

FAO Christian Corder  
CPL Chartered Architects  
Unit 18B Pacific House  
Sovereign Harbour Innovation Park  
1 Easter Island Place  
Eastbourne  
BN23 6FA

Keith Townsend  
Executive Director Economic Growth and  
Neighbourhood Services

Civic Offices, Bridge Street,  
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 230347

Your Ref: PP-12018231-v1

Direct: ☎ 0118 9372286

e-mail: [alison.amoah@reading.gov.uk](mailto:alison.amoah@reading.gov.uk)

10 October 2023

Your contact is: Mrs Alison Amoah, Planning

Dear Christian,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 230347

**Application type:** Approval of Conditions

**Address:** 384 The Meadway Tilehurst Reading RG30 4NX

**Proposal:** Application for approval of details reserved by conditions 11, 17, 24 of application 190761

Thank you for your application for discharge of conditions 11, 17 and 24 of planning permission 190761 (as amended under NMA refs: 201015, 211408 and 201415). The following documents are approved:

### **Condition 11 - Biodiversity**

- Drawing no: HBA/810/01 Rev D, dated 25/1/19 - Planting Plan, received 16th March 2023 [updated to Rev D under 201015/NMA from Rev C as originally approved under permission 190761]
- CSK 005 Condition 11 Biodiversity Enhancements CPL dated and received 11th July 2023
- CSK 006A Condition 11 Biodiversity Enhancements CPL dated and received 9th October 2023
- CSK 007A Condition 11 Biodiversity Enhancements CPL dated and received 9th October 2023

### **Condition 17 - External Lighting**

- Bright Future LED Quad Pole Technical Date, received 22nd June 2023
- Bright Future LED Eyelid Black Technical Date, received 22nd June 2023
- Perimeter Lighting Design dated 6/6/23, received 22nd June 2023

- The Gate Building External - Lighting Design, dated 15th March 2023, received 16th August 2023

In terms of the hours of external lighting you confirmed (via email 3/9/23 16:02) that *“A photoelectric control units and time clock of the lights means the following: The time clock is set to the agreed operation times so power is only energised during those time. The photoelectric control unit or Photocell energises the circuit after the time clock if there is insufficient daylight to safely walk around. i.e. the lights will only come on if the time clock says yes & the photocell says yes.”*

This is a split decision which excludes approval of the submitted details with respect to external eyelid lighting to the northern and eastern faces of the building as confirmed via email from Reading Borough Council to CPL Architects dated 3rd October 2023 (17:30). It is considered that these would create a nuisance of unnecessary glare, detrimentally affecting residential amenity and would, therefore, not accord with policy CC8 and EN16 of the Reading Borough Local Plan.

#### **Condition 24 - Refuse**

- Drawing no: TGR.18/702 - Refuse Collection Plan, received 16th March 2023

In order to discharge the conditions, the development must be carried out in accordance with the approved details. Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely

*A. Amoah*

Mrs Alison Amoah  
Principal Planning Officer

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

