

**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: 191237
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) by changing the trigger point for submission/approval from pre-commencement to 1) pre-commencement barring demolition and piling (services) and 2) pre- commencement barring demolition and the construction of superstructures (all other details) (sought retrospectively).

At: Toys R Us Kenavon Drive Reading RG1 3DH

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: 22 August 2019



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

Application At: Toys R Us Kenavon Drive Reading RG1 3DH

Application No: 191237

Application type: Non Material Amendment

CONDITIONS & REASONS

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 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 Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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

Date: 22 August 2019



Head of Planning, Development
& Regulatory Services *JBM*

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, and 191233, 191234, 191235, 191238 & 191253 as all agreed on 22/08/19) 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. For the avoidance of doubt, the definition of superstructure is “the structural frame of the building above ground, and excluding any final finishes or external facing materials”, as confirmed by the applicant via email on 02/08/19.

Date: 22 August 2019



Head of Planning, Development
& Regulatory Services *JBM*