

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015**

To: Stephen George and Partners
Waterfront House
2A Smith Way
Grove Park
Enderby
LE19 1SX

Application No: 200790
Application type: Demolition Prior Approval

Applicant: Hathaway Opportunity Fund General Partner Ltd C/O Cube Real Estate

READING BOROUGH COUNCIL as Local Planning Authority **GRANT PRIOR APPROVAL** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for prior notification of proposed demolition.

At: Unit 1 Stadium Way Tilehurst Reading RG30 6BX

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: 31 July 2020



Head of Planning, Development
& Regulatory Services

Application At: Unit 1 Stadium Way Tilehurst Reading RG30 6BX

Application No: 200790

Application type: Demolition Prior Approval

CONDITIONS & REASONS

1. In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the approved details are as follows:

For the avoidance of doubt all details contained within the following documents are approved and must be complied with in accordance with condition (viii)(aa) of Part 11. The details have been given headings to assist when comparing against the initial decision notice dated 8 July 2020.

Highways

Document Ref: SD/DEM/DPP/20070, Demolition phase plan, ITP Ltd Unit 1&1a Stadium Business park Rev C, prepared by Lee Goswell, Shorts demolition, as received 16 July 2020

Trees

Drawing No: 20-078-SGP-02-oo-DR-A-P003 Rev A - Existing site plan (with tree protection order (TPO) trees), as received 15 July 2020; and Confirmation in e-mail received from Luke Abbot of Stephen George on 16 July 2020 that the existing chain link fence between the site and the TPO trees will remain in place.

Restoration of the Site

Set out for Document Ref: SD/DEM/DPP/20070, Demolition phase plan, ITP Ltd Unit 1&1a Stadium Business park Rev C, prepared by Lee Goswell, Shorts demolition, as received 16 July 2020

Email from PSK dated 20 July 2020 confirming that the site will be levelled off, and the perimeter hoarding will remain in place to secure the site.

Date: 31 July 2020



Head of Planning, Development
& Regulatory Services

INFORMATIVES

1. The developer is advised to apply for consent under Section 61 of the Control of Pollution Act 1974 in respect of noise control measures for the project. For further information please contact environmental.protection@reading.gov.uk
2. The local planning authority has worked positively and proactively with the applicant to issue this notification within the prescribed timescale.

Date: 31 July 2020



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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.

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 via 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/>

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.