

**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: Oxford Architects LLP
Bagley Croft
Hinksey Hill
Oxford
OX1 5BS

Application No: 201448
Application type: Full Planning Approval

Applicant: Great Western Railway

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: Improved facilities from Oxford Road entrance to platform 1 and platform 2. Provision of gate lines to enhance safety and security to the station access from Oxford Road to platform 1 and platform 2. Provision of a new station building on Oxford Road to provide ticketing, gateline, staff mess area with WC, public WC and small retail area.

At: Reading West Railway Station Reading RG1 7PY

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: 22 January 2021



Head of Planning, Development & Regulatory Services *RE*

Application At: Reading West Railway Station Reading RG1 7PY

Application No: 201448

Application type: Full Planning Approval

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:

19111-OA-B1-00-DR-A-1000 Rev. P3, Site Location and Block Plan, dated 25 November 2020

19111-OA-B1-00-DR-A-1504 Rev. P6, Proposed Ticket Office Option D2, dated 1 December 2020

19111-OA-B1-00-DR-A-2000 Rev. P4, Existing and Proposed Elevations, dated 1 December 2020

19111-OA-B1-XX-DR-A-4001 Rev. P3, Proposed Sections, dated 1 December 2020

19111-OA-B1-XX-DR-A-8001 Rev. P1, Typical Window Detail, dated 30 November 2020

45835/5504/SK012 Rev.D 'Reading West Station, Improvements, Oxford Road, Proposed Layout Plan', dated 14 December 2020 [Highways Plan]

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. No building works to construct the station building hereby approved shall be commenced (except highway works) until a schedule and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.

The schedule and samples shall be in accordance with the types of materials indicated on the approved drawings and submitted sample panel.

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The development shall not be carried out except in accordance with the approved schedule and samples and shall be maintained in accordance with the approved schedule and samples at all times thereafter.

Reason: In the interests of visual amenity of the area and the character and appearance of the conservation area in accordance with Policies EN1, EN3, EN5, EN6 and CC7 of the Reading Borough Local Plan 2019

4. No part of the station building hereby approved shall be brought into use until all highway works have been completed in accordance with the approved drawing 45835/5504/SK012 Rev.D 'Reading West Station, Improvements, Oxford Road, Proposed Layout Plan', dated 14 December 2020.

Reason. In the interests of highway safety, visual amenity and the character and appearance of the Conservation Area in accordance with Policies TR1, TR2, TR3, EN1, EN3, EN5, EN6 and CC7 of the Reading Borough Local Plan 2019

5. No part of the station building hereby approved shall be brought into use until a feasibility study document in respect of provision of at least one street tree within the area of the approved highway works has been submitted to and approved in writing by the Local Planning Authority. The feasibility study document shall include a tree planting plan, timetable for planting provision and details of future maintenance (except where non-feasibility is demonstrated).

All tree(s) shall be planted and maintained in accordance with the approved feasibility study document.

Any tree(s) 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. At least one tree is required to improve the level of tree coverage in the Borough and enhance the character and appearance of the Conservation Area in accordance with Policies EN14 and EN3. It has not been demonstrated that this would not be possible.

6. All existing trees within and adjacent to the area of approved highway works shall be protected to BS5837:2012 throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within protected areas. No drains, pits, ditches or trenches shall be dug in or run across the area protected by this condition, at any time.

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Reason: In order to ensure that street trees of amenity value are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.6

7. All roof-top safety railings shown on approved drawings shall be folded down in the horizontal position and shall not be raised at any time, except during the carrying out of maintenance activities directly associated with their use.

Reason. In the interests of the appearance of the building and the character and appearance of the Conservation Area, in accordance with Policies EN1, EN3, EN5, EN6 and CC7 of the Reading Borough Local Plan 2019.

8. The retail kiosk within the station building hereby approved shall not to be used other than as ancillary to the use of the station building.

The kiosk service hatch to Oxford Road labelled as (3) on the approved plan shall not be used and shall be locked shut, except between the hours of 0630 and 2300.

Reason. To prevent undue disturbance to nearby dwellings in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

9. Hours for deliveries, waste collection, and other servicing associated with the retail kiosk are restricted to 0700 to 2200.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

10. 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 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 facade (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.

11. No part of the station building hereby approved shall be brought into use until a Security Strategy document and a timetable for its implementation have been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include the following details:

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- i) Ticket barriers to Oxford Road and Tilehurst Road entrances and hours of operation in accordance with the submitted Design and Access Statement.
- ii) Out-of-hours gates to Oxford Road and Tilehurst Road entrances and hours of secure closure.
- iii) CCTV cameras covering all public spaces within and around the building. Live feed covering external spaces to be connected to Police and Council systems.
- iv) External lighting to the building and surrounding spaces.
- v) Security measures for the retail kiosk, ticket office, public toilet and ticket vending machines.
- vi) Physical security measures for doors, windows, shutters etc.
min standard LPS 1175 SR2.

The strategy shall be carried out in accordance with the approved details and timetable and maintained as such at all times thereafter.

Reason: To maintain, and take opportunities available for improving, the safety of the environment to ensure that crime and disorder or fear of crime does not undermine quality of life or community cohesion in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019 and NPPF paras 91 and 130.

12. No part of the station building hereby approved shall be brought into use until 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 and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the BREEAM Very Good standard.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

13. No part of the station building hereby approved shall be brought into use until all bicycle parking facilities have been provided in accordance with the plans hereby approved.

Reason: To ensure adequate cycle parking facilities for users of the building and improved station and to encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

14. (PC) The development hereby approved shall not be commenced until the existing highway has been stopped up in accordance with the approved plans.

Reason: To ensure that appropriate measures to alter highway arrangements are in place at an early stage in the development in the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

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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 agreed extended timescale for the decision to be issued.
2. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. Structures and vegetation on or close to the site are likely to be used by nesting birds and any works to structures with bird nests or vegetation clearance should take place outside the bird nesting season (March - August inclusive). If this is not practicable areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest.
3. The developer is advised to contact Thames Water to discuss their requirements for development affecting water and sewerage infrastructure.
4. 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.
5. 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) 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.
6. In accordance with Article 35 (DMPO 2015) some conditions have been labelled "(PC)" to make clear that they must be complied with before any development begins.

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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.