

Planning Statement

Address: King's Meadow, Napier Road, Reading, Berkshire, RG1 8DF

Application: Full

Applicant: Eventist Group Limited

Proposal: Temporary Change of Use for up to 45 days in a calendar year, to change from Class D2 Assembly and Leisure to Christmas Party Events and Sporting Activities at Kings Meadow, with the site being restored to its former condition at, or before 14:00hrs on 31st December 2021.

1. Introduction to site

- 1.1 The application site is located approximately 20 metres north of Napier Road and forms part of Kings Meadow. The site lies approximately 60 metres south of the River Thames and is located within and close to the northern edge of the Reading Central Area. The site is located immediately to the north of the Kings Meadow car park. It is located within the Thames flood plain (please see Flood Management Plan attached within the application).
- 1.2 The context of the site comprises commercial business units and the railway line to the south, residential properties on Kings Meadow Road to the west, blocks of residential flats on Napier Road to the east (Luscinia View) and houses at Caversham Lock to the north. Please see Google Overlay and OS Map plans attached within the application for a visual representation of the context of the proposed site.

2. Proposal Information

- 2.1 The proposed site would run under the Premises Licence Number LP8000316. The following activities are authorised under this licence, for the times stated below:
- Performance of Live Music - Monday to Sunday, 18:00hrs to 23:00hrs
 - Playing of Recorded Music - Monday to Sunday, 18:00hrs to 01:00hrs
 - Performance of Dance - Monday to Sunday, 18:00hrs to 01:00hrs
 - Provision of Boxing - on one of the 20 dates that the licence is in force per year only from 18:00hrs to 22:30hrs
 - Sale of Alcohol by Retail - Monday to Sunday, 18:00hrs to 01:00hrs
 - Late Night Refreshment - Monday to Sunday, 23:00hrs to 01:00hrs
- 2.2 A total of 11 parties are proposed within the 45 day period applied for. 17 were held during this period in 2019, 15 in 2018, and 18 in 2017. Each party will cater for a maximum number of 800 guests and be held between 18:45hrs and 01:00hrs. The capacity was 980 guests in 2019, 980 in 2018, 850 in 2017, and the event has run for many years with the capacity being as high as 1300 in the past. Please see the below for the list of party dates:
- Friday 3rd December - first party
 - Saturday 4th December
 - Monday 6th December - the boxing party night, as covered in the premises licence
 - Thursday 9th December

- Friday 10th December
- Saturday 11th December
- Sunday 12th December
- Tuesday 14th December
- Thursday 16th December
- Friday 17th December
- Saturday 18th December - last party

3.0 History

3.1 Planning permission has been applied for and granted for this same event every year since 2004, with the exception of 2020, when the Best Parties Ever Christmas events could not go ahead due to COVID-19 restrictions. Please see the list below for the full details of the planning history:

- 191209/FUL - Temporary Change of the use for up to 45 days in a calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to its former conditions at, or before 2.00pm on the 31st December 2019
- 181276/FUL - Temporary Change of the use for up to 45 days in a calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to its former conditions at, or before 2.00pm on the 31st December 2018
- 171445/FUL - Temporary Change of use for up to 45 days in a Calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow, with the site being restored to its former conditions at, or before 16.00 on the 31st December 2017. Approved 10/11/2017
- 161558/FUL - Temporary change of use for up to 40 days in a calendar year, from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow. Approved 14/12/2016
- 151329/FUL - Temporary change of use for up to 30 days in a calendar year, to change from Class D2 Assembly & Leisure to Christmas Party Events at Kings Meadow. Approved 18/11/2015
- 141252/FUL - Temporary change of use for up to 30 days in calendar year 2014 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow. Approved 22/10/2014
- 130996/FUL - Temporary change of use for up to 30 days in calendar year 2013 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow. Approved 10/09/13
- 12/00990/FUL - Temporary change of use for up to 34 days in calendar year 2012 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow - approved 24/08/12
- 11/00950/FUL - Temporary change of use for up to 39 days in a calendar year, this being 2011, to change from Class D2 assembly and leisure to Christmas party events at Kings Meadow - approved 24/08/11
- 10/01139/FUL - Temporary change of use for up to 34 days in calendar year 2010 to change to class D2 assembly and leisure for Christmas party events at Kings Meadow - approved 16/09/10

- 09/01022/FUL - Temporary change of use for up to 24 days in calendar year 2009 to change to class D2 assembly and leisure for Christmas party events at Kings Meadow - approved 15/09/09
- 08/00825/FUL - Temporary change of use for up to 26 days in calendar year 2008 to change from class D2 assembly and leisure to Christmas party events at Kings Meadow - Approved 17/10/08
- 07/01086/FUL - Temporary change of use for up to 20 days in calendar year 2007 to change from class D2 assembly and leisure to Christmas Party Events at Kings Meadow - Approved 22/11/07
- 06/00900/FUL - Temporary change of use for up to 25 days in calendar year 2006 to change from class D2 assembly and leisure to Christmas Party Events at Kings Meadow - Approved 17/10/06
- 05/00747/FUL - Temporary change of use for up to 25 days in calendar year 2005 to change from class D2 assembly and leisure to Christmas Party Events at Kings Meadow - Approved 14/10/05
- 04/01138/REG3 - Temporary change of use for up to 19 days in the calendar year 2004 (in addition to the 28 days permitted by the Town and Country Planning General Permitted Development Order 1995) - from class D2 assembly and leisure to Christmas Party Events - Approved 17/11/04.

4.0 Impact on open space provision

4.1 The application site is towards the edge of Kings Meadow, and the majority of the space and public footpaths would be unaffected by the temporary marquee structure; therefore, it is unlikely that the proposal will reduce the overall public amenity provided by Kings Meadow to any significant extent.

4.2 The proposal would occupy only a small proportion of the open space and for a relatively short period over and above the 28 days that are already 'Permitted Development'.

4.3 Any use of the proposed site will completely cease, and any structures will be completely removed by 2pm on 31st December 2021, to ensure the open space is restored as soon as possible after the series of events has ended.

5.0 Noise and disturbance

5.1 A noise assessment has been submitted within the application. This assessment lays out the mitigation strategies taken to reduce the noise impact in both 2018 and 2019, which will be used again this year. In previous years this noise assessment has satisfied the Environmental Protection Officers.

5.2 In addition, deliveries, emptying of on-site toilets, construction or dismantling of structures and other noisy activities will all not take place between 20:00hrs and 08:00hrs; and the maximum noise of the generators will be limited.

6.0 Traffic Management

6.1 Please see the traffic management plan attached in the application.

7.0 Flood management

7.1 All walls or fencing constructed for within or around the proposed site will be designed to be permeable to flood water. Please see the flood management plan attached in the application for further information.