

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 10 SEPTEMBER 2025

Present: Councillor Gavin (Chair);

Councillors Davies (Vice-Chair), Ennis, Goss, Hornsby-Smith, Leng, Lovelock, McCann, Moore, Rowland, Tarar, Williams and Yeo

RESOLVED ITEMS

14. MINUTES

The Minutes of the meeting held on 25 June 2025 were agreed as a correct record and signed by the Chair.

15. DECLARATIONS OF INTEREST

Councillor Ennis declared a pecuniary interest in Item 21 as he was employed by the applicant.

16. 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.

It was reported at the meeting that an accompanied site visit was proposed for the following application – PL/24/1155 - John Lewis Collection Site, Crosslands Road – as it was due to be considered at the October Committee meeting. It was also proposed that an accompanied site visit be carried out to view the residential development being developed on the former Reading Golf Club, Kidmore End Road, Emmer Green (PL/21/1843).

Resolved -

- (1) That the following application be the subject of an accompanied site visit on 2 October 2025 or an alternative date:

PL/24/1155 – JOHN LEWIS COLLECTION SITE, CROSSLANDS ROAD

Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1/F2), residents' facilities, landscaping, public realm, amenity space and cycle parking. (Amended description)

- (2) That the following application be the subject of an accompanied site visit on 30 October 2025, and Ward Councillors and the MP be invited to attend:

PL/21/1843 – READING GOLF CLUB, KIDMORE END ROAD, EMMER GREEN

Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (c3 use) to include affordable housing and public open space at the former Reading Golf Club.

17. 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. An update report was tabled at the meeting which corrected errors in the original report and provided commentary on the appeal decisions.

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 eight 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.

18. PL/25/1128 - PROPOSED TREE WORK TO ONE COUNCIL PLANE TREE IN LANCING CLOSE

The Committee considered a report on proposed work to one Council-maintained Plane tree on Council land at the end of Lancing Close, which was subject to a Tree Protection Order (TPO). The tree was shown as T12 on plan TPO 29/13 attached to the report at Appendix 1.

The report explained that on 8 August 2025 an application had been received from the Tree Surveyor in Streetscene seeking consent to crown lift (remove/reduce lower branches of) the tree up to 4-4.5m above ground level (application reference PL/25/1128). The reason for the pruning was cited as being that 'Branches are hanging down low over the adjoining school playground and also some branches are resting on the adjoining garage roofs'. An indication of the crown lift was shown in Appendix 2 alongside a photo of the whole tree in situ.

The report stated that a public notice had been displayed giving details of the proposed works and would be left for the required 21-day period until 11 September 2025. It was reported at the meeting that no comments had been received to date.

The report concluded that the crown lifting proposed was considered to be reasonable management of the tree to alleviate concerns from the school and to avoid damage to the adjacent garages. The proposed work would not have a significant detrimental impact on

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the health or amenity value of the tree. Subject to no substantive objections or comments being received as a result of the public notice, it was recommended that the works be approved.

Resolved –

That the proposed tree works to the Plane tree be approved, subject to no substantive objections being received within the consultation period.

19. PL/25/0885 (LBC) - TOWN HALL, BLAGRAVE STREET

Replace existing timber double fire door with a new metal double door.

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, planning permission for application PL/25/0885 (REG3/LBC) be authorised, subject to the conditions and informatives recommended in the report.

20. PL/25/0620 (FUL) - LAND ADJACENT TO 43 UPPER REDLANDS ROAD

Self-build erection of a single dwellinghouse, with associated access, parking and landscaping, including the relocation of a boundary wall and the removal of a bunker structure.

The Committee considered a report on the above application. An update report was tabled at the meeting giving full details of the comments received from the Conservation Area Advisory Committee and officer comments on them.

Comments and objections were received and considered.

Ward Councillor Will Cross attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/25/0620 (FUL), subject to the completion of a Section 106 legal agreement by 17 September 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;

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- (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.

21. PL/25/0616 (FUL) - SOVEREIGN HOUSE, 57-59 VASTERN ROAD

Change of use from E(g)(i) offices to F1(g) Law Courts, including internal alterations, additional external lift, additional sub-station and landscaping works.

The Committee considered a report on the above application. An update report was tabled at the meeting giving details of further comments received from the Council's Emergency Planning Team, information on site security and information on acoustic impact, including on a revised acoustic assessment that had been received on 9 September 2025. An additional condition to secure implementation of the noise mitigation strategy was proposed.

Comments were received and considered.

The Committee requested that officers liaise with the applicant to arrange an appropriately-worded condition to provide for special pre-booked arrangements for public disabled access to the staff disabled parking bays near the building.

Resolved –

- (1) That planning permission for application PL/25/0616 (FUL) be granted, subject to the conditions and informatives as set out in the original report, with the additional condition set out in the update report, and either condition 14 being amended or a new condition being added to require details of how visiting public with disabilities could be allowed to park on site, to be submitted for approval and thereafter implemented;
- (2) That the Assistant Director of Planning, Transport and Public Protection, in consultation with the Chair of the Committee, be authorised to agree details of the proposed car park disabled access condition.

(Councillor Ennis declared a pecuniary interest in this application as he was employed by the applicant. He left the meeting and took no part in the debate or decision.)

(The meeting started at 6.30 pm and closed at 7.41 pm)