

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 2 APRIL 2025

- Present:** Councillor Davies (Vice-Chair, in the Chair);
Councillors Cresswell (for Items 87-93), Ennis, Hornsby-Smith,
Leng, Lovelock, Rowland, Tarar and Yeo
- Apologies:** Councillors Gavin (Chair), Goss and Moore

RESOLVED ITEMS

87. MINUTES

The Minutes of the meeting held on 5 March 2025 were agreed as a correct record and signed by the Chair.

88. 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.

89. 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 one new appeal 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 appeal, 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.

90. LOCAL LISTING - CAVERSHAM ROAD FIRE STATION, INCLUDING A DETACHED HOUSE AND OUTBUILDINGS, AND EIGHT RESIDENTIAL PROPERTIES ON BARRY PLACE TO THE REAR

The Committee considered a report on a proposal to add Caversham Road Fire Station complex and eight residential properties on Barry Place to the List of Locally-Important

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Buildings and Structures. The report identified the buildings as being of local historical and architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - Location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - Proposed local list text

Resolved –

That Caversham Road Fire Station, including a detached house and outbuildings, and eight residential properties on Barry Place to the rear, be added to the List of Locally Important Buildings and Structures.

91. LOCAL LISTING - 2 MILL GREEN

The Committee considered a report on a proposal to add 2 Mill Green, Caversham to the List of Locally Important Buildings and Structures. The report identified the building as being of local architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - Location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - Proposed local list text

Resolved –

That 2 Mill Green be added to the List of Locally Important Buildings and Structures.

92. LOCAL LISTING - HEMDEAN HOUSE SCHOOL AND LODGE

The Committee considered a report on a proposal to add Hemdean House School and Lodge, Hemdean Road, Caversham to the List of Locally-Important Buildings and Structures. The report identified the building as being of local historical and architectural importance and made an assessment based on the Council's published Local List criteria for inclusion on the list. The following documents were attached to the report:

- Appendix 1 - Location map
- Appendix 2 - Nomination form (with landlord's comments)
- Appendix 3 - Proposed local list text

Resolved –

That Hemdean House School and Lodge be added to the List of Locally Important Buildings and Structures.

93. PL/24/0173/FUL - BROAD STREET MALL

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Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

The Committee considered a report on the above application. An update report was tabled at the meeting which made amendments to the proposed Heads of Terms of the s106 legal agreement relating to on-site affordable housing, medical facility, heat network and energy, rooftop car park improvement scheme and clarification of the maximum permitted number of dwellings. The update report also set out a number of corrections and clarifications to the original report. A verbal update was given at the meeting to make a minor amendment to the recommendation regarding the heat network.

Comments and objections were received and considered.

Objector Anthony Ihringer, representing the Baker Street Area Neighbourhood Association, Jonathan Walton, on behalf of the applicant, and Ward Councillor Mohammed Ayub, attended the meeting and addressed the Committee on this application.

Resolved –

That consideration of application PL/24/0173 (FUL) be deferred, in order to seek further information on matters raised by the Committee including the possibility of increased on-site affordable housing provision, the approach to open space including play areas, the quality of the proposed public realm, car parking proposals including disabled and EV charging spaces, the wording of affordable housing tenant nomination rights, the proposed study into a feasibility scheme for bridging and/or environmental improvements over the IDR, and the amenity and outlook of the proposed north-facing units.

94. PL/24/1501/FUL - 20-30 GREYFRIARS ROAD

Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (*Sui Generis*) and associated communal amenity facilities, bins storage, cycle parking and plant equipment.

The Committee considered a report on the above application. An update report was tabled at the meeting which made minor amendments to the proposed Heads of Terms of the Section 106 legal agreement, relating to the public realm and transport. The update report also set out a number of clarifications and corrections to the original report.

Comments were received and considered.

Resolved –

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- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/24/1501/FUL, subject to the completion of a Section 106 legal agreement by 12 June 2025 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report, as amended by the update report;
- (2) That the Assistant 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 Assistant 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 original report.

95. PL/25/0093/REG3 - 66 LYNDHURST ROAD

Single storey rear extension and renovation of existing dwelling

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development PL/25/0093/REG3 be authorised, subject to the conditions and informatives as recommended in the report.

96. PL/25/0314/ADJ - SHINFIELD PARK

Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition

The Committee considered a report on an adjacent authority consultation from Wokingham Borough Council regarding the above application.

Resolved –

- (1) That Wokingham Borough Council (WBC) be advised that the Council raised no objections in planning terms to application 250415;

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- (2) That WBC be advised to look carefully at accident data at the junctions onto the B3270;
- (3) That consultation with Reading Borough Council be requested on the Construction Method Statement in order to minimise/avoid transport routes including central Reading;
- (4) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to provide any final comments, as necessary.

(The meeting started at 6.30 pm and closed at 9.05 pm)