

**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: Star Contractors
Unit 3 The Metro Centre
St Johns Road
Isleworth
TW7 6NJ

Application No: 201809
Application type: Non Material Amendment

Applicant: Star Contractors

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 amendments to permission 172312 (Provision of the Dee Park Community Centre, as granted on 26/02/2018) to alter the trigger point for submission/approval of conditions 3 (Materials), 5a (Cycle Parking), 6a, 6c & 6d (Landscaping), 7 (BREEAM) and 8 (Ecological Enhancements) from pre-commencement of any development to pre-commencement of any development beyond the construction of the damp proof course of the building.

At: Phase 2C Dee Park Youth & Community Centre Tay Road Tilehurst Reading

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: 11 January 2021



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Phase 2C Dee Park Youth & Community Centre Tay Road Tilehurst Reading

Application No: 201809

Application type: Non Material Amendment

CONDITIONS & REASONS

REPLACEMENT CONDITION 3 (Materials)

3. No development shall take place beyond the construction of the damp proof course of the building until details of the materials to be used in the construction of the external surfaces of the development including brick and windows have been submitted to and approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 5a (Cycle Parking)

5. Cycle Parking:

(a) No development shall take place beyond the construction of the damp proof course of the building until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities will be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

(c) Thereafter the bicycle parking facility shall be kept free of obstruction and available for cycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policies TR1 and TR5 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 6a, 6c & 6d (Landscaping)

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6. (i) No development shall take place until full details of both the following hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

(b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc);

(ii) No development shall take place beyond the construction of the damp proof course of the building until full details of both the following hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials; and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

(d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

REPLACEMENT CONDITION 7 (BREEAM)

7. No development shall take place beyond the construction of the damp proof course of the building until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CC2 of the Reading Borough Local Plan 2019 and Sustainable Design and Construction Supplementary Planning Document (2019).

REPLACEMENT CONDITION 8 (Ecological Enhancements)

8. No development shall commence beyond the construction of the damp proof course of the building until full details of ecological enhancements (including integral bird nesting and bat roosting opportunities on and around the new buildings) shall be submitted to and approved in writing by the local planning authority. The measures contained within

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the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To incorporate biodiversity in and around development in accordance with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 172312 and is bound by all the conditions attached to that permission. That permission still stands 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 determine under the non-material amendment procedure within the recommended timeframes.

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