

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

Present: Councillors Gavin (Chair), Davies (Vice-Chair), Dominguez, Ennis, Foster, Hornsby-Smith, Leng, McCann, Moore, Stevens and Williams.

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

Apologies: Councillors Yeo.

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 29 April 2026 were agreed as a correct record and signed by the Chair.

2. QUESTIONS

A question on the following matter was submitted by a member of the public:

Questioner	Subject
Tony Page	Sir John Madeski Way Consultation

(The full text of the question and reply was made available on the Reading Borough Council website).

3. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications. The report also listed previously agreed site visits which were yet to take place.

Resolved - That no additional site visits be arranged at this time.

4. 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 seven new appeals lodged since the last Committee.

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

Resolved –

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

5. ANNUAL PERFORMANCE - BUILDING CONTROL AND DEVELOPMENT MONITORING 2025-26

The Committee considered a report on the work and performance of the Building Control team and the results of the annual development monitoring exercise, for the period 1 April 2025 to 31 March 2026, with comparisons against previous years.

The report served as an addition to the annual performance report on development management that was considered by the Committee on 29 April 2026 (Minute 70 refers).

Resolved – That the report be noted.

6. PL/26/0555 - PROPOSED CROWN LIFTING OF ONE LIME TREE AT 27 RIDGE HALL CLOSE, CAVERSHAM

The Committee received a report on the proposed crown lifting of one lime tree at 27 Ridge Hall Close, Caversham, which was subject to a Tree Protection Order (TPO). The tree was marked as T17 on plan TPO 3/09, a copy of which was attached at Appendix 1.

The application proposed crown lifting to address the tree's lower branches overhanging the applicant's rear garden. The works were considered reasonable, as they would provide better clearance above the garden and allow increased light beneath the tree's canopy. Details of the intended works were set out in the report, and the extent of the proposed works was illustrated in photographs appended to the report at Appendix 2. In accordance with the Council's Constitution, the application had been referred to Committee for determination, as it had been submitted by a relevant employee of the Council.

The report stated that the proposed works would not harm the tree's future health or affect its appearance and, consequently, its amenity value. The report therefore recommended that the works be approved.

Resolved – That the proposed tree works be approved.

7. PL/26/0138 (FUL) - HEMDEAN HOUSE SCHOOL, HEMDEAN ROAD, CAVERSHAM

Redevelopment and demolition of buildings, erection of 51no. retirement apartments and conversion of the former School House to form 10no. general open market apartments including communal facilities, access, car parking and landscaping. The conversion of former gate house lodge to form 1no. general open market dwelling.

The Committee considered a report on the above application.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 JUNE 2026

An update report was tabled at the meeting that set out the contents of a letter received on 29 May 2026 from the owner of the nursery on the site. The update report stated that the contents of the letter did not alter the recommendation to refuse the application and that concern remained about the loss of the school and nursery use. The update report also corrected typographical errors in the wording of the reasons for refusal, provided clarification on amendments needed to the informatives, and addressed additional clarifications and corrections to errors contained within the original report.

Comments and objections were received and considered.

Objector Tom Brooks attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That application PL/26/0138/FUL be refused planning permission for the reasons set out in the original report, with the amendments to reasons set out in the update report, and with the informatives as set out in the original report and as amended by the update report;**
- (2) That the Director for Planning, Transport and Public Protection Services be authorised to amend, remove or add to the reasons for refusal.**

(The meeting started at 6.30 pm and closed at 7.19 pm)