

**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: Pegasus Group
The Columbia Centre
Station Road
Bracknell
RG12 1LP

Application No: 201457
Application type: Full Planning Approval

Applicant: Virtue Gymnastics

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Change of use from industrial to a gymnastics and free running/parkour use (Class E).

At: 28 Portman Road Reading RG30 1EA

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 8 April 2021



Head of Planning, Development
& Regulatory Services

Application At: 28 Portman Road Reading RG30 1EA

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REASONS FOR REFUSAL

1. The change of use of 28 Portman Road to a gymnastics club use will result in the loss of employment land/floor space within a defined Core Employment Area, resulting in harmful risk that undermines the local economy by reducing employment generating opportunities and the range of sites and space available contrary to Policies EM3 (Loss of Employment Land) and EM4 (Maintaining a Variety of Premises) of the Reading Borough Local Plan 2019.
2. The application site does not lie in an existing centre and is not accessible by a choice of means of transport. While the difficulties experienced by the applicant in finding suitable premises elsewhere in the Borough are acknowledged it is not considered that the applicant's case outweighs the in principle policy objection to the application site being used for a recreational facility contrary to Policy RL2 (Scale and Location of Retail, Leisure and Culture Development) and Policy OU1 (New and Existing Community Facilities) of the Reading Borough Local Plan 2019.
3. The car park layout does not comply with the Local Planning Authority's standards in respect of vehicle parking. This could result in on- street parking/reversing movements on Loverock Road, adversely affecting road safety and the flow of traffic, and in conflict with Policy TR5 (Car and Cycle Parking and Electric Vehicle Charging) of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to see if relevant concerns could be resolved to allow permission to be granted. However, that has not been possible within the prescribed target or agreed extended timescale and therefore the decision to refuse planning permission has been taken.

Refused Plans

Plan Type	Description	Drawing Number	Date Received
Location Plan		P20-1479_02 Rev A	16 Oct-20
Floor Plans	Proposed	N/A	17 Oct-20
Ground Floor Plan	Existing	BSPM 003	17 Oct-20
First Floor Plan	Existing	BSPM 004	17 Oct-20

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/planning-inspectorate>.

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.