

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

**APPLICATION FOR PLANNING PERMISSION IN ACCORDANCE WITH REGULATION 3
OF THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

To: Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Application No: 211827
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

In accordance with Section 70 of the Town and Country Planning Act 1990 and the above mentioned Regulations READING BOROUGH COUNCIL as local planning authority hereby **GRANT** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: To install a small tarmac ball games court with a combined metal basketball / football goals at each end and perimeter of 1mtre high metal railing fence

At: Shinfield Road Recreation Ground Linden Road Reading

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: 14 January 2022



Head of Planning, Development & Regulatory Services *RE*

Application At: Shinfield Road Recreation Ground Linden Road Reading

Application No: 211827

Application type: Regulation 3 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 Shinfield Road Recreation Ground New Ball Court (November 2021)
- Arboricultural Impact Assessment: New Multi Ballcourt At Shinfield Road Recreation Ground October 2021 Received on 10/11/2021
- 24.5m x 12m Area With Footpath - Q-38925-C Revision 2 Received on 26/11/2021
- Planning Statement Addendum Shinfield Recreation Ground New Ball Court (December 2021) Received on 07/12/2021
- Location Plan
- Shinfield Recreation Ground - Access route and contractors compound for ball court
- 24.5m x 12m Area With Footpath (Proposed Layout) - Q-38925-C Revision 2
- Construction Method Statement (Email from Applicant) Received on 21/12/2021

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.

3. The materials to be used in the construction of the external surfaces of this development shall be as specified on the plans unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

4. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Date: 14 January 2022



Head of Planning, Development & Regulatory Services *RE*

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site without prior written approval of the Local Planning Authority through a planning application made for that purpose.

REASON: In the interests of amenity and highway safety in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

6. Prior to the first use of the development hereby permitted, any grassed areas of land at Shinfield Road Recreation Ground damaged during construction shall be restored to their former condition.

Reason: In the interests of the residential amenity of the surrounding area and in the interests of the visual amenity of the area of open space in accordance with Policies EN7 and CC8 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. 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 timescale for the decision to be issued.

2. 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.

Date: 14 January 2022



Head of Planning, Development & Regulatory Services *RE*