

## COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 13<sup>th</sup> January 2021

**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) 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.

**Date valid:** 14/2/2019

**Application target decision date:** 16/5/2019

**Extension of time date:** 11 February 2021

### RECOMMENDATION:

**Agree** the words for the Greening of the car park deck condition:

Prior to commencement of development (barring demolition), in order to optimise the greening of the car park deck, landscaping details (to include plants, structures, installation, planting details and maintenance schedules) shall be submitted for the written approval of the local planning authority. 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.

**Reason:** These details are required to enable the development to contribute to meeting the objectives of the Council's Climate Change Strategy and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC3 and CC7 of the Reading Borough Local Plan 2019.

**Informative:** In respect of the "Greening of the car park deck" condition it should be noted that the aspiration of Local Councillors is to seek an improvement on the coverage and quality of living green landscaping to be provided on the existing car park area to that shown on the indicative plans. Additional landscaping is sought in order to increase the biodiversity and visual amenity of the site for future residents and users of the car park.

#### 1. Introduction

1.1 Members at the meeting of the Planning Applications Committee on 2<sup>nd</sup> December were presented with wording for a planning condition to require details of landscaping for the car park deck to be submitted. The report for 2<sup>nd</sup> December is appended for background information.

1.2 There was some discussion on the matter with officers asked to convene a meeting with the Chair, Abbey ward Councillors, officers and the developer to come to a consensus on what the condition should say.

1.3 This meeting has been held and the recommended wording for the condition plus an explanatory informative is provided above.

**2. Conclusion**

2.1 Members are asked to agree the recommended planning condition.

**Case Officer: Susanna Bedford**