

**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 & Chiltern) Ltd Application No: 191788
Berkeley House Application type: Non Material Amendment
Farnham Lane
Farnham Royal
SL2 3RQ

Applicant: Berkeley Homes (Oxford & 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 8 (Construction Method Statement) by changing the trigger point for submission/approval from pre-commencement to pre-commencement of the relevant phase and not require approval for demolition works already undertaken (partly sought retrospectively).

At: 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: 16 December 2019



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

Application At: Toys R Us Kenavon Drive Reading

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 8

No development (other than demolition) 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 prior to a Construction Method Statement being submitted and been approved in writing by the local planning authority to provide for:

A) 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

B) location on site for storage of plant and materials used in demolishing and constructing the development

C) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site

D) any footpath closures or road closures needed during demolition and/or construction

E) wheel washing facilities on site

F) a scheme for recycling waste resulting from the demolition and/or construction works

G) construction and environmental management plan for biodiversity

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

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Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, biodiversity and highway safety, in accordance with Policies TR1, TR3, CC8, EN12, EN15, EN16 and CR6 Reading Borough Local Plan 2019.

INFORMATIVES

1. It is noted that changes to the wording of condition 8 are partly sought retrospectively in this instance. More specifically, works of demolition commenced in December 2018 without the originally worded condition 8 having been approved by the local planning authority (current application 182204 remains under consideration by the local planning authority). By consequence of this non-material amendment it is confirmed that there are considered to be no outstanding planning matters in relation to the demolition works undertaken, nor matters of enforcement (within the context of the demolition method statement).

2. 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, and 191233, 191234, 191235, 191237, 191238 & 191253 as all agreed on 22/08/19) should be read together.

3. 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.

4. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the agreed extended timeframes.

Date: 16 December 2019



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& Regulatory Services *J.B.M.*