

To: Councillor Gavin (Chair)
Councillors Davies, Dominguez, Ennis,
Foster, Hornsby-Smith, Leng, McCann,
Moore, Saadat, Stevens, Williams and Yeo

Direct ☎ : 0118 9372112

1 September 2026

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 9 SEPTEMBER 2026

A meeting of the Planning Applications Committee will be held on Wednesday, 9 September 2026 at 6.30 pm in the Council Chamber, Civic Centre, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
<u>KEY TO CODING</u>			
1. DECLARATIONS OF INTEREST	-		
2. MINUTES	-		9 - 18
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		19 - 22
5. PLANNING APPEALS	Information		23 - 28
6. DEFERRED PAYMENT MECHANISMS	Information		29 - 34

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PLANNING APPLICATIONS TO BE CONSIDERED

- | | | | | |
|-----------|--|----------|-------------------|-----------|
| 7. | PL/26/0958 (FUL/REG3) -
ABATTOIRS ROAD | Decision | ABBEY | 35 - 72 |
| | Proposal: Extension of the temporary planning permission, as approved under PL/21/1010, for the now constructed and fully operational 40 no. sleeping units and 3 no. support units for rough sleepers until 31st March 2028. (amended) | | | |
| | Recommendation: Approve with conditions. | | | |
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| 8. | PL/25/0705 (DOV) - LAND AT
MADEJSKI STADIUM, SHOOTERS
WAY | Decision | WHITLEY | 73 - 100 |
| | Proposal: Proposed S106 Deed Of Variation In Relation To Planning Application Reference PL/16/0199. | | | |
| | Recommendation: Agree Deed of Variation. | | | |
| | | | | |
| 9. | PL/25/1570 (ADJ) - HALL FARM,
CHURCH LANE, ARBORFIELD
(LODDON GARDEN VILLAGE) &
PL/25/1651 (ADJ) - LAND NORTH
OF MOLE ROAD AND CHURCH
LANE, NEWLANDS FARM | Decision | OUT OF
BOROUGH | 101 - 152 |

Proposal:

PL/25/1570 (ADJ) - Adjacent Authority Consultation (Wokingham) - Hybrid planning application 252498 (part in full, part in outline) comprising outline application for: up to 2,800 residential units to include up to 100 custom and selfbuild plots; 2 primary schools (up to 3 forms of entry) to include early years provision and 1 secondary school (up to 12 forms of entry); one District Centre, to incorporate up to 11,000m² of Class E (Commercial, Business and Service, to include a food store of around 2,500m²), and Class F (Local Community and Learning); one Local Centre, to incorporate up to 2,400m² of Class E; a Sports Hub to include sports pitches and pavilion space; up to 4,250m² of further Class E, Class F, and sui generis development to include commercial, health care and public house; associated green infrastructure, landscaping, public open space, play areas, and ecological enhancement measures; 20 gypsy and traveller pitches; drainage and flood alleviation measures to include Sustainable Urban Drainage Systems (SUDS) and engineering measures within Loddon Valley for the River Loddon; associated highway / transport / supporting infrastructure including spine road, pedestrian and cycle connections; associated utilities, infrastructure, and engineering works, including the undergrounding of overhead lines and an electricity substation; up to 0.5ha of land adjoining St Bartholomew's Church for use as cemetery. All matters reserved other than access, incorporating: access to highways, incorporating: a new pedestrian, cycle and vehicular access to Lower Earley Way via a new 4th arm to the Meldreth Way roundabout; a new pedestrian, cycle and vehicular bridge over the M4; a new pedestrian, cycle and vehicular bridge over the River Loddon; a new vehicular access to the A327 Reading Road, via a new arm to the Observer Way roundabout; a new pedestrian, cycle and vehicular access to Thames Valley Science Park; Phase 1 of internal roads including pedestrian / cycle routes, associated infrastructure, drainage and landscaping.

Recommendation: Send comments.

Proposal:

PL/25/1651 (ADJ) - Adjacent Authority Consultation (Wokingham) - Outline planning application with all matters reserved other than principal access from Mole Road, for up to 430 dwellings, associated infrastructure to include a connection through to the proposed Spine Road, ref. 252498, new pedestrian cycle link connecting Byway ARB03 Carter's Hill Lane and Byway ARB08 Ellis's Hill, associated landscaping to include formal and informal public open space, biodiversity enhancements and associated utilities, infrastructure, and engineering works.

Recommendation: Send comments.

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