

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 4 FEBRUARY 2026

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

Apologies: Councillors Ennis.

RESOLVED ITEMS

51. MINUTES

The Minutes of the meeting held on 7 January 2026 were agreed as a correct record and signed by the Chair.

52. 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.

53. 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. The report stated that no appeals had been decided since the last Committee.

A verbal update was provided at the meeting informing the Committee that notification had been received from the Planning Inspectorate to confirm that a joint appeal had been lodged in respect of the cross-boundary application for the proposed development of the land to the west of Kidmore End Road. The Committee was advised that the applicant had appealed against South Oxfordshire District Council (SODC) Planning Committee's decision to refuse the South Oxfordshire application (SODC planning ref: P25/21431/O refers) and had simultaneously submitted an appeal relating to the Reading Borough element of the application (PL/25/0691 (OUT) refers) on the grounds of non-determination. Officers confirmed that the Council had received confirmation from the Planning Inspectorate that the joint appeal would be determined by way of a Public Inquiry beginning on 6 May 2026 and lasting for four days and that the Council had been given a timetable to present its case and evidence.

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A further report on planning application PL/25/0691/OUT was considered by the Committee later during the meeting (see Minute 56 below).

Resolved –

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the joint appeals submitted in respect of the cross-boundary application associated with the proposed development of land to the west of Kidmore End Road be noted.

54. THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL

The Committee received a report on the work and performance of the Planning Development Management and Building Control team for the first three quarters of 2025/2026 (April to December 2025) with comparison to the previous year. The report focussed on planning and building control application processing performance and fee income.

An update report was tabled at the meeting that corrected two errors in the planning fee income figures provided in Table 1b for Q2. The fee income derived from Major applications was incorrect and thus the total fee income for that quarter was also incorrectly shown. Table 1b of the update report provided the corrected figures.

Resolved –

That the report be noted, together with the update report providing corrected figures for Table 1b.

55. PL/22/1916 (FUL) - FORMER DEBENHAMS DEPARTMENT STORE, WEST OF YIELD HALL PLACE ('YIELD HALL PLACE 1'), THE ORACLE AND PL/22/1917 (FUL) - EXISTING VUE CINEMA COMPLEX WEST OF YIELD HALL PLACE/LONDON ROAD ('YIELD HALL PLACE 2'), THE ORACLE

PL/22/1916/FUL - Mixed use development comprising part demolition of former department store and erection of new buildings comprising up to 218 build to rent residential dwellings (Class C3) & 1,209sqm commercial uses within Uses Class E and/or bar (Sui Generis Use). Reconfiguration and change of use of up to 5,866sqm remaining department store floorspace (Class E) to uses with within Use Class E and/or bar (Sui Generis Use) and/or experiential leisure use (Sui Generis Use). Associated public realm, infrastructure works & external alterations to shopping centre, including creation of new shopping centre entrance (amended description) (accompanied by an Environmental Statement)

PL/22/1917/FUL - Mixed use development comprising demolition of existing buildings and erection of new building comprising up to 218no. build-to-rent residential dwellings (Class C3) & up to 3,046 sqm commercial floorspace comprising cinema (Sui Generis) and ground

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floor commercial uses within Use Class E and/or Bar (Sui Generis Use). Associated public realm and infrastructure works (amended description) (accompanied by an Environmental Statement)

Further to Minute 43 of the meeting on 3 December 2025, the Committee considered a report on the above applications, following the decision of the Committee at the meeting on 3 December 2025 to defer consideration to allow for an accompanied site visit to be arranged and take place and to provide additional time for responses to be provided to the queries and questions raised by Councillors during that meeting.

The report stated that the accompanied site visit had taken place on 22 January 2026 and provided responses to the clarifications and questions raised by Councillors on 3 December 2025 and at the site visit. It explained that no changes had been made to the proposed development since the December meeting and that the officer recommendations, conditions and informatives for both applications remained unchanged from those set out in the main agenda and update reports considered at that meeting. Copies of both reports considered at the 3 December 2025 meeting were appended at Appendices 1 and 2 respectively.

The report stated that the S106 agreement Heads of Terms for both applications remained as per the 3 December 2025 original report and update report but listed additions that had been made to the wording under obligation number 3 (Standard Build to Rent requirements) for both applications.

An update report was tabled at the meeting that provided detail on the affordable housing deferred payment mechanism (DPM) and amended the related S106 Heads of Terms for both applications accordingly. It also updated on development views, existing and proposed YHP1 heights along Yield Hall Place, materials, and accessible dwellings.

A verbal update was provided at the meeting informing the Committee that an additional S106 term relating to obligation number 2 (affordable housing deferred payment mechanism) had now been agreed for both applications. It was reported that the maximum cap figures for the deferred payment mechanism for the applications had been agreed as £8,870,317 for YHP1 (PL/22/1916) and £8,725,827 for YHP2 (PL/22/1917).

At the meeting it was requested that an additional informative be added to both applications recommending the provision of defibrillator equipment in public spaces.

Comments and objections were received and considered.

Resolved –

PL/22/1916/FUL - FORMER DEBENHAMS DEPARTMENT STORE, WEST OF YIELD HALL PLACE ('YIELD HALL PLACE 1'). THE ORACLE.

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/22/1916 (FUL), subject to the completion of a Section 106 legal agreement by 31 March 2026 (unless a later date be agreed by the Assistant Director of

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Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the 3 December 2025 original report, as amended by the 3 December 2025 update report, the 4 February 2026 original report and the 4 February 2026 update report, and with the maximum cap figure for the deferred payment mechanism (obligation number 2) agreed as £8,870,317 as was verbally updated at the meeting;

- (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 3 December 2025 original report, with an additional informative recommending the provision of defibrillator equipment within public spaces.

PL/22/1917/FUL - EXISTING VUE CINEMA COMPLEX WEST OF YIELD HALL PLACE/LONDON ROAD ('YIELD HALL PLACE 2'), THE ORACLE.

- (5) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/22/1917 (FUL), subject to the completion of a Section 106 legal agreement by 31 March 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 3 December 2025 original report, as amended by the 3 December 2025 update report, the 4 February 2026 original report and the 4 February 2026 update report, and with the maximum cap figure for the deferred payment mechanism (obligation number 2) agreed as £8,725,827 as was verbally updated at the meeting;
- (6) 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;
- (7) 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;
- (8) That planning permission be subject to the conditions and informatives as recommended in the 3 December 2025 original report, as amended by the 3 December 2025 update report, with an additional informative recommending the provision of defibrillator equipment within public spaces.

56. PL/25/0691 (OUT) - LAND WEST OF KIDMORE END ROAD, OXFORDSHIRE

Outline planning application for the development of up to 70 homes (including affordable housing), new vehicular access, associated parking and landscaping (all matters reserved except for access).

Further to Minute 48 of the meeting held on 7 January 2026, the Committee considered a report on the above application. The report assessed only the elements of the proposed cross-boundary development that fell within Reading Borough, namely the vehicular, pedestrian and cycle access points that connected to a wider development of up to 70 homes located in South Oxfordshire (PL/25/0731 (ADJ) (SODC ref P25/S1431/O) – see also Minute 26 of the meeting held on 5 November 2025).

The main body of the residential development was located outside Reading Borough, and South Oxfordshire District Council's (SODC) Planning Committee had refused that part of application on 3 December 2025. The reasons for refusal were set out in the report, and a copy of the SODC Planning Committee report was appended at Appendix 1.

The Committee was informed that, following the refusal, the applicant had lodged a joint appeal with the Planning Inspectorate for both authorities' applications and had appealed the Reading Borough application on the grounds of non-determination (also see Minute 53 above). The report explained that the Planning Inspectorate had confirmed that a joint appeal would be held and would be determined by means of a Public Inquiry.

The report explained that once the applicant had lodged the non-determination appeal the Council, as the Local Planning Authority (LPA), could no longer issue a decision on the application, the responsibility for which now lay with the Planning Inspectorate. The report therefore set out the assessment of the proposal and what the officer recommendation would have been had the LPA still had the opportunity to determine the planning application. Whilst the Committee was no longer able to decide the application it was nevertheless still necessary for it to confirm the decision that it would have made if it had been able to determine the planning application. This would then become the Council's case to present to the Planning Inspectorate in respect of the forthcoming appeal.

An update report was tabled at the meeting which set out additional representations received since the publication of the agenda and gave an update on transport and highways-related matters.

At the meeting the Committee agreed to increase the required Section 106 contribution from the £50,000 recommended by officers to £150,000 to help mitigate the impact of the development on traffic. The Committee noted that it had previously indicated that it would be seeking a £150,000 Section 106 contribution towards transport improvements when it had submitted its comments to SODC on the South Oxfordshire element of the application (see Minute 36 of the meeting held on 11 November 2025), and confirmed that it still wished to seek the same amount for the Reading application.

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An additional condition was agreed at the meeting to require the appropriate routing of service vehicles to minimise adverse impacts on surrounding streets.

Comments and objections were received and considered.

Nick Haskins, Chair of Caversham & District Residents Association (CADRA), and Dan Winchester, speaking on behalf of a group of residents living on Kidmore Road, attended the meeting and addressed the Committee on the application.

Resolved –

- (1) That it be confirmed that, had the Committee been able to determine application, it would have resolved the following:
 - (i) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant outline planning permission, subject to the satisfactory completion of a Section 106 legal agreement to secure the Heads of Terms set out in the original report, subject to the financial contribution towards upgrading of the operating system and/or improvements to the pedestrian and cycle facilities at the junction of Peppard Road / Henley Road / Westfield Road / Prospect Street being £150,000 not £50,000;
 - (ii) 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;
 - (iii) 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;
 - (iv) That the planning permission be subject to the conditions and informatives recommended in the original report, together with an additional condition requiring the appropriate routing of service vehicles.

57. PL/25/0835 (REM) - DELLWOOD COMMUNITY HOSPITAL, 22 LIEBENROOD ROAD

Application for approval of reserved matters (landscaping) submitted pursuant to outline planning permission ref. PL/21/1728 (OUT).

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

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That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant landscaping reserved matters approval for PL/25/0835 (REM) subject to the conditions and informatives set out in the report.

(The meeting started at 6.30 pm and closed at 9.23 pm)