

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: 190441, 190442, 190465, 190466

Proposals:

190441/VAR:

Application under s.73 for amendments to Outline Planning Permission ref. 151427, including alterations to the wording of Conditions 3, 5, 7, 8, 17, 19, 54 and 57. [Plot F 'Station Hill']

190442/VAR:

Application under s.73 for amendments to Outline Planning Permission ref. 151426, including alterations to the wording of Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

190465/REM:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).

190466/REM:

Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).

The decision of Planning Applications Committee on the 17 July 2019 with regards the above referenced application was:

“Delegate to Head of Planning, Development and Regulatory Services to (i) GRANT permission subject to completion of a S106 legal agreement but (ii) to REFUSE permission should the legal agreement not be completed by 1 August 2019 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement).”

It has not been possible to complete the legal agreement by the above date but an extension of time to 31 January 2020 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 31 January 2020.

A handwritten signature in black ink, appearing to read 'Ali', is positioned above the title of the official.

Head of Planning, Development &
Regulatory Services

A handwritten signature in black ink, appearing to read 'G. L. Anderson', is positioned above the title of the official.

Assistant Director