

**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: AAN Design & Survey
54a Queen Street
Henley-On-Thames
RG9 1AP

Application No: 211904
Application type: Non Material Amendment

Applicant: Mr Greg Muden

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: Non-Material Amendment to approved application ref 201492 for the removal and replacement of tree (Lawson Cypress) as supported by revised TPP and AMS, revision to Condition 3 (approved plans) and Condition 4 (AMS/TPP).

At: 16 Russet Glade Emmer Green Reading RG4 8UJ

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: 2 February 2022



Head of Planning, Development & Regulatory Services *RE*

Application At: 16 Russet Glade Emmer Green Reading RG4 8UJ

Application No: 211904

Application type: Non Material Amendment

CONDITIONS & REASONS

Condition 3 to be reworded as follows:

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

Plans considered

AAN.20.759. 3 Rev A South west side elevation existing and proposed plus section

AAN.20.759. 5 Proposed elevations

Location plan

As received 23 October 2020

AAN.20.759. 4 Rev C Proposed ground and first floor plans

Proposed block plan

As received on 22 December 2020

HTS-TPP-01B TPP, dated 11/11/21

As received 25 November 2021

HTS Ltd AMS V4 January 2022 Full arboricultural method statement, Heritage Tree Services Limited

As received 25 January 2022

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.

Condition 4 to be reworded as follows:

4. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the HTS Ltd AMS V4 January 2022 Full arboricultural method statement, Heritage Tree Services Limited and accompanying Tree Protection Plan HTS-TPP-01B TPP, dated 11/11/21 from Heritage Tree Services. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Date: 2 February 2022



Head of Planning, Development & Regulatory Services *RE*

New condition:

A replacement tree shall be planted during the planting season (Nov- March) immediately following or at the time of the removal of the Lawson Cypress tree, whichever is soonest. Planting should be carried out in accordance with approved plans HTS- TPP-01B TPP, dated 11/11/21 As received 25 November 2021 and HTS Ltd AMS V4 January 2022 and the Full arboricultural method statement, Heritage Tree Services Limited, as received 25 January 2022. Should the replacement tree be removed, die or become severely damaged or seriously diseased (all) within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken for a replacement tree to be planted, in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to Condition 3 (Approved plans) and to Condition 4 (AMS/TPP) of the substantive planning permission 201492/HOU. It shall be read in the context of the substantive planning permission and is bound by all the conditions attached to that permission. That permission still stands and is bound by all the conditions and obligations attached to that permission 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.

3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow this change to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 2 February 2022



Head of Planning, Development & Regulatory Services *RE*