

**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: Bellway Homes Ltd (Thames Valley) Application No: 200928
Pacific House Application type: Non Material Amendment
Imperial Way
Reading
RG2 0TD

Applicant: Bellway Homes Ltd (Thames Valley)

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 amendment to planning consent 171814 (granted 19/11/2018) to allow amendments to car parking layout for Plot 1-4 by alteration of Condition 2 (List of Approved Plans), Condition 5 (Car Parking), Condition 6 (Accesses), Condition 12 (Provision of Road/Private Drive) and Condition 23 (Hard and Soft Landscaping Plans)

At: Cox & Wyman Ltd Cardiff Road Reading RG1 8EX

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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Date: 29 September 2021



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& Regulatory Services

Application At: Cox & Wyman Ltd Cardiff Road Reading RG1 8EX

Application No: 200928

Application type: Non Material Amendment

CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

2. The development hereby permitted shall be carried out in accordance with the following approved plans dated 6th October 2017 unless otherwise stated.

Drawing No:

A-PP-E10-01 Location Plan

A-PP-E10-02 Location Plan

A-PP-E10-03 Block Plan

A-PP-E10-04 Existing Site Plan

A-PP-E10-05 Demolition plans

A-PP-P10-01 Rev F Proposed Site Plan dated 22.9.2021

A-PP-P10-02 Rev C Proposed Roof Plan dated 14.5.2018

A-PP-P10-03 Rev D Proposed Block Plan dated 22.9.2021

A-PP-P10-04 Rev B Proposed Servicing Plan dated 14.5.2018

A-PP-P10-06 Rev A Affordable Housing Plan dated 09.5.2018

A-PP-P12-01 Proposed Site Sections

A-PP-P13-01 Proposed Street Elevations

A-PP-P13-02 Rev A Proposed Street Elevations 21.9.2021

A-PP-P13-03 Proposed Street Elevations

A-PP-P13-04 Proposed Street Elevations

A-PP-P11-10 Apartments - Ground Floor Plan

A-PP-P11-11 Apartments - First Floor Plan

A-PP-P11-12 Apartments - Second Floor Plan

A-PP-P11-13 Apartments - Third Floor Plan

A-PP-P11-14 Apartments - Roof Plan

A-PP-P13-11 Apartments - North & East Elevations

A-PP-P13-12 Apartments - South & West Elevations

A-PP-P13-13 Apartments - Landscaped Deck Elevations

A-PP-P13-14 Apartments - Landscaped Deck Elevations

A-PP-P13-31 House Type D.01

A-PP-P13-32 Rev A House Type D.02 dated 26.3.2018

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A-PP-P13-41 House Type E.01
A-PP-P13-42 House Type E.02
A-PP-P13-43 House Type E.03
A-PP-P13-44 Rev A House Type E.04 dated 26.3.2018
A-PP-P13-51 House Type G.01
A-PP-P13-52 House Type G.02
A-PP-P13-53 House Type G.03
A-PP-P13-54 House Type G.04
A-PP-P11-60 Substation S.01 received 17.4.2018

Planting Plan 1 of 2 6969.PP.1.0 Rev E received 22.6.2021
Planting Plan 2 of 2 6969.PP.1.1 Rev E received 22.6.2021
Tree Pit Details 1 of 2 6969.TPD.2.0 Rev A received 4.3.2020
Tree Pit Details 2 of 2 6969.TPD.2.1 Rev A received 4.3.2020

Arboricultural Method Statement (containing Tree Protection Plans) dated March ref 10342_AMS.001 Rev A, prepared by Aspect Arboriculture received 4 March 2020

Landscape Management Plan dated February 2020 ref 6969.lan.man.002, received 4 March 2020

Supporting Documentation

- Design and Access Statement, prepared by Barton Willmore
- Air Quality Assessment, prepared by Peter Brett Associates
- Flood Risk Assessment and SUDS Assessment, prepared by Water Environment
- Lighting Strategy, prepared by MMA Lighting Consultancy
- Energy and Sustainability Statement
- Environmental Noise Assessment, prepared by Paragon Acoustic Consultants
- Transport Statement, prepared by TTP Consulting
- Residential Travel Plan, prepared by TTP Consulting - Arboricultural Survey, prepared by Merewood Arboricultural Consultancy Services
- Utilities Statement, prepared by Hydrock
- Existing Services Drawing, prepared by Hydrock

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. REPLACEMENT CONDITION 5

5. The dwellings hereby permitted shall not be occupied until all vehicle parking space(s) have been provided in accordance with the approved plan:

Proposed Site Plan A-PP-P10-01 Rev F dated 22.9.2021

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Proposed Servicing Plan A-PP-P10-04B.

The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy TR5 and Policy TR3.

3. REPLACEMENT CONDITION 6

6. No dwelling hereby permitted shall be occupied until the vehicle accesses serving the site have been constructed in accordance with the approved drawing **Proposed Site Plan A-PP-P10-01 Rev F dated 22.9.2021** and Servicing Plan A-PP-P10-04B.

Reason: In the interests of road safety in accordance with Policy TR1 and Policy TR3.

4. REPLACEMENT CONDITION 12

12. No dwelling(s) shall be occupied until the roads/private drive serving it have been provided in accordance with the approved drawings **Proposed Site Plan APP-P10-01 Rev F dated 22.9.2021** and Proposed Servicing Plan A-PP-P10-04 Rev B Proposed Servicing Plan and satisfaction of the Local Planning Authority in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

Reason: In the interests of road safety in accordance with Core Strategy Policy TR1 and Policy TR3.

5. REPLACEMENT CONDITION 23:

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents

Planting Plan 1 of 2 6969.PP.1.0 Rev E received 22.6.2021

Planting Plan 2 of 2 6969.PP.1.1 Rev E received 22.6.2021

Tree Pit Details 1 of 2 6969.TPD.2.0 Rev A received 4.3.2020

Tree Pit Details 2 of 2 6969.TPD.2.1 Rev A received 4.3.2020

Visibility Splay Extract Drawing / information received by email 10.08.2021

soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be 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 protecting the amenity of local land uses or

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neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 19/11/2019 under reference number 171814 and is bound by all the conditions and obligations 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 statutory or agreed timeframes.
4. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
5. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

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