

**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
Pacific House
Imperial Way
Reading, Berkshire
RG2 0TD

Application No: 200092
Application type: Non Material Amendment

Applicant: Bellway Homes

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 approved Landscaping Scheme by alteration of Conditions 2 (List of Approved Plans), 22 (Arboricultural Method Statement), 23 (Hard and Soft Landscaping Plans) and 26 (Landscaping Management Plan)

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

Date: 10 May 2020

RE



Head of Planning, Development
& Regulatory Services

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

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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 D Proposed Site Plan dated 14.5.2018

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

A-PP-P10-03 Rev B Proposed Block Plan dated 14.5.2018

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 Proposed Street Elevations

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

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

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 C received 4.3.2020

Planting Plan 2 of 2 6969.PP.1.1 Rev C received 4.3.2020

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.

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2. REPLACEMENT CONDITION 22:

22. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan within the Arboricultural Method Statement ref 10342_AMS.001 Rev A, prepared by Aspect Arboriculture dated March 2020. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

3. REPLACEMENT CONDITION 23:

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 C received 4.3.2020

Planting Plan 2 of 2 6969.PP.1.1 Rev C received 4.3.2020

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

The 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: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

4. REPLACEMENT CONDITION 26

26. The approved Landscape Management Plan ref 6969.lan.man.002 produced by Aspect Arboriculture received 4th March 2020, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be implemented in

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accordance with the site construction management plan and programme, with all landscaping for each development phase being undertaken during the first available planting season immediately following the completion of the specific phase. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 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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Reading
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A handwritten signature in black ink, appearing to read 'P. Li'.

Head of Planning, Development
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