

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: PMV Planning
The Boathouse Design Studio
27 Ferry Road
Teddington
TW11 9NN

Application No: 231076
Application type: Full Planning Approval

Applicant: Hathaway Opportunity Fund GP Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Temporary change of use to open storage (Use Class B8) for up to 5 years, with associated works

At: 127a Loverock Road Reading RG30 1DZ

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 13.12.2023



Assistant Director of Planning, Transport and
Public Protection Services *TEB*

Application At: 127a Loverock Road Reading RG30 1DZ

Application No: 231076

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Planning Statement, Temporary consent, 127a Loverock Road, July 2023

182.01.01 Rev B Site Location Plan

MTP ref 18-132 Transport assessment Rev B, March 2019

CSG/17590 Geotechnical Assessment, HESI, 15 August 2022

SHP/STW/AIA/01b Arboricultural Impact Assessment, Landmark Trees, 28 March 2019

As received 31/07/2023

23/238/11A Transport note, August 2023

As received 22/08/2023

18132/TA/TK01 Rev C Swept path analysis – Articulated vehicles at Site Access

18132/TA/TK03 Rev C Swept path analysis – Max legal articulated vehicle

As received 05/10/2023

VA4946.231006.NIA, Venta Acoustics, 6 October 2023

As received 9/10/2023

VA4949.231026.M1 Additional Mitigation requirements, Venta Acoustics, 27 October 2023

As received 31/10/2023

182.01.15 Approved plan layout for 190591, illustrating landscaping

As received 8/11/2023

2304-P-PL01 Site Plan & Site Sections Rev A

As received 15/11/2023

VA4946.231116.M2, LAMAX Assessment of Open Storage Yard, Venta Acoustics, 16 November 2023

As received 16 November 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Date: 13.12.2023



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3. No additional permanent or temporary buildings or structures associated with the carrying out of the temporary use of the land shall be permitted unless agreed in writing with the local authority.

REASON To control the appearance of the site and comply with policies CC7 and CC8.

4. No storage use of the site hereby permitted shall commence until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

5. Before commencement of the proposed temporary change of use, appropriate management steps shall be put in place in terms of night time noise as specified in accordance with the mitigation specifications recommended within the Noise Impact Assessment report submitted with the application VA4946.231006.NIA, Venta Acoustics, 6 October 2023.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

6. Details of the erection of fencing for the protection of any retained tree or trees shall be submitted to the local Planning Authority for approval before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of the permission and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. The use of the land hereby approved shall cease, on or before 13th December 2028 or in accordance with a scheme of works which shall first have been submitted to and approved in writing by the Local Planning Authority.

REASON: The temporary use is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the materials and type of storage proposed. Permission is only given because a temporary change of use to open storage (Use Class B8) for up to 5 years, with associated works is in accordance with policy CC7 Reading Local Plan 2019.

Date: 13.12.2023



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INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. Security lighting on site should be downlit, to avoid any glare or detrimental impact on the railway adjacent to the site.
3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
4. You advised that demolition and related activity may harm adjacent trees and/or their Root Protection Areas (as defined by BS5837:2012). As such, it is recommended that protective fencing is erected prior to commencement of demolition to protect both tree canopies and Root Protection Areas. If trees subject to a Tree Preservation Order are present or the site is within a Conservation Area, such protection measures are a necessity to prevent tree damage (potentially subject to enforcement action) and advice should be sought from the Natural Environment Team.

Date: 13.12.2023

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

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 this is 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 this is 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 for 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.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan – No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.