

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

Direct  : 0118 9372112

27 January 2026

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

**NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 4 FEBRUARY 2026**

A meeting of the Planning Applications Committee will be held on Wednesday, 4 February 2026 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU (from Monday 26 January the public entrance to the Civic Centre will be on Bridge Street). The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		9 - 14
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		15 - 18
5. PLANNING APPEALS	Information		19 - 22
6. THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL	Information		23 - 26

**PLANNING APPLICATIONS TO BE CONSIDERED**

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

7. PL/22/1916 (FUL) - FORMER DEBENHAMS DEPARTMENT STORE, WEST OF YIELD HALL PLACE ('YIELD HALL PLACE 1'), THE ORACLE AND PL/22/1917 (FUL) - EXISTING VUE CINEMA COMPLEX WEST OF YIELD HALL PLACE/LONDON ROAD ('YIELD HALL PLACE 2'), THE ORACLE

Decision

ABBEY;  
KATESGROVE

27 - 236

Proposal: 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).

Recommendation: Permit subject to S106.

Proposal: PL/22/1917/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).

Recommendation: Permit subject to S106.

8. PL/25/0691 (OUT) - LAND WEST OF KIDMORE END ROAD, OXFORDSHIRE

Decision

EMMER GREEN

237 - 314

Proposal: 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).

Recommendation: That the Planning Applications Committee confirm that, had they been able to determine the planning application, they would have resolved to permit the application subject to S106.

Proposal: Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728.

Recommendation: Permit subject to conditions.

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