

Memo

To: Head of Legal Services

From: Head of Planning, Development and Regulatory Services

CC: Steve Vigar (Case Officer)

Date: 4 December 2019

Re: Station Hill, Reading

Application Refs: 192032/HYB, 201532/VAR, 201536/VAR,

Proposals:

192032/HYB - North Site Hybrid

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.

201532/VAR - Plot E s.73 Outline

Outline application under s.73 of the Town & Country Planning Act 1990 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 (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).

201536/VAR - Plot F and North Site s.73 Outline

Outline application (pursuant to Section 73 of the Town & Country Planning 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 E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b)

and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).

The decision of Planning Applications Committee on the 13 January 2021 with regards the 192032/HYB was:

“Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** Full Planning Permission in respect of **Phase 2**, subject to the satisfactory completion of the Section 106 agreement or ii) Refuse Full Planning Permission if the S106 agreement is not completed by 12 February 2021 (unless a later date is agreed by the HPDRS).

and

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** Outline Planning Permission in respect of Phase 3 subject to the satisfactory completion of the Section 106 agreement or ii) Refuse Outline planning permission if the S106 agreement is not completed by 12 February 2021 (unless a later date is agreed by the HPDRS).”

The decision of PAC on 3 March in respect of 201536/VAR (**PLOT F & Northern Site**) was:

“Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to approval of 201535/NMA and subject to the satisfactory completion of the Section 106 agreement. Or ii) Refuse Outline planning permission if the S106 agreement is not completed by 2 April 2021 (unless a later date is agreed by the HPDRS).”

The decision of PAC on 3 March in respect of **201532/VAR (PLOT E)** was:

“Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to approval of 201534/NMA and subject to the satisfactory completion of the Section 106 agreement, or ii) Refuse Outline planning permission if the S106 agreement is not completed by 2 April 2021 (unless a later date is agreed by the HPDRS).”

It has not been possible to complete the legal agreement by the above dates but an extension of time to 28 July 2021 has been requested to allow this to happen.

I can confirm that I agree to extend the delegation period for the Section 106 agreement to be completed until 23 July 2021



Head of Planning, Development & Regulatory Services

22 July 2021