

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 12 AUGUST 2026

Present: Councillors Gavin (Chair), Foster, Hornsby-Smith, Leng, Moore, Saadat, Stevens, Williams and Yeo.

Also in attendance: Councillors Dominguez and McCann attended the meeting as observers via Microsoft Teams. Councillor McCann attended for Item 23 only.

Apologies: Councillors Davies and Ennis.

RESOLVED ITEMS

23. DECLARATIONS OF INTEREST

Councillor McCann declared an interest in Item 24 as the developer, Lincoln MGT, was a partner organisation of one of her employers, Ethical Reading. She left the Teams meeting and took no part in the debate or decision on the item.

24. PL/26/0415 (REM) - STATION HILL

Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D at Station Hill, Reading, comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.

The Committee considered a report on the above Reserved Matters application. Comments received from the Council's Development Control Manager, submitted on behalf of the Highway Authority, were appended to the report at Appendix 1, comments from Active Travel England were appended at Appendix 2 and a selection of submitted drawings was appended at Appendix 3.

An update report was tabled at the meeting which included updated drawings showing street trees, street furniture and landscaping. The update report also set out further comments received from the Council's Transport Development Control Manager on behalf of the Highway Authority, together with Planning Officers' responses to those comments. The update report also highlighted a minor correction to the main report (paragraph 6.49 referred to paragraph 196 of the National Planning Policy Framework (NPPF), whereas it should have referred to paragraph 215).

A verbal update was provided at the meeting that the reference on page 8 of the main agenda to the "Director of Planning Transport and Regulatory Services" should be amended to refer to the "Director of Planning, Transport and Public Protection". It was also noted that Condition 2 (page 8 of the main agenda) should refer to a "2.4" metre clear

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single stem, rather than “2.3” metres, to ensure consistency with the proposed Section 106 amendment.

Brick samples provided by the applicant were displayed in the Council Chamber for the Committee to view.

Comments and objections were received and considered.

Resolved –

- (1) That the Director of Planning, Transport and Public Protection be authorised to grant reserved matters approval for the reserved matters of access, appearance, landscaping, layout and scale, subject to the satisfactory completion of a Deed of Variation to vary the existing Section 106 legal agreement in respect of permission 192032 by 2 December 2026 (or such later date as may be agreed by the Director of Planning, Transport and Public Protection Services in writing) as follows:
 - (a) **Decentralised Energy** – vary the S106 agreement to allow alternative heating approach as set out in Energy Statement Revision 02 dated 20 February 2026 (heating approach only - SAP calculations in respect of Zero Carbon obligation to be agreed separately).
 - (b) **Location of Affordable Housing** – vary the S106 agreement to allow all Affordable Housing (12.5% of the total number of dwellings) to be provided in Block A and Block B only, and to require all Affordable Housing to be provided prior to occupation of 75% of the market dwellings within Blocks A and B and prior to first occupation of any dwelling within Plot D.
 - (c) **Off Site Highway Works** – vary the S106 agreement to include additional off-site tree planting and other wind mitigation measures as shown on submitted drawings and their subsequent maintenance under a Section 142 Licence (highway trees to have 2.4 metre minimum single stem). Provision of wind mitigation baffles installed and maintained under a Section 115E Licence. The trees, baffles and all associated works shall be incorporated into the Section 278 Agreement.
- (2) That, in the event of the requirements set out not being met, the Director of Planning, Transport and Public Protection be authorised to refuse reserved matters approval;
- (3) That the Director of Planning, Transport and Public Protection be authorised to make such amendments and additions to the proposed conditions and/or planning obligations as may be reasonably be required to issue the permission;

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- (4) That reserved matters approval be subject to the conditions and informatives as recommended in the original report.

(Councillor McCann declared an interest in this item on the grounds that Lincoln MGT was a partner organisation of one of her employers, Ethical Reading. She left the Teams meeting and took no part in the debate or decision on the item.)

(The meeting started at 6.30 pm and closed at 7.14 pm)