

**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: Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Application No: 201842
Application type: Full Planning Approval

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

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6a within Class E following consolidation of the Retail Park

At: Brunel Retail Park Rose Kiln Lane 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: 15 July 2021



SPU
Head of Planning, Development
& Regulatory Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 201842

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CONDITIONS & REASONS

1. The development hereby permitted shall not begin unless and until Units 6b, 7, 8, 9, 10 and 11 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) are completely demolished in accordance with the demolition plan, which is required to be submitted and approved to satisfy the terms of condition 14 of planning permission 201853.

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.

2. The 'Retained Retail Units' (units 1, 2, 3a, 3b, 4, 5 and 6a) to be retained under this permission shall be those as identified on the following approved plan received 10th June 2021:

- Location Plan - Retained Retail - Drawing no: 19032_PL40 Rev A

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 'Retained Retail Units' shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms).

REASON: As the impact of other uses within E use class have not been assessed and to enable the Local Planning Authority to control how these units are used to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

4. Any 'Retained Retail Unit' operating under E (a) use class, as defined in Condition 3, shall only be used for the retail sale of goods of 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; food and drink for consumption on the premises; and items that are ancillary

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to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods, toys; toiletries; and ancillary items and for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987.

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 in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019

5. Notwithstanding Conditions 3 and 4, no more than 3 of the 'Retained Retail Units' shall be used for the sale of clothing and footwear.

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 in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

6. Notwithstanding Condition 3, no more than 2 of the 'Retained Retail Units' shall be used for the sale of food and drink for consumption on the premises within Class E(a) (display or retail sale of goods, other than hot food); E(b) (sale of food and drink for consumption (mostly) on the premises), of the Use Class Order 1987 (as amended). For the avoidance of doubt, this condition shall not prevent the use of ancillary cafes within the retained retail units.

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 in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

7. No more than 2 of the 'Retained Retail Units' shall be subdivided so that each unit would measure less than 465 square metres.

REASON: to provide a range of sizes of units in accordance with Policies RL1 and RL2 of the Reading Borough Local Plan 2019.

8. No more than 15% of the gross floor area of Unit 2 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) shall be used as an ancillary pet care service including veterinary services.

REASON: to ensure that the veterinary services remains ancillary as the provision of a full veterinary services would fall under class E (e), and the impact of such a use has not been assessed, in accordance with policies CC8 and TR3 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. 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.
2. 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 or agreed extended timescale for the decision to be issued.

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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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.