

To: Councillor McKenna (Chair)  
Councillors Sokale, Carnell, Duveen, Ennis,  
Lovelock, McEwan, Page, Robinson,  
Rowland, DP Singh, Stanford-Beale,  
J Williams and R Williams

Direct ☎ : 0118 9372112

5 January 2021

Your contact is: **Nicky Simpson - Committee Services (nicky.simpson@reading.gov.uk)**

**NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 13 JANUARY 2021**

A meeting of the Planning Applications Committee will be held on Wednesday, 13 January 2021 at 6.30 pm via Microsoft Teams. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		9 - 16
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. PLANNING APPEALS	Information	BOROUGHWIDE	17 - 22
5. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	23 - 28
6. ENFORCEMENT PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1 & 2 2020/2021	Information	BOROUGHWIDE	29 - 32

**PLANNING APPLICATIONS TO BE DETERMINED**

7. 182137/FUL - BROAD STREET MALL, BROAD STREET	Decision	ABBEY	33 - 38
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**Proposal:** Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall(Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area. Site C - construction of 16 storeys above Broad Street Mall (total of 18 storeys from ground level on South Court) comprising ground and first floor retail(Use Class A1/A2/A3)and residential over upper floors (Use Class C3, to provide up to 98 units). Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

**Recommendation:** Agree condition wording

8. 192032/HYB; 200822/NMA; Decision ABBEY 39 - 222  
200823/NMA; 190441/VAR;  
190442/VAR - STATION HILL NORTH

<b>Application Number</b>	192032
<b>Application Type</b>	Hybrid
<b>Proposal</b>	Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.
<b>Recommendation</b>	Permitted subject to Legal Agreement
<b>Application Number</b>	200822
<b>Application Type</b>	Non Material Amendment
<b>Proposal</b>	Non-Material Amendment to permitted application 190466 to allow changes to Plot F associated with changes to Friars Walk landscaping and interface with Garrard Street bridge link proposed under 192032/HYB.
<b>Recommendation</b>	Amendment Permitted
<b>Application Number</b>	200823
<b>Application Type</b>	Non Material Amendment
<b>Proposal</b>	Non-Material Amendment to permitted application 190465 to allow changes to Plot E including changes to Friars Walk landscaping and interface with Garrard Street bridge link proposed under 192032/HYB.
<b>Recommendation</b>	Amendment Permitted
<b>Application Number</b>	190441
<b>Application Type</b>	Variation
<b>Proposal</b>	Outline application (pursuant to section 73 of the Town & Country Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5)leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (which itself was an application under S73 to vary planning permission 130436 granted on 9 January 2015) but without complying with Conditions 3, 5, 7, 8, 17, 19, 54 and 57 in respect of Plot F 'Station Hill'.
<b>Recommendation</b>	And proposed Deed of Variation to existing S106 legal agreement to insert Build to Rent clawback provisions. Agree Deed of Variation
<b>Application Number</b>	190442
<b>Application Type</b>	Variation
<b>Proposal</b>	Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 but without complying with Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.
<b>Recommendation</b>	And proposed Deed of Variation to existing S106 legal agreement to insert Build to Rent clawback provisions. Agree Deed of Variation

<b>9.</b>	<b>201391/FUL - LAND AT 362 OXFORD ROAD</b>	<b>Decision</b>	<b>BATTLE</b>	<b>223 - 260</b>
	<b>Proposal</b>	Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description).		
	<b>Recommendation</b>	Permitted subject to Legal Agreement		
<b>10.</b>	<b>201448/FUL - READING WEST RAILWAY STATION</b>	<b>Decision</b>	<b>BATTLE</b>	<b>261 - 298</b>
	<b>Proposal</b>	Improved facilities from Oxford Road entrance to platform 1 and platform 2. Provision of gate lines to enhance safety and security to the station access from Oxford Road to platform 1 and platform 2. Provision of a new station building on Oxford Road to provide ticketing, gateline, staff mess area with WC, public WC and small retail area.		
	<b>Recommendation</b>	Application Permitted		
<b>11.</b>	<b>201135/REG3 - ARTHUR HILL POOL &amp; FITNESS STUDIO, 221-225 KINGS ROAD</b>	<b>Decision</b>	<b>PARK</b>	<b>299 - 342</b>
	<b>Proposal</b>	Full planning application for 15 flats through the change of use and conversion of the front building from leisure (Use Class D2) to residential (Use Class C3) and demolition of the rear building (Use Class D2) and construction of new residential building (Use Class C3), car parking and landscaping.		
	<b>Recommendation</b>	Permitted subject to Legal Agreement		
<b>12.</b>	<b>192049/FUL - QUEEN ANNE'S SCHOOL, HENLEY ROAD, CAVERSHAM</b>	<b>Decision</b>	<b>THAMES</b>	<b>343 - 376</b>
	<b>Proposal</b>	Development of a new artificial pitch, fencing, floodlights and acoustic fence. Erection of a pavilion and changing rooms. Floodlighting of Tennis Courts. Erection of an Indoor Tennis building. Consolidation to remove dip in the natural grass playing fields.		
	<b>Recommendation</b>	Application Permitted		