

**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: Barton Willmore LLP
9th Floor Bank House
8 Cherry Street
Birmingham
B2 5AL

Application No: 201560
Application type: Full Planning Approval

Applicant: C/O Agent

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: Full Planning Permission for the construction of Community Hub to include commercial space, residents' gym and other ancillary uses (Use Class E)

At: Land West Of Longwater Avenue 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: 14th July 2021



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Head of Planning, Development
& Regulatory Services

Application At: Land West Of Longwater Avenue Reading

Application No: 201560

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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 as received 6th November 2020:

- Community Hub Location Plan - Drawing no: G259-BAL-SW-XX-DR-A-10-0111
- Community Hub Ground and First Floor Plan - Drawing no: G259-BAL-RP-XX-DR-A-10-0300 Rev D
- Community Hub Roof Plan - Drawing no: G259-BAL-RP-XX-DR-A-10-0301 Rev C
- Community Hub Plans, Elevations, Sections - Drawing no: G259-BAL-RP-XX-DR-A-10-302 Rev B
- Community Hub Elevations - Drawing no: G259-BAL-RP-XX-DR-A-11-0300 Rev C
- Ground Floor Key Plan - Drawing no: MA.3067-06-1000 Rev B
- Site Drainage Sheet 1 of 2 - Drawing no: G259-GTA-SW-OO-DR-C-96-1060 Rev C9

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. Prior to the erection of external facing materials a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and 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. Prior to first occupation of the community hub commercial unit hereby approved a Delivery and Servicing Plan to manage how vehicles shall access the unit without creating safety concerns and congestion based on the anticipated number of vehicle

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trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out for the unit in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

5. Any external doors provided shall open away from the highway / street.

REASON: In the interests of pedestrian safety in accordance with Policy TR3 of the Reading Borough Local Plan 2019 and Section 153 of the Highways Act.

6. Prior to first occupation of the development hereby approved, the refuse and recycling storage facilities shall be implemented fully in accordance with those details shown on the plan as approved under permission 171019 (ref: A P6-02-114 Rev 3 - Site Refuse Strategy) and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

7. The measures within the approved Construction Environmental Management Plan dated 1/11/18 (v2) as approved under application ref: 190141, for the whole of Phase 6a of Green Park Village shall be adhered to throughout the whole of the construction period for the community hub as approved under this permission.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

8. 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.

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.

9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be

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implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority. REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

10. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Flood Risk Assessment Ref: HH4160761/KJ/013, Issue 2: 25 May 2017, prepared by Glanville Consultants, as approved under 171019, for the whole of Phase 6A of Green Park Village, shall be implemented in full and maintained in perpetuity for the lifetime of the development. REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site to be completed in accordance with the submitted and approved detail: Drainage Statement, doc ref: 7143/2.3F, dated 26/10/18, prepared by GTA Civils Ltd, as approved under planning ref: 171019, for the whole of Phase 6A of Green Park Village. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

12. The 'whole life' SUDS maintenance plan to be implemented in accordance with the plan approved under 201874 and be implemented prior to occupation of the community hub as approved under this permission.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019

13. Prior to the occupation of the community hub as approved under this permission, the method of disposal of foul sewage shall be completed in accordance with the submitted and approved detail: Drainage Statement, doc ref: 7143/2.3F, dated 26/10/18, prepared by GTA Civils Ltd, approved under planning ref: 190141, for the whole of Phase 6A of Green Park Village. The foul sewage disposal shall be managed and maintained thereafter in accordance with the approved details. REASON: to ensure adequate sewerage is provided in the interests of pollution prevention in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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14. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

15. Prior to the installation of the means of ventilation for the extraction and dispersal of cooking smells/fumes, including details of its method of construction, odour control measures, noise levels, its appearance and running specifications, to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed before the occupation of the approved commercial space as a cafe or restaurant and thereafter shall be permanently retained and maintained in accordance with the approved specifications.

REASON: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment in accordance with Policies CC8, EN16 and EN17 of the Reading Borough Local Plan.

16. Full details of the approved 'brown' roof, including a maintenance plan, shall be submitted to and approved in writing by the local planning authority prior to its installation. The 'brown' roof to be installed and maintained in accordance with the approved details thereafter.

REASON: in the interest of biodiversity and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

17. Unless otherwise discharged under 171019 (and agreed in writing by the Local Planning Authority) no external lighting shall be installed until detailed plans and specifications of lights and a report detailing the lighting scheme, including how this will not adversely impact upon commuting and foraging bats or other wildlife is submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation showing the adjacent trees
- A schedule of equipment
- Measures to avoid glare and light spill

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- An isolux contour map showing light spillage to 1 lux both vertically and horizontally to include light spillage from external light sources, as well as the windows of the new development.

The approved lighting details shall thereafter be installed, maintained and operated in accordance with the approved details.

REASON: to protect residential amenity, in the interests of visual amenity, and to ensure that wildlife is not adversely affected by the proposed development in line with Policies CC7, CC8, and EN12 of the Reading Borough Local Plan 2019.

18. Unless otherwise discharged under 171019 (and agreed in writing by the Local Planning Authority) prior to occupation of the development hereby approved a Waste Management Plan, which accords with Reading Borough Council's Waste Management Guidelines, shall be submitted to and approved in writing by the Local Planning Authority. The approved Waste Management Plan shall thereafter be implemented and publicised to all occupiers so the Plan can be followed.

REASON: in the interests of the visual amenity of the area and to ensure that there is sufficient waste management on site, in accordance with Policies CC5 and CC7 of the Reading Borough Local Plan 2019.

19. Unless otherwise discharged under 171019 for Phase 6a (and agreed in writing by the Local Planning Authority) prior to first occupation of the hereby approved building, a scheme of security measures shall be submitted to and agreed in writing with the Local Planning Authority following consultation with Thames Valley Police Crime Prevention and Design Advisor (CPDA). The following details shall be included:

- Lighting of public accessible areas; detailed lighting plans (ideally compliant with BS 5489);
- Appropriately rated vehicle bollards, preventing vehicle intrusion into public pedestrian space;
- CCTV: Provide detailed plans identifying CCTV operational requirements (position and specification of CCTV); if required
- Physical security shall be incorporated into the construction of the building in accordance with Secured by Design best practice this may include, along with other matters, suitable windows and doors and where necessary Laminate glazing.

The details shall be completed in accordance with the approved details before the residential units within the approved scheme under 171019, are occupied, and shall be retained thereafter.

REASON: to protect the amenity of future occupants of the proposed development of the overall Phase 6A of Green Park Village in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

20. Prior to first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to

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and approved in writing by the Local Planning Authority, demonstrating that the development has attained a minimum of BREEAM Very Good standard with a minimum score of 62.5 points.

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.

21. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises, except for the area marked 'commercial space' shall only be used for the purposes as shown on the approved plan: Community Hub Ground and First Floor Plan - Drawing no: G259- BAL-RP-XX-DR-A-10-0300 Rev D and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

REASON: Another alternative use of the premises, which may otherwise be permitted by virtue of the above Orders, has not been assessed and could be harmful with respect to residential amenity and transport in accordance with Policies CC8, TR3 and TR5 of the Reading Borough Local Plan 2019.

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. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that

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construction and demolition associated with the approved development will be subject to environmental health law.

5. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

6. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

7. All purchasers/tenants/occupiers to be informed that there will be no on-street parking other than in designated area and there will be other restrictions and enforcement on parking in GPV as a whole.

8. 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.