



Reading
Borough Council

Working better with you

SK-tec Ltd
91 Loddon Bridge Road
Woodley
Reading
RG5 4AE

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services
Civic Centre, Reading, RG1 7AE
☎ 0118 9373787

Our Ref: 201424

Direct: ☎ 0118 9372461
e-mail: julie.williams@reading.gov.uk

1 June 2021

Your contact is: Julie Williams, Planning

Dear Mr R Ramlackham,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201424

Application type: Approval of Conditions

Address: 32 Chapel Hill, Tilehurst, Reading, RG31 5DG

Proposal: Discharge of conditions, 4 (landscaping) & 7 (Construction Methods Statement) relating to the planning permission 181445.

The application is requesting a discharge for conditions "4. Landscaping" and "7. (Pre-commencement) Construction Method Statement." of planning approval 181445

While the proposed materials to meet Condition 4.(a) hard surfacing materials are acceptable with regards to Condition 4. (b), (c) and (d): there is no information or plan submitted to satisfy the conditions. The 'APPTREE' document is a general Tree Planting Guide, not specific to the site. The 'METHOD' document mentions tree pit specifications, but in a vague, non-committing manner.

With regards to Condition 7, again, the information provided in the 'METHOD' document is vague and no site plan is attached - as to demonstrate site boundaries, access, transport, works done, etc in relation to existent, future or neighbouring vegetation.

The documents submitted therefore for the site at 32 Chapel Hill are insufficient to justify the discharge of condition 4 or, as far as I am concerned, condition 7.

Colleagues in the transport team have commented more specifically that the proposed work should be in accordance with the Borough's Guidance Notes for Activities on the Public Highway. Any licenses required for the development can be obtained from the Councils website using the following link. <http://www.reading.gov.uk/maintenanceandroadworks>

Condition 7 CMS

- Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided.

Letter submitted addressing CMS states that vehicles of contractors and visitors will be parked on site. No site plan submitted. UNSATISFACTORY

- Location on site for storage of plant and materials used in constructing the development.

Letter submitted addressing CMS states all materials deliveries to front garden and moved to back of property for storage. It should be noted that no plant or material should be stored on any part of the public highway or footway. Site Plan required.

UNSATISFACTORY

- Erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site.

A site plan has not been submitted illustrating security hoarding. It should be noted that a license would be required for the erection of scaffolding or hoarding around the site that would overhang any part of the public highway. Confirmation required and illustrated on site plan. UNSATISFACTORY

- Footpath closures or road closures needed during construction.

It is not stated that any footpath closures/road closures will be required; however, if any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to. No part of the footpath/public highway outside the site must be used by the contractor.

SATISFACTORY

- Wheel washing facilities on site.

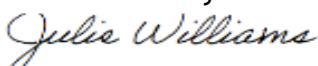
None stated. No site plan submitted. Wheel washing facility should be located near the site entrance to ensure dirt and debris are not tracked through the site and on to the Public Highway. Site plan required. UNSATISFACTORY

I have visited the site and noted that the extension is built and a car parking area provided and boundary wall built but the layout is slightly difference to that approved by drawing 18/708-03 rev A, the surface remains unfinished and there are not trees visible.

I have emailed you to get more information but no reply has been provided and therefore it is reasonable for the decision in this case to be to confirm that the conditions remain unmet. This needs to be brought to your clients attention and they should be referred back to their decision notice as both conditions 4 & 7 are pre-commencement conditions requiring approval of details before works commenced.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely



Julie Williams
Acting Planning Manager

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>