

06 September 2023



Reading
Borough Council
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Title	PLANNING APPLICATION UPDATE REPORT
Ward	Abbey
Planning Application Reference:	230682/VARIAT
Site Address:	The Oracle, Reading, RG2 2AG
Proposed Development	Application under Section 73 of Town and Country Planning Act (1990) to remove condition no. 62 of planning permission ref. 970419 (Demolition of existing buildings, redevelopment and change of use to provide: shopping centre (Class A1, A2 & A3), 41 residential units, leisure facilities including multi screen cinema (Class D2), car parking (2390 spaces) and community uses together with associated landscaping etc) to allow the sub-division of 'department store' floorspace. Imposition of new planning condition(s) to restrict use of 'department store' floorspace within Use Class E(a)(b)(d)(e), with a minimum unit size of 1,000 sqm (GIA).
Applicant	Hammerson
Report author	Jonathan Markwell, Principal Planning Officer
Deadline:	8 th September 2023
Recommendation	As per main report
Conditions	As per main report, barring addition to condition 18 (marked in bold): 18. Glazing on specific windows – Wording altered to require submission of details prior to the first occupation/re-occupation of any unit including externally facing windows at Riverside or any ground floor level . Approved details to be carried out prior to first occupation and maintained thereafter. And: Specific plans to be referenced in conditions 16, 24, 35, 37, 38, 39, 40, 41 and 49 are to be submitted post-committee; it is sought for these to be delegated to be assessed and agreed by officers without further input from elected members.
Informatives	As in main report

1. Updated condition 18

- 1.1 In further discussions with the applicant an additional qualification is made to modified condition 18, relating to the requirement for window display and glazing details to be submitted and approved solely for externally facing elevations at Riverside or any ground

floor level around the site. This contrasts to the main report recommendation, which did not limit this requirement to only the Riverside or ground floor levels. This stipulation has been added as the reason for the condition relates to the streetscene, the character and appearance of the area and active surveillance, which in this specific context is primarily experienced at Riverside and ground floor level. Put another way, it is not considered necessary to specifically manage and assess window displays at upper floor level, particularly in the context of the existing arrangements at the site, whereby the overwhelming majority of upper floor windows presently include vinyls or images. Accordingly, this qualification is recommended to be added to replacement condition 18 (additions marked in bold text):

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) or the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), prior to the first occupation, or re-occupation as appropriate, of any unit including an externally facing elevation **at Riverside or any ground floor level**, details of the window displays and glazing associated with that unit shall be submitted to and approved in writing by the Local Planning Authority. The displays and glazing shall be carried out in accordance with the approved details prior to first occupation/re-occupation and be retained and maintained as such thereafter.

Reason: In the interests of retaining a vibrant and attractive streetscene, maintaining and enhancing the character and appearance of the area and improving active surveillance, in line with Policies CC7, OU5 and CR7 of the Reading Borough Local Plan 2019.

2. Plans for conditions 16, 24, 35, 37, 38, 39, 40, 41 & 49

- 2.1 In further discussions with the applicant it has been specified that a series of plans will be forthcoming. These shall be specifically referenced in a series of compliance conditions, which have an on-going maintenance requirement/retention of provision of the facility in question. These relate to conditions 16, 24, 35, 37, 38, 39, 40, 41 and 49 respectively. At the time of writing these plans are awaited from the applicant, so officers seek a resolution from elected members to delegate for officers to assess and agree for these plans to be included in the future decision notice, without future input from elected members.

3. Environment Agency consultation response

- 3.1 Further to paragraph 5.8 of the main report, the Environment Agency has provided a consultation response on 01/09/2023 advising that they did not wish to be consulted on this application.