Record of decisions on referrals to Planning Applications Committee

This document lists the decisions that have been made by the nominated officer and nominated member as to whether a relevant planning application passes the ‘gateway test’ and should be referred to Planning Applications Committee (PAC) for a decision.

The gateway test is whether an application raises:

- one or more issues of economic, social or environmental significance to the local area, or
- one or more significant planning matters having regard to the development plan and any other material considerations.

A Guidance on Referrals to Planning Applications Committee (October 2026) has been produced which informs how these decisions are to be made in Reading, and matters in those guidance are usually referenced in the reasons for the decision.

Applications to be referred to PAC are listed in Table 1. Applications that are not to be referred to PAC are in Table 2 and will be delegated to officers to determine.

Table 1: Applications referred to Planning Applications Committee

Application number	Application type	Address	Description of development	Nominated member view	Nominated officer view	Decision and reason	Date of decision
PL/24/0958	Full application	2 Norman Place, Reading, RG1 8DA	Demolition of existing office and substation buildings and residential-led site redevelopment within 1-11 storey buildings comprising residential (Class C3) and ground floor commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, car/cycle parking, hard and soft landscaping and a public open space adjacent to the river.	Refer to PAC	Refer to PAC	That the application be referred to Planning Applications Committee for decision because it raises a significant planning matter having regard to the development plan and any other material considerations; and raises an economic, social or environmental issue of significance to the local area, as: • A policy requirement for affordable housing would apply; and • It would include buildings exceeding 5 storeys or equivalent.	16th October 2026
PL/25/1706	Outline planning application	Forbury Retail Park, Kenavon Drive, Reading, RG1 3HS	Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities. This application is accompanied by an Environmental Statement.	Refer to PAC	Refer to PAC	That the application be referred to Planning Applications Committee for decision because it raises a significant planning matter having regard to the development plan and any other material considerations; and raises an economic, social or environmental issue of significance to the local area, as: • A policy requirement for affordable housing would apply; and • It would include buildings exceeding 5 storeys or equivalent.	16th October 2026
PL/26/0869	Full application	53, Former Thames Valley Police Station, Castle Street, Reading, RG1 7TH	Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising 205 Use Class C3 residential units, with Use Class E and Sui Generis on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.	Refer to PAC	Refer to PAC	That the application be referred to Planning Applications Committee for decision because it raises a significant planning matter having regard to the development plan and any other material considerations; and raises an economic, social or environmental issue of significance to the local area, as: • A policy requirement for affordable housing would apply; and • It would include buildings exceeding 5 storeys or equivalent.	16th October 2026
PL/26/1121	Full application	138-141, 142-143 & 144 Friar Street, Reading, RG1 1EX	Phased redevelopment of the site involving the demolition of No's 138-141 & 142-143 Friar Street, partial demolition of No. 144 Friar Street and erection of a basement, 6-storey and rooftop plant building for purpose-built shared living accommodation (co-living) (Sui Generis), together with the partial retention of No. 144 Friar Street for flexible Class E(a)-E(e) uses.	Refer to PAC	Refer to PAC	That the application be referred to Planning Applications Committee for decision because it raises a significant planning matter having regard to the development plan and any other material considerations; and raises an economic, social or environmental issue of significance to the local area, as: • A policy requirement for affordable housing would apply; • It would include buildings exceeding 5 storeys or equivalent; and • Loss of part of a locally-listed building.	16th October 2026
PL/26/1365	Deed of Variation	20 Greyfriars Road, Reading, RG1 1NL	Deed of Variation to S106 agreement of application PL/24/1501	Refer to PAC	Refer to PAC	That the application be referred to Planning Applications Committee for decision because it raises a significant planning matter having regard to the development plan and any other material considerations; and raises an economic, social or environmental issue of significance to the local area, as it would change the heads of terms agreed at Planning	

						Applications Committee for when a significant affordable housing contribution would be paid which would potentially have implications for when it could be utilised for the provision of affordable homes.	

Table 2: Applications not referred to Planning Applications Committee

Application number	Application type	Address	Description of development	Nominated member view	Nominated officer view	Decision and reason	Date of decision
PL/25/0699	Section 73 application	Central Club, 36-42 London Street	Variation of condition 2 (approved plans) of permission PL/22/1364 (dated 04/10/2024 for demolition of existing building (mural wall to be retained and restored), construction of new building to accommodate a community hall (Use Class F2) and 17 no. residential flats (Use Class C3), with associated works and landscaping. Changes as set out in accompanying covering letter.	Not refer to PAC	Not refer to PAC	That the application **not** be referred to Planning Applications Committee for decision because it does not raise a significant planning matter having regard to the development plan and any other material considerations or raise an economic, social or environmental issue of significance to the local area, as it represents relatively minor changes that do not significantly alter the use, appearance or impact of the development.	16th October 2026
PL/25/1830	Deed of variation of S106 agreement	71-73 Caversham Road, RG1 8AJ	Deed of Variation relating to clause 5.2(c) of the Section 106 Legal Agreement - PL/22/0922	Not refer to PAC	Not refer to PAC	That the application **not** be referred to Planning Applications Committee for decision because it does not raise a significant planning matter having regard to the development plan and any other material considerations or raise an economic, social or environmental issue of significance to the local area, as it is a technical matter that does not affect the heads of terms of the S106	16th October 2026
PL/26/0652	Section 73 application	13-16 Market Place, Reading, RG1 2EG	Variation of conditions 2 (approved plans), 5 (obscure glazing) and 29 (refuse and recycling facilities) of planning permission 230626 (granted on 05/09/2024 for change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5-storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor and various associated works) to incorporate changes including altered glazing and altered entrance arrangements at rear ground floor level, reconfigured cycle and waste access facilities, an enlarged basement floor level, enlargement of the 2-storey extension creating access from No's 11-12 Market Place, changes to the proposed building line on the west elevation of the new build at 4th floor and roof level and various other associated alterations.	Not refer to PAC	Not refer to PAC	That the application **not** be referred to Planning Applications Committee for decision because it does not raise a significant planning matter having regard to the development plan and any other material considerations or raise an economic, social or environmental issue of significance to the local area, as it represents relatively minor changes that do not significantly alter the use, appearance or impact of the development and does not change the Section 106 agreement.	16th October 2026
PL/26/0993	Variation of condition of listed building consent	13-16 Market Place, Reading, RG1 2EG	Variation of condition 2 (approved plans) of listed building consent 230627 (granted on 05/09/2024 for various internal and external works associated with the change of use of upper floors of No's 13-16 Market Place to 4 residential units and erection of 2-storey extension creating access from No's 11-12 Market Place. Demolition of existing rear additions and erection of a 4/5- storey building to create 11 residential units accessed from the rear, with Class E use at basement and ground floor) to incorporate changes including altered glazing and altered entrance arrangements at rear ground floor level, reconfigured cycle and waste access	Not refer to PAC	Not refer to PAC	That the application **not** be referred to Planning Applications Committee for decision because it does not raise a significant planning matter having regard to the development plan and any other material considerations or raise an economic, social or environmental issue of significance to the local area, as it represents relatively minor changes that do not significantly alter the use, appearance or impact of the development.	16th October 2026

			facilities, an enlarged basement floor level, enlargement of the 2-storey extension creating access from No's 11-12 Market Place, changes to the proposed building line on the west elevation of the new build at 4th floor and roof level and various other associated alterations.				