

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 22 JULY 2026

Present: Councillors Davies (Vice-Chair in the Chair), Dominguez, Ennis, Hornsby-Smith, Leng, McCann, Moore, Williams and Yeo.

Apologies: Councillors Gavin, Foster, Saadat and Stevens.

RESOLVED ITEMS

13. MINUTES

The Minutes of the meeting held on 1 July 2026 were agreed as a correct record and signed by the Chair.

14. 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.

It was reported at the meeting that the site visit for Station Hill (PL/26/0415) had taken place on 16 July 2026.

It was also reported that the site visit to 80 Whitley Wood Road (PL/26/0277) had not yet been rearranged.

Resolved –

That no additional site visits be arranged at this time.

15. 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 three new appeals lodged since the last Committee. Appendix 2 to the report set out details of one appeal decided since the last Committee.

Resolved –

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

16. FIRST QUARTER PERFORMANCE MONITORING REPORT 2026-2027

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The Committee received a report on the work and performance of the Planning Development Management and Building Control team for the first quarter of 2026-27 (April to June 2026), including a comparison to the corresponding quarter of the previous year. The report focussed on planning and building control application processing performance and fee income.

Resolved –

That the report be noted.

17. PL/26/0573 (FUL) - THE ORACLE, BRIDGE STREET

Full planning application for the removal of the existing rooftop safety lines and handrails and replacement with rooftop safety rails and installation of fixed ladder.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That planning permission for application PL/26/0573 (FUL) be granted, subject to the conditions and informatives set out in the report.

18. PL/26/0785 (REG3) - READING CENTRAL LIBRARY, ABBEY SQUARE

Installation of temporary security hoarding, mesh screens and associated security measures to the Central Library, Abbey Square, Reading, to secure the vacant building against unauthorised access, vandalism and anti-social behaviour pending determination of its future use.

The Committee considered a report on the above application.

At the meeting it was requested that Ward Councillors would be informally consulted regarding the scheme for decorative artwork for the security hoardings but that this did not necessitate a formal condition.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/26/0785 (FUL/REG3) be authorised, subject to the conditions and informatives as recommended in the report;
- (2) That the scheme for decorative artwork for the security hoardings be approved in consultation with Ward Councillors.

19. PL/26/0614 & PL/26/0617 (REG3) - CAVERSHAM COURT, CHURCH ROAD, CAVERSHAM

PL/26/0614 (FUL) - Repair and conservation work to the Gazebo, Causeway, Stable Block boundary wall and gate piers, East (screen) wall gates and gates opening and buttress to the adjacent garden wall.

PL/26/0617 (LBC) - Listed building consent for the above.

The Committee considered a report on the above applications.

Comments were received and considered.

Resolved –

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of development PL/26/0614 (FUL/REG3) be authorised, subject to the conditions and informatives as recommended in the report;
- (2) That Listed Building Consent for application PL/26/0617 (LBC/REG3) be granted, subject to the conditions and informatives as recommended in the report.

20. PL/25/1338 (VAR) - 9 UPPER CROWN STREET

Application under Section 73 to vary Condition 2 (approved plans) of Planning Permission ref. PL/23/0814: (Demolition of existing buildings and structures, associated re-use of frame with basement level used for car parking and servicing, erection of 3 no. residential blocks containing 46 no. dwellings above, associated parking (including replacement), access works and landscaping, relocation of substations and associated works to rear of indigo apartments to facilitate pedestrian access) to add dormers to the front roof slope of building 1 (terrace houses) and to the top floor of building 2 (central block), addition of ensuites to a number of the 2b3p units in building 2, other minor changes to the layouts of all three buildings, addition of 2 tandem vehicle parking spaces at basement level which will include EV charging and to reduce the affordable housing provision of the development.

The Committee considered a report on the above application which sought the variation of Condition 2 attached to planning permission PL/23/0814, the details of which were set out in the report. The report had appended the original report and update report on application PL/23/0814 that had been considered by the Committee on 4 October 2023 (Minute 45 refers).

A verbal update was provided at the meeting noting that the site location plan (P001 Rev 3) had been omitted from the documents listed in the report and would need to be included in the approved plans should planning permission be granted. A verbal update was also provided at the meeting regarding Figure 6A (page 100) which showed the location of the

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affordable housing units as being on the ground and first floors; it was clarified that the five affordable housing units would be located across the ground, first and second floors of Building 3.

Comments and objections were received and considered.

Objector, Christopher McElroy, and the applicant's agent, Thomas Rumble, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Director of Planning, Transport and Public Protection Services be authorised to grant Section 73 variation of condition planning permission for application PL/25/1338 (VAR), subject to the completion of a Section 106 legal agreement by 28 August 2026 (unless a later date be agreed by the Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report;
- (2) That the Director of Planning, Transport and Public Protection Services be authorised to make such minor changes to the conditions, Heads of Terms and details of the legal agreement as may reasonably be required to issue the permission;
- (3) That, in the event of the requirements set out not being met, the Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (4) That planning permission be subject to the conditions and informatives as recommended in the report.

21. PL/26/0550 (REG3) - WILSON PRIMARY SCHOOL, WILSON ROAD

Full planning application for a new storage building in school playground (retrospective).

The Committee considered a report on the above application.

At the meeting the Vice-Chair (in the Chair) informed the Committee that he would write to the Director of Education to ask them to remind schools of their obligation to ensure that planning applications were submitted prior to the commencement of any works and to remind schools that advice could be sought from the Planning department as to whether planning permission was required or not.

Comments were received and considered.

Resolved –

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That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/26/0550 (FUL/REG3) be authorised, subject to the conditions and informatives as recommended in the report.

22. PL/25/0697 (VAR) - FORMER GAS HOLDER SITE, ALEXANDER TURNER CLOSE

Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space without complying with conditions 2 (approved plans), 11 (noise mitigation), 12 (ventilation strategy), 26 (SuDS) and 35 (vehicle parking) of planning permission ref. PL/19/0627 for changes to design, layout, unit mix, vehicle parking, refuse storage, landscaping, noise mitigation, ventilation strategy and energy strategy.

The Committee considered a report on the above application that sought the variation of conditions attached to planning permission PL/19/0627, the details of which were set out in the report.

The report had appended the original report and update report relating to application PL/19/0627, which had been considered by the Committee on 13 November 2019 (Minute 80 refers), together with a copy of the decision notice issued for that application on 16 July 2021.

At the meeting, it was agreed that an informative be added to ensure that provision was made in the bin storage area for future glass collections.

It was also noted at the meeting that there was a lack of clarity regarding parking provision and the Committee agreed that an additional condition be imposed requiring the submission and approval of a parking management strategy, parking allocation plan or similar scheme. The purpose of the condition would be to clarify the allocation and management of parking spaces within the development and ensure that the needs of residents, disabled users and EV charging users were appropriately accommodated. The details of the scheme submitted pursuant to the condition would be considered in consultation with the Chair, Vice-Chair and relevant Ward Councillors before being approved.

Comments and objections were received and considered.

Resolved –

That application PL/25/0697 (VAR) for the variation of conditions for planning permission PL/19/0627, be granted, subject to:

- (a) The varied conditions as set out in the report;
- (b) The addition of a condition requiring the submission and approval of a parking management strategy, parking allocation plan or similar scheme, the details of which shall be considered in consultation with the Chair, Vice-Chair and relevant Ward Councillors;

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- (c) The informatives as per the extant planning permission (PL/19/0627); and
- (d) The addition of a further informative regarding the provision of adequate space in the bin storage area for future glass collections.

(The meeting started at 6.30 pm and closed at 8.12 pm)