

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 MARCH 2026

Present: Councillor Gavin (Chair);
Councillors Davies (Vice-Chair), Ennis, Hornsby-Smith, Lovelock, McCann, Moore, Rowland, Tarar, Williams and Yeo

Apologies: Councillors Goss and Leng

RESOLVED ITEMS

58. MINUTES

The Minutes of the meeting held on 4 February 2026 were agreed as a correct record and signed by the Chair.

Minute 56 of the previous meeting, relating to planning application PL/25/0691 for Land West of Kidmore End Road, set out the decision that the Committee would have made if it had been able to determine the application, which the Council would present to the Planning Inspectorate in respect of the forthcoming appeal.

The Committee noted that it had been agreed at the previous meeting to amend the recommended decision set out in the report, to increase the Section 106 financial contribution for upgrading of the operating system and/or improvements to pedestrian and cycle facilities at the junction of Peppard Road / Henley Road / Westfield Road / Prospect Street from £50,000 to £150,000, in order to help mitigate the impact of the development on traffic.

It was further noted that, during the debate on the application, members of the Committee had also expressed an intention to remove the fettering of this financial contribution to the specific junction, but that the resolution had not been amended accordingly when put to the vote. It was therefore proposed and agreed at the meeting that an additional resolution be agreed as set out below, to be included in the representations submitted by the Council to the planning appeal.

Resolved –

That, if the Committee had been able to determine application PL/25/0691, it would have resolved to grant permission subject to a financial contribution of £150,000 towards identified highway/active travel (pedestrian and cycling) improvement works within the local area, which would be impacted by trips to and from the development.

59. 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.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 MARCH 2026

A verbal update was given at the meeting to explain that it was planned to arrange the previously agreed site visit for application 240846/FUL - Napier Court, Napier Road, for the next scheduled site visits date of 26 March 2026 as the application would soon be ready for consideration by the Committee.

Resolved -

That no new site visits be arranged.

60. 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 four new appeals lodged since the last Committee. Appendix 2 to the report set out details of two appeals 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 appeals, as set out in Appendix 2, be noted.

61. PL/26/0080 - PROPOSED FELLING OF ONE COUNCIL OAK TREE ADJACENT TO ELIZABETH HOUSE, GOSBROOK ROAD AND PL/26/0063 - TWO COUNCIL ASH TREES AT THE FORMER HEIGHTS PRIMARY SCHOOL, 82 GOSBROOK ROAD

The Committee considered a report on the proposed felling of one council Oak tree adjacent to Elizabeth House, Gosbrook Road and two council Ash trees at the former Heights Primary School, 82 Gosbrook Road. The trees were shown as T1 and G1 respectively on TPO plan 7/08 attached to the report at Appendix 1. Photographs were attached at Appendix 2 and replacement planting details at Appendix 3.

The report explained that the works proposed were necessary in order to appropriately manage the risk the trees presented and there were no feasible alternatives to felling. Replacement planting would be carried out, as was normal following felling of council trees, but also secured via condition. No objection or comments had been received as a result of the public notice and it was therefore recommended that the works be approved.

At the meeting it was moved and agreed that an additional condition be added to require consultation with residents on the location for the replacement oak tree.

Resolved –

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 MARCH 2026

That the proposed tree works be approved, with the additional condition agreed at the meeting to require consultation on the location for the replacement oak tree.

62. **PL/19/0549 (FUL) - SHILLINGFORD HOUSE, 78 OXFORD ROAD**

Demolition of existing three storey building containing 4 x ground floor retail units and 4 x flats to first and second floors and erection of a six storey building containing 3 x ground floor retail units and 13 x flats (6 x 1 bed, 6 x 2 bed and 1 x 3 bed) with associated enclosed communal areas, bin store, services room and cycle storage facility (amended description).

The Committee considered a report on the above application. An update report was tabled at the meeting which set out additional information provided by the applicant regarding waste storage, confirming how occupiers of the flats using the external terrace area would be secure and details on the appearance of the proposed building. Two amendments to conditions were proposed.

Comments and objections were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/19/0549 (FUL), subject to the completion of a Section 106 legal agreement by 8 May 2026 (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;
- (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, with the amended conditions as recommended in the update report.

63. **PLANNING ENFORCEMENT - PERFORMANCE REPORT**

The Committee received an update report on the Planning Enforcement service. The report outlined the current status of enforcement investigations and actions regarding unauthorised development sites within Reading and the outcomes of recent Town and Country Planning Act 1990 s179 proceedings against non-compliance with an enforcement notice. The following confidential appendices were attached to the report:

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 MARCH 2026

- Appendix 1 - s188 Enforcement Notices Register since June 2023 with additional confidential status information
- Appendix 1b – Enforcement Notices withdrawn from the Register
- Appendix 2 - s215 Notices Register
- Appendix 3 - s38 Listed Building Enforcement Notices
- Appendix 4 - Images of cases before and after enforcement action
- Appendix 5 - Images of existing appeal cases

The Appendices contained exempt information under Paragraph 6 of Part 1 of Schedule 12A of the Local Government Act 1972, as amended, and were considered in closed session (see Minute 65 below).

At the meeting it was suggested that officers investigate providing updates to Ward Councillors on planning enforcement cases.

Resolved –

That the report be noted and the Committee record their appreciation of the work done by the Planning Enforcement service and progress made in 2025/26.

64. EXCLUSION OF THE PRESS AND PUBLIC

That pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 65 below as it was likely that there would be a disclosure of exempt information as defined in Paragraph 6 specified in Part 1 of Schedule 12A to that Act.

65. PLANNING ENFORCEMENT - CONFIDENTIAL ANNEX

The Committee reviewed the confidential appendices submitted with the Planning Enforcement Performance report (see Minute 63 above).

Resolved –

That the appendices to the report be noted.

(The meeting started at 6.30 pm and closed at 8.00 pm)