

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 SEPTEMBER 2026

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

Apologies: Councillor Foster

RESOLVED ITEMS

25. MINUTES

The Minutes of the meetings held on 22 July and 12 August 2026 were agreed as correct records and signed by the Chair.

26. 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.

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

It was requested that in future the report include which appeals had been validated and were therefore viewable on the Planning Inspectorate's system at the time of writing.

Resolved –

- (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;
- (3) That in future the report include which appeals had been validated and were therefore viewable on the Planning Inspectorate's system at the time of writing.

28. DEFERRED PAYMENT MECHANISMS

The Committee received a report on the degree to which deferred payment mechanisms had led to financial contributions towards affordable housing in cases where a policy-compliant level of affordable housing could not be provided. A list of legal agreements with financial contributions was attached at Appendix 1 together with any contributions made through a deferred payment mechanism.

The report explained that deferred payment mechanisms were a standard tool, used by local authorities and accepted by the industry in cases where a development could show that the viability assessment demonstrated to officer satisfaction that a development would not be viable if a policy compliant (for example 30% for developments of ten dwellings or more) level of affordable housing was provided, either through dwellings on site or a financial contribution. These mechanisms used a later viability calculation to assess whether sale values had increased or build costs decreased leading to an increase in actual profit that could be shared between the developer and the Council in the form of an off-site financial contribution.

Since 2012, 55 planning permissions had been granted in Reading with a deferred affordable housing mechanism in one form or another. Of these, nine agreements had made a payment under the review mechanism, with all but one below the maximum cap value specified in the agreement. A further four agreements had reached the relevant trigger point, but no payment had resulted from the submitted information (two were currently being audited to confirm this). The remaining agreements had either expired from a planning permission perspective or had yet to reach the relevant trigger point for assessment. Early in the reporting period, the offsite contribution had been generally closer to policy compliance, but more recently there had been an increased number of agreements with a reduced contribution or no initial off-site contribution at all.

The deferred payment mechanisms had generated £5.5m over this period, including £3.5m from Kennet Island and £1.6m from Kings Point (now Verto), which were permissions from 2012 and 2015 respectively. Over the same period offsite financial contributions had in total secured £31m and delivered £16m from 346 agreements, so deferred payment mechanisms represented a small but important part of the overall financial contributions.

Resolved – That the report be noted.

29. PL/26/0958 (FUL/REG3) - ABATTOIRS ROAD

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).

The Committee considered a report on the above application. An update report was tabled at the meeting that gave details of additional consultation responses received from Council Planning (Natural Environment) and Environmental Protection officers and which recommended an additional condition for a litter management strategy.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 SEPTEMBER 2026

A verbal update was given at the meeting explaining that two public consultation responses had been received by the 8 September 2026 consultation deadline, but not in time for officers to review the comments, discuss with appropriate parties and provide a full assessment for the Committee's consideration. It was therefore recommended that consideration of the application be deferred until the next meeting.

Resolved –

That consideration of application PL/26/0958 (FUL) be deferred to allow officers to assess the consultation responses.

30. PL/25/0705 (DOV) - LAND AT MADEJSKI STADIUM, SHOOTERS WAY

Proposed S106 Deed of Variation in Relation to Planning Application Reference PL/16/0199.

The Committee considered a report on the above application.

A verbal update was given at the meeting correcting an error in the report, explaining that the applicant was RFC Prop Co Ltd not Reading Borough Council.

Comments were received and considered.

Resolved –

That the Director of Legal and Democratic Services be authorised to agree a Deed of Variation to amend Schedule 6 Clauses 5 and 6 to the S106 Legal Agreement number 4308 associated with planning permission PL/16/0199 as recommended in the report.

31. 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

PL/25/1570/ADJ - Proposal: 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 self-build 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

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 SEPTEMBER 2026

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.

PL/25/1651/ADJ - 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.

The Committee considered a report on adjacent authority consultations from Wokingham Borough Council regarding the above applications.

A verbal update was given at the meeting correcting an error in the report, explaining that the references to Paragraphs 116 and 117 of the National Planning Policy Framework (NPPF) in the recommended reason for objection were from the old NPPF and these should be updated to Policies TR4 and TR6 of the new NPPF.

Resolved –

- (1) That Wokingham Borough Council be informed that Reading Borough Council raised an objection to both applications PL/25/1570 and PL/25/1651 for the following reason:
 - Insufficient information has been submitted with the planning application to enable the highways, traffic and transportation implications of the proposed development to be fully assessed (this includes insufficient information relating air quality (AQMA) impacts upon Reading from additional traffic resulting from the development and arboricultural and noise impacts from off-site highway mitigation works proposed to take place within Reading). From the information submitted, it is considered that the additional traffic likely to be generated by the proposal would adversely affect the safety and flow of users of the existing road network within Reading, contrary to Policy CP6 of the Adopted Wokingham Core Strategy and Policies TR4 and TR6 of the National Planning Policy Framework.
- (2) That Wokingham Borough Council be informed that Reading Borough Council (RBC) requested for both applications PL/25/1570 and PL/25/1651 that:

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 9 SEPTEMBER 2026

- (a) There should be appropriate provision within the proposal, or through suitable off-site mitigation measures, to address the demands of new residents in terms of education, health and leisure facilities, in order to ensure that the proposal does not negatively impact on the infrastructure within RBC and that there should be appropriate liaison with RBC and other relevant organisations in the delivery of appropriate infrastructure provision to support the proposal. Such provision should be appropriately phased to support the level of development coming forward. If it cannot be demonstrated to RBC's satisfaction that suitable mitigation would be provided and secured by WBC as part of the proposals, then RBC may require contributions towards similar facilities within the south of the Borough that could be impacted by the additional housing proposed so close to Reading.
- (b) In the event that WBC is minded to approve, RBC would need to be party to any s106 agreement(s) that secures mitigation measures within Reading Borough.
- (3) That Wokingham Borough Council be sent a copy of the report for their information and use.

(The meeting started at 6.30 pm and closed at 7.18 pm)