

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 1 JULY 2026

Present: Councillor Gavin (Chair);

Councillors Dominguez, Ennis, Foster, Hornsby-Smith, Leng, McCann, Moore, Saadat, Stevens, Williams and Yeo

Apologies: Councillors Davies

RESOLVED ITEMS

8. MINUTES

The Minutes of the meeting held on 3 June 2026 were agreed as a correct record and signed by the Chair.

9. 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 the site visit to Hemdean House School had been included in Appendix 2 in error, as the site visit had already taken place, and that the site visit to 80 Whitley Wood Road, which had been scheduled to be held on 25 June 2026, had been deferred because of the hot weather and would be rearranged.

It was also reported that it was planned to arrange an accompanied site visit for 16 July 2026 to PL/26/0415 Station Hill as an extra Planning Applications Committee was being held on 12 August 2026 to consider this application.

Resolved -

That the following application be the subject of an accompanied site visit on 16 July 2026 or an alternative date:

PL/26/0415 – 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.

10. 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 four appeals 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.**

11. PL/26/0237 (FUL) - BATTLE INN PH, 2 BEDFORD ROAD

Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.

The Committee considered a report on the above application.

An update report was tabled at the meeting that gave details of: amended plans and documents received; plan amendments; an additional consultation response received from the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board; building control comments on accessible and adaptable homes; Town Centre Public Realm Strategy; leisure contribution; highways comment on delivery hatch; ecology and noise matters. The update report recommended adding an additional healthcare contribution to the Section 106 Heads of Terms.

Comments and objections were received and considered.

Objector Evelyn Williams, on behalf of the Conservation Area Advisory Committee, and Chris Keen (online via Microsoft Teams), on behalf of the applicant, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/26/0237 (FUL), subject to the completion of a Section 106 legal agreement by 31 July 2026 (unless a later date be agreed by the Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the original report, with the additional healthcare contribution set out in the update report;**

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- (2) That the 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 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, subject to the following:
 - Condition 3. Materials, including samples to be approved (pre-commencement) – details to be approved in consultation with Ward Councillors.
 - Condition 7. Refuse and Recycling to be approved, including pest control and waste management strategy (pre-occupation) – details to be approved in consultation with Ward Councillors.

12. PL/26/0603 (FUL) - ST MARY'S HOUSE, 66-68 ST MARYS BUTTS AND 75-77 BROAD STREET

Change of use of first to third floors from office (Class E) to provide serviced apartments (Class C1). Addition of fourth floor to provide serviced apartments (Class C1) and various associated alterations.

The Committee considered a report on the above application.

Comments and objections were received and considered.

Resolved –

- (1) That the Director of Planning, Transport and Public Protection Services be authorised to grant planning permission for application PL/26/0603 (FUL), subject to the completion of a Section 106 legal agreement by 23 July 2026 (unless a later date be agreed by the Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report;
- (2) That the 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 Director of Planning, Transport and Public Protection Services be authorised to refuse permission;

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- (4) That planning permission be subject to the conditions and informatives as recommended.**

(The meeting started at 6.30 pm and closed at 7.42 pm)