

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Quod
8-14 Meard Street
London
W1F 0EQ

Application No: 220110
Application type: Non Material Amendment

Applicant: MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Minor amendment to conditions 12 & 14 of planning permission 131106 to change the range of goods being sold in units 3A, 3B and 7 (formerly Units 8/9 and 3 respectively)

At: Brunel Retail Park Rose Kiln Lane Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 7th September 2022



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 220110

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 12

Unit 3a/3b (formerly Units 8/9) hereby permitted shall not be used for the sale of goods other than: ambient food, drink and confectionary; toys; household goods; pharmaceutical goods and toiletries; DIY and garden goods; furniture and home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Unit 7 (formerly Unit 3) hereby permitted shall not be used for the sale of goods other than: DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods and leisure goods; and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

All other non-food retail premises hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: As the site lies outside an existing shopping centre and to enable the local planning authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres, RBLP Policy RL2 Scale and Location of Retail, Leisure and Culture Development) RBLP Policy RL1 (Network and Hierarchy of Centres)

Date: 7th September 2022



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Assistant Director of Planning, Transport and
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Amended Condition 14

14. (1) Not more than 3 retail units shall be used for the sale of clothing and footwear.
(2) Within Units 3a/3b (formerly Units 8/9) hereby permitted, the net sales area to be used for the sale of:
(i) Ambient food, drink and confectionary shall not exceed 435sqm;
(ii) Toys shall not exceed 110sqm; and
(iii) Household, pharmaceutical goods and toiletries shall not exceed 247sqm.

Reason: as the site lies outside the existing shopping centre and to enable the local planning authority to control the sale of these types of goods to safeguard the vitality and viability of existing shopping centres. RBLP Policy RL2 (Scale and Location of Retail, Leisure and Culture Development) RBLP Policy RL1 (Network and Hierarchy of Centres).

INFORMATIVES

1. This notice relates only to the changes to conditions 12 and 14 of the substantive planning permission (Ref:131106). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 7th September 2022

SDV

Assistant Director of Planning, Transport and
Public Protection Services