEVATION - WEST**

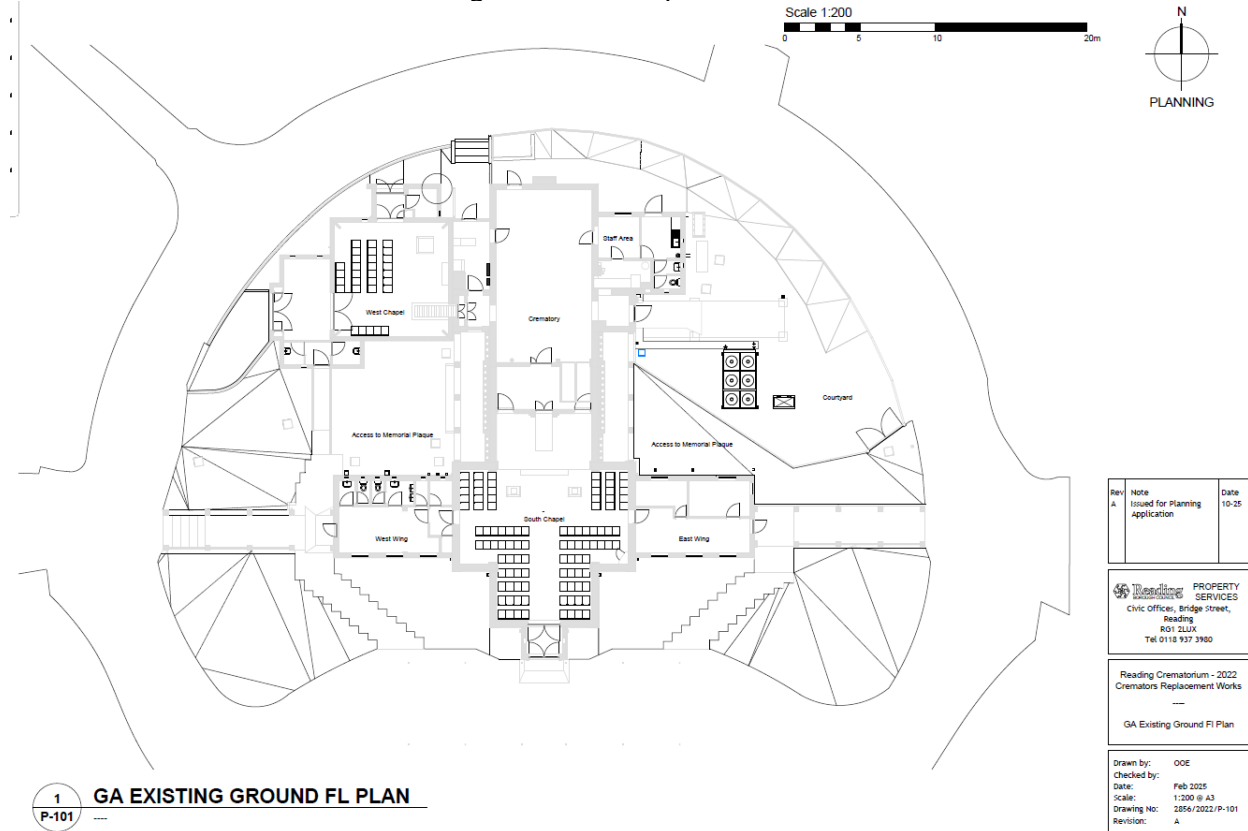
2856/2022/P-207 Rev A GA Proposed rear elevation West



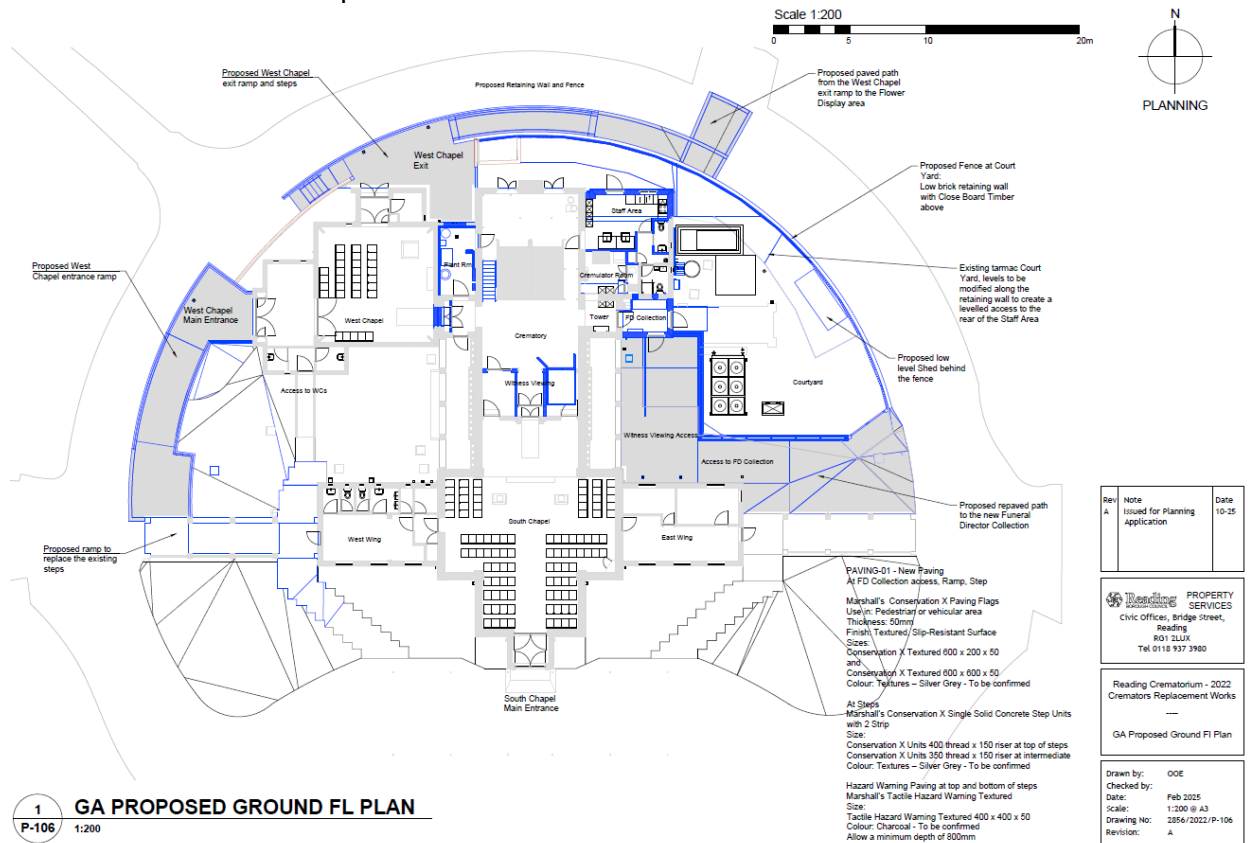
2
P-207 1:200 **GA PROPOSED SIDE ELEVATION - WEST**

2. Existing and proposed ground floor plans

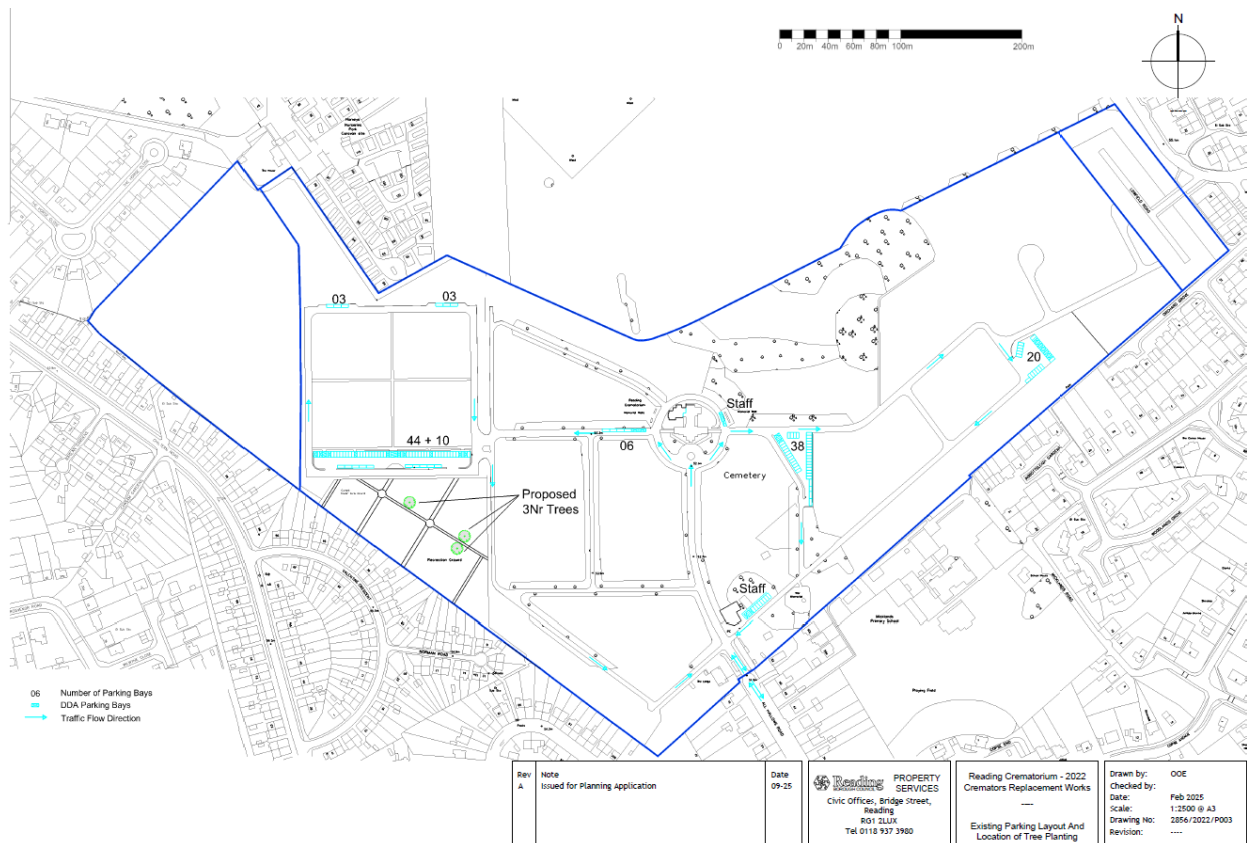
2856/2022/P-101 Rev A GA Existing Ground floor plan



2856/2022/P-106 GA Proposed Ground Floor Plan



3. Location of Proposed tree planting - 2856/2022/P003



07 January 2026



Reading
Borough Council
Working better with you

Title	PLANNING APPLICATION REPORT
Ward	Katesgrove
Planning Application Reference:	PL/25/1671 Full planning permission
Site Address:	NEW CHRIST CHURCH CE PRIMARY SCHOOL, MILMAN ROAD, READING, RG2 0AY
Proposed Development	New external fence and play area to be constructed. Installation of two WCs and an accessible WC into existing building.
Applicant	Reading Borough Council
Report author	Nathalie Weekes
Deadline:	06/02/2026
Recommendations	GRANT planning permission subject to the following conditions:
Conditions	<ol style="list-style-type: none"> 1. Time limit 2. Approved plans 3. Materials as specified 4. Landscaping details to be specified 5. Hours of construction
Informatives	<ol style="list-style-type: none"> 1. Positive and proactive 2. Terms 3. Works affecting a highway

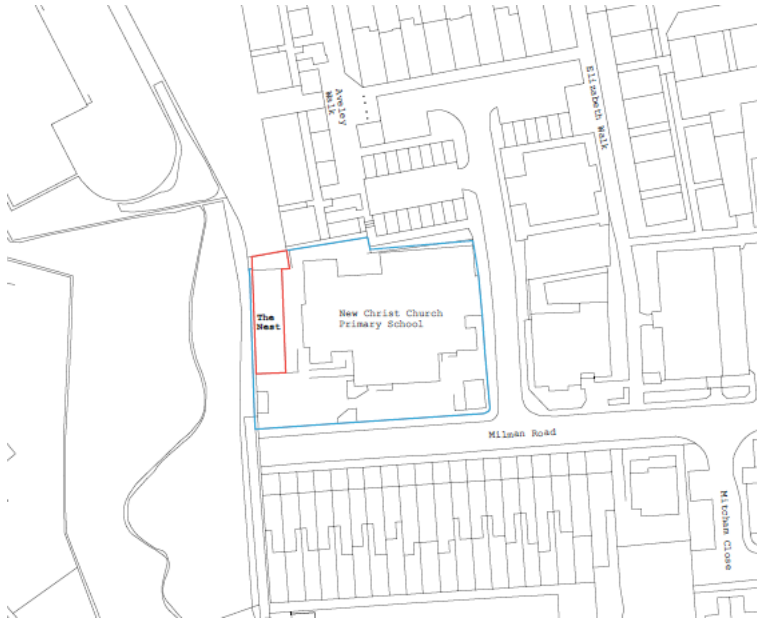
1. Executive summary

1. The proposal is to create an external play area with replacement fencing for use by the SEN department and for internal remodelling of the existing temporary classroom block known as 'The Nest within the ground of the existing Ne Christ Church CE Primary school'. Recommended for approval.

2. Introduction and site description

1. The application site comprises three areas located along Milman Road and Swainstone Road. The location of the existing temporary classroom block on the existing Christ Church school site at the end of Milman Road is the site for the proposed works.
2. To the north, east and south, the surrounding area is predominantly residential in character comprising flats to the north and terraced housing to the south. To the west is a wooded area that screens the nearby Nimrod Industrial Estate and to the east is the Christ Church Health Centre.
3. The application is referred to Committee owing to it being works to a property owned by the Council, and the application has been submitted on behalf of Reading Borough Council.
- 4.

Site location plan (not to scale):



3. The Proposal

1. Planning permission is sought for the creation of an external play area next to the temporary classroom block known as 'The Nest, replacement fencing and for internal remodelling.
2. Submitted plans and documentation:
 - 1128 02-10 Location Plan
 - 1128 02-11 Block plan as proposed
 - 1128 03-10 Plans and elevation as proposed
 - 1128 03-00 Plans and elevations as existing
 - CIL form
 - As received 20 November 2025
 - 1128 Planning statement
 - As received 12 December 2025

4. Planning history

- 12/01337/REG3 - Refurbishment and re-cladding of a temporary classroom block. Refurbishment and rear extensions to Christ Church Centre to create two new classrooms with courtyard, re-configure existing car park and create temporary car park in playing field. APPROVED
- 12/00084/REG3 - Installation of roof mounted solar photovoltaic (PV) panels. APPROVED 2012.
- 12/00009/FUL - New fire exit in existing wall, new footpath, and new 5m high green fence. APPROVED 2012.
- 08/00792/REG3 - Provision of one double modular classroom, to provide teaching spaces for two new classes, for a period of four years. APPROVED 2008.
- 06/00685/FUL - Disabled/visitor access ramp. APPROVED 2006.
- 02/00263/FUL - Single storey extension to accommodate head teachers office and free up existing office for storage. APPROVED.
- 94/00964/REG3 - Erection of 2500mm weld mesh fence on top of a brick boundary wall on rear side boundary. APPROVED.

- 94/00515/REG3 - To replace two gates 2.2m high x 1m wide. Install 5m of additional fencing. APPROVED

5. Consultations

1. Statutory:

None

5.2.1 Non-Statutory:

RBC Environmental Protection team – it is acknowledged that there will be a small increase in intensification with the potential for noise, in particular for the flats to the rear at Aveley Walk, however due the current use of the site, this is in keeping with the existing use for use during school hours for a small group of children and is considered acceptable in this instance.

RBC - Transport Development Control No objections given the small scale of work, subject to a Highways informative

Trees – RBC Planning Natural Environment – No objections due to the small scale area to be developed into a play area, subject to conditions to provide additional information relating to the required tree pruning and the protection of tree roots of adjacent trees during proposed construction and landscaping required at the site.

RBC Ecology – No comments have been received at the time of writing this report and an update will be provided.

Public consultation:

5.2.2 Two separate site notices were displayed around the application site, at the school and at Aveley Walk on 16 December 2025 for the statutory period.

No letters of representation have been received.

6. Legal context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF December 2024) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

6.2 In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).

6.3 Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

NPPF (December 2024, incorporating changes February 2025)

Section 2 - Achieving sustainable development

Section 4 - Decision-making

Section 8 - Promoting healthy and safe communities

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

NPPG (2014 onwards)

Reading Borough Local Plan 2019, policies:

CC1: Presumption in Favour of Sustainable Development

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity
EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN16: Pollution and Water Resources
OU1 – New and Existing Community Facilities
TR3: Access, Traffic and Highway-Related Matters

7. Appraisal

- I. Policy position
- II. Design and appearance
- III. Amenity
- IV. Biodiversity, Landscaping and Trees
- V. Transport

I) Policy Position

- 7.1 Christ Church CE Primary School is a voluntary aided primary school (a F1 Learning and non-residential institutions use under the Use Classes Order 1987 (as amended)). The application is therefore not for a change of use outside of the F1 use class, but does provide additional community benefit in accordance with Policy. The proposed fencing is not considered to be permitted development and is required to be considered under a planning application.

II) Design and appearance

- 7.2 The proposed site area is to the rear of 'The Nest' building at the end of Milman Road, the boundary with Aveley Walk and the tree lined boundary to the west is a metal mesh fence. There is a rear courtyard next to the location is used as an existing outside play area.
- 7.3 The appearance of the fence will be taller than the existing fence and will have a wooden anti climbing inlay. The area will be more enclosed, which is required for the safeguarding and protection of the children who would be using the area. The proposed fencing will be in keeping with the rest of the fencing along the northern boundary of the school. It will also smarten up the area to the rear of the existing storage area. Due to the small scale works, presence of the existing fence and size of the existing area, the development is considered to have minimal change in appearance and will have a small impact on the views to the rear of Aveley Walk which is considered acceptable in this instance. The main rear views from Aveley Walk will be onto the existing grass garden amenity and tree lined boundary to the rear,

III) Amenity

- 7.4 It is acknowledged that there will be an intensification in the use of the area, however children can currently access the storage area when supervised. It is proposed that the play area will be used for a small group of SEN children of around 8-10 children during school hours. It is situated next to an existing play area to the rear. As such the change of use from storage area to become an outside playground is not considered to result in a substantial increase in noise and disturbance and a minimal impact is considered acceptable in this instance. An "hours of construction" condition is recommended.

IV) Biodiversity, Landscaping and Trees

- 7.5 Given the small scale works proposed to the external area, and the favourable rooting environment elsewhere for the trees located along the boundary, the proposed small additional area of concrete is considered acceptable. However, an additional element is required to include an impermeable membrane before the concrete base is cast on site.

- 7.6 An additional brief statement is required to ensure that a membrane will be added or a pre-commencement condition for tree protection and construction works will be required. An additional application for tree works is also required in relation to any tree pruning required along the boundary. An update will be produced on feedback ahs been received from RBC ecology.

V) Transport

- 7.7 There are no transport objections to this application due to the small scale works. A works affecting the highway informative is recommended.

8. Equality implications

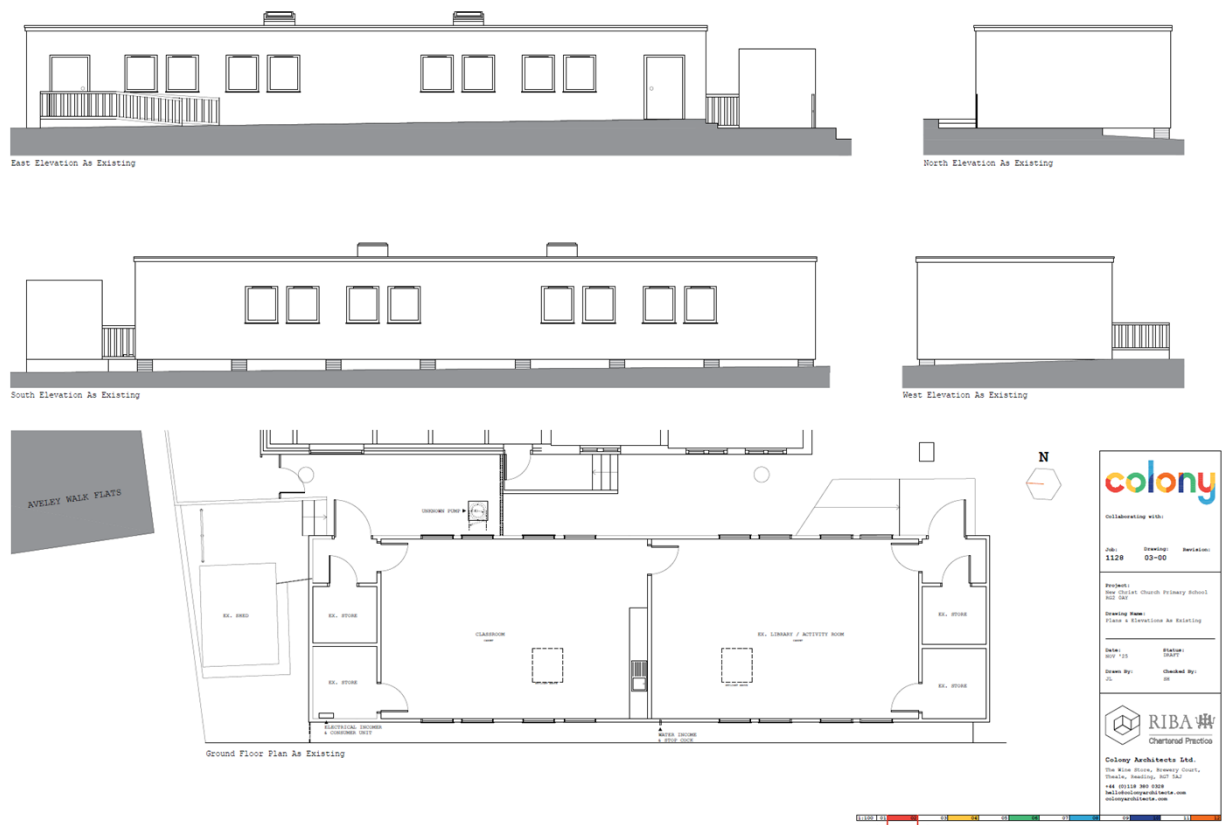
1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

9. Conclusion

- 9.1 The benefits to the school of creating a specific outside space for the SEN department are considered an important factor in the consideration of this application and on balance the proposal is considered acceptable. Planning Permission is recommended to be approved with conditions as set out above.

Plans & Appendices

1. Existing and proposed elevations and floor plans
1128 03-00 Existing plans and elevations



1128 03-10 Proposed plans and elevations

