

**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: Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

Application No: 200980
Application type: Non Material Amendment

Applicant: Berkeley Homes (Oxford and Chiltern) Ltd

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 amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 38 (landscaping) to allow flexibility for separate submissions on a phase-by-phase basis (also incorporating wording amendments already agreed by 191237 on 22/08/2019).

At: Former Homebase/ Toys R Us Kenavon Drive Reading

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 4 August 2020



Head of Planning, Development
& Regulatory Services *J.B.M.*

Application At: Former Homebase/ Toys R Us Kenavon Drive Reading

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 38

1) No development (barring demolition and piling) shall take place until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

(a) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc);

2) No development (barring demolition and works associated with the construction of the superstructure) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367AA5990C-SW-00-A-5030 Rev P 02, as received 09/05/2019 until the following hard and soft landscaping details have been submitted to and been approved in writing by the local planning authority:

(b) hard surfacing materials; and

(c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and

(d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policies CC7, EN14, CR2 and CR3 of the Reading Borough Local Plan 2019.

Date: 4 August 2020



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& Regulatory Services *J.B.M.*



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 10/10/2018 under reference number 170509, 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 - for example, 190764 as agreed on 31/05/19; 191233, 191234, 191235, 191237, 191238 & 191253 as all agreed on 22/08/19; 191788 as agreed on 16/12/19; 200071 as agreed on 04/02/2020); 200228 (Agreed on 03/06/2020) 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 timeframes.
4. It is noted that the under-construction development has already proceeding beyond the demolition and piling stages in respect of the east and mid blocks. As such, condition details relating to 38 1) (a) (unaltered as part of this application) should have already been satisfied to comply with the terms of the condition. You have indicated via email correspondence that details will be submitted shortly, seeking for these details to be satisfied retrospectively. You are hereby advised to submit these details shortly, or otherwise this matter will need to be passed to the Planning Enforcement team to investigate.

Date: 4 August 2020

Head of Planning, Development
& Regulatory Services *J.B.M.*