

**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: Eventist Group Ltd
Units 3-4 Trade City
Avro Way
Brooklands Industrial Estate
KT13 0YF

Application No: 211725
Application type: Full Planning Approval

Applicant: Eventist Group Ltd

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: Temporary Change of Use for up to 45 days in a calendar year, to Change from Class F2 (Local Community Uses) to Christmas Party Events at Kings Meadow, with the site being restored to its former condition at, or before 14:00hrs on 31st December 2021

At: Kings Meadow Woodland Napier Road 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: 2nd December 2021



SPU
Head of Planning, Development
& Regulatory Services

Application At: Kings Meadow Woodland Napier Road Reading
Application No: 211725
Application type: Full Planning Approval

CONDITIONS & REASONS

1. The use of the land for Christmas Party events shall cease and the site shall be restored to its former condition on or before 1400 hours on 31 December 2021

Reason: In the interests of the residential amenity of the surrounding area and in the interests of the visual amenity of the area of open space in accordance with Policies EN7 and CC8 of the Reading Borough Local Plan (2019).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and mitigation measures included in the following documents:

Christmas Parties, King's Meadow Reading Noise Assessment Revision 0
Received 28th October 2021

ENT-UK-001 - Reading Master V3.vwx Rev R7 x2 (Floor Plans)
Received 27th October 2021

1:1250 Location Plan
Received 21st October 2021

BPE-17-01B (Area Plan)
BPE-17-01B (Elevations)
Kings Meadow, Reading Christmas Parties (Flood Risk and Traffic Management Plan)
Received 20th October 2021

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

3. The temporary use hereby approved shall not be carried out other than in accordance with the Traffic Management Plan contained within the submitted document: Kings Meadow, Reading Christmas Parties (Flood Risk and Traffic Management Plan) received by the Local Planning Authority on 20th October 2021

Reason: In the interests of highway safety in accordance with Policy TR3 of the Reading Borough Local Plan (2019).

Date: 2nd December 2021



Head of Planning, Development
& Regulatory Services

4. The temporary use hereby approved shall not be carried out other than in accordance with the flood risk mitigation measures contained within the submitted document: Kings Meadow, Reading Christmas Parties (Flood Risk and Traffic Management Plan) received by the Local Planning Authority on 20th October 2021

Reason: In the interests of reducing flood risk in accordance with Policy EN18 of the Reading Borough Local Plan (2019).

5. No fence, wall or other means of enclosure shall be erected within the site unless it is designed to be permeable to floodwater

Reason: To prevent obstructions to water flow in the interests of minimising flood risk in accordance with Policy En18 of the Reading Borough Local Plan (2019).

6. Deliveries, collection of empty bottles, emptying of on-site portable toilets, construction and deconstruction of temporary structures, and similar noisy activities, shall not be carried out between the hours of 20:00 and 08:00

Reason: In the interests of protecting local residents from unreasonable noise levels in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan (2019).

7. The noise emitted from the generators shall not cause an increase of the existing background noise level (determined to be 45 dB LA90, 15 minute) by more than 0 dB. An acoustic assessment to demonstrate that that this level has been met shall be submitted upon the request of the local planning authority. The noise levels shall be determined at the nearest noise sensitive premises and measurements and assessment made according to BS4142:2014

Reason: To protect the occupiers of nearby residential properties from noise disturbance in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan (2019).

8. Each Christmas party event shall cease in sufficient time for all patrons and staff to have left the site by 0200 hrs. No activity associated with the use hereby approved shall take place between the hours of 0200 hrs and 0800 hrs

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential amenities of the surrounding area in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan (2019).

9. The noise mitigation measures set out in the approved noise assessment: Christmas Parties, King's Meadow Reading Noise Assessment Revision 0 dated 19th October 2019 and received by the Local Planning Authority on 28th October 2021, shall be implemented in full prior to the first party event taking place. The noise mitigation measures shall be maintained and adhered to in full for the duration of all party events

Date: 2nd December 2021



Head of Planning, Development
& Regulatory Services

Reason: In the interests of protecting the local residents from unreasonable noise levels which would be detrimental to the residential amenities of the surrounding area in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan (2019).

10. No less than five percent of the parking spaces within the Kings Meadow car park shall be allocated and made available for use by disabled users of the Best Parties Ever site.

Reason: to ensure convenient access for all to the facility in accordance with Policies CC6 and TR3 of the Reading Borough Local Plan (2019).

11. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the application land by virtue of this temporary permission shall only for be used for Christmas Party events only and for no other temporary use.

Reason: In the interests of the residential amenity of the surrounding area and in the interests of the visual amenity of the area of open space in accordance with Policies EN7 and EN16 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. 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.

2. a) 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.

b) The applicant is advised of the need to secure the appropriate events license(s) for the temporary uses approved as part of this planning permission.

c) The applicant is reminded that the temporary use of the site hereby permitted will be subject to environmental protection regulations under the Environmental Protection Act 1990.

Date: 2nd December 2021



SPU
Head of Planning, Development
& Regulatory Services

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.