

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2nd December 2020

Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

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)** ~~Construction of a 16-storey building on South Court~~ comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3), ~~Site C~~ 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.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 11 February 2021

RECOMMENDATION:

Note the amended description of development as shown above.

Agree the landscaping condition for the car park deck:

The details (plants, structures, installation and planting details and maintenance schedules) for the landscaping of the car park deck shall be submitted for the written approval of the local planning authority before any works commence on the car park deck. The landscaping shall take place, in accordance with the approved details, no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority and thereafter maintained as approved.

1. Introduction

- 1.1 Members resolved to grant planning permission for this development at the Planning Applications Committee meeting held on 4th March 2020. The planning permission was subject to completion of a S106 legal agreement and a number of planning conditions being met (the full report and update report from March are appended to this report).
- 1.2 At the meeting there was discussion on the outlook for residents in the new towers with Members seeking a condition on "*additional roof greening to cover the car park, with that condition to be brought back to the Committee for approval;*" and a request from Councillors that the proposed treatment of the car park deck be brought back to this committee for agreement.
- 1.3 The purpose of this report therefore is to explain why the description of development needs to change and to seek approval of the greening of the car park deck condition.

2. Description of development

- 2.1 It has been noticed that the description of development as originally provide in the March report does not accurately reflect the form of development being proposed for Site C. When talking about the development officers and the developer have had to be mindful of when we are talking about above ground level or above Broad Street Mall car park level when discussing building heights. It was noticed that in respect of Site C the description needs to be clear that this part of the development, unlike the other new blocks, starts from ground level. The amended description is shown highlighted and with through scoring above.

3. Greening of the car park

- 3.1 The March report explains that the car park at upper podium level will be visible from the proposed residential units. There was discussion at the meeting on how this area could be landscaped while retaining parking by the introduction of pergolas and support for climbing plants and freestanding planters.
- 3.2 The applicant has submitted the attached images to show how this would look.

Looking down and north from the 10th floor of Site B



Same view but from 6th floor



Same view from 2nd floor



- 3.3 Officers consider that this would be an acceptable response to the desire to improve the appearance of the area without adding invasive and heavy structural loadings onto the car park deck. It also minimises the loss of car parking spaces, which would be harmful to the retail offer of Broad Street Mall.
- 3.4 If members approve the principle of this landscape solution the condition recommended above would be appropriate to require further details to be submitted at the appropriate times and that these works are carried out as approved before any of the residential units are occupied and are thereafter maintained as approved.
- 4. Conclusion**
- 4.1 Members are asked to note the change in description for Site C and agree the principle of the landscaping for the car park deck as illustrated with details to be approved by the recommended planning condition.

Case Officer: Susanna Bedford