

# Planning Applications Committee

07 October 2026



**Reading**  
Borough Council  
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|                                        |                                                                                                                                                                                                                                                  |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Title</b>                           | <b>PLANNING APPLICATION UPDATE REPORT</b>                                                                                                                                                                                                        |
| <b>Ward</b>                            | Thames                                                                                                                                                                                                                                           |
| <b>Planning Application Reference:</b> | PL/26/1116/FUL                                                                                                                                                                                                                                   |
| <b>Site Address:</b>                   | Hills Meadow Car Park, George Street, Caversham, Reading, RG4 8DH                                                                                                                                                                                |
| <b>Proposed Development</b>            | Temporary erection of ice rink, marquee structure and ancillary side stalls in connection with Winter Wonderland festival, for a period of time not to be before 11 October 2026 and not to extend beyond 20 January 2027. [Amended description] |
| <b>Applicant</b>                       | Premier Winter Wonderland Events                                                                                                                                                                                                                 |
| <b>Report author</b>                   | Nathalie Weekes                                                                                                                                                                                                                                  |
| <b>Deadline:</b>                       | 14/12/2026                                                                                                                                                                                                                                       |
| <b>Recommendation</b>                  | As per the main agenda report                                                                                                                                                                                                                    |
| <b>Conditions</b>                      | As per the main agenda report, with an amendment to condition 7 Fencing for a fencing plan to be provided prior to first use:                                                                                                                    |
| <b>Informatives</b>                    | As per the main agenda report                                                                                                                                                                                                                    |

## 1. Consultations responses

- 1.1 Since the main report was published, consultation responses have been received from Caversham GLOBE and an update from the RBC Planning (Natural Environment) Officer.
- 1.2 **Caversham GLOBE** – raised concerns regarding encroachment into the natural slip between the car park and towpath, impact on wildlife, access to the towpath and benches, with equipment, rides and caravans on the green area and close to

trees. The tree survey is not considered up to date and smaller trees and saplings have not been included. A condition is recommended to protect the site perimeter along the wildlife strip and near trees. Litter should be kept away from the car park and surrounding streets.

- 1.3 **RBC Planning (Natural Environment)** – confirmed that the updated ‘event management document’ was acceptable subject to the submission and approval of a revised boundary fencing map with tree protection areas and the wildlife strip clearly marked. This includes:

- section 3.4 Entrances - stating that the benches and wildlife strip will remain accessible and unobstructed
- section 13 Waste - now confirms that waste from the event will constantly be recycled and collected
- section 20 Flood risk and flood plan – updated in terms of monitoring risk and evacuation
- section 21 Trees - confirms that, ‘No equipment, machinery, structures, materials, waste or vehicles, shall be deposited, parked, sited or stored in the green area to the south-east of the site to protect the trees and surrounding vegetation.

The revised Event Management document is visible on the Reading Planning portal.

- 1.4 **The Objector** has advised the following: works have been observed at the site, including the installation of fencing and main marquee tent on 5 October 2026. The concern is that they are already operating longer than they are proposing to apply for.
- 1.5 In response, officers advise that the applicant confirms that these structures are associated with a separate (temporary) ‘Oktoberfest’ event, which the applicant considers to benefit from permitted development rights under the 28 day allowance for temporary uses of land under the General Permitted Development Order. The proposed Winter Wonderland event is assessed on its own merits in respect of this application. It is noted that the Oktoberfest event is advertised as being operated by Premier Winter Wonderland Events Ltd, which is also the operator of the proposed Winter Wonderland event.

## 2 Conclusion

- 2.1 Officers advise that the issues raised above do not alter the overall recommendation for approval subject to conditions and the submission of a revised boundary fencing plan for approval by the Local Planning Authority.