

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTY PLANNING (CONTROL OF ADVERTISEMENTS)
(ENGLAND) REGULATIONS 2007**

APPLICATION FOR CONSENT FOR DISPLAY OF AN ADVERTISEMENT

Berkeley Homes (Oxford & Chiltern) Ltd
Berkeley House
Farnham Lane
Farnham Royal
Slough
SL2 3RQ

Application No: 191898
Application type: Advertisement Consent

Applicant: Berkeley Homes (Oxford & Chiltern) Ltd

READING BOROUGH COUNCIL as Local Planning Authority **give consent** for the display of the following advertisements:

Proposal: Display of: non-illuminated hoarding sign on north, east, south and west site boundaries; 1x sign above hoarding and 9x flag pole signs on west boundary (all non-illuminated); 1x sign above hoarding and 3x flag pole signs on north-west boundary (all non-illuminated); 6x non- illuminated flag pole signs on south elevation (revised description) (part retrospective)

At: Toys R Us Kenavon Drive Reading

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: 2 March 2020



Head of Planning, Development & Regulatory Services *RE*

Application At: Toys R Us Kenavon Drive Reading

Application No: 191898

Application type: Advertisement Consent

CONDITIONS & REASONS

1. The Standard Conditions:

i. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii. No advertisement shall be sited or displayed so as to:

- a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: In accordance with Schedule 2, Regulation 2(1) of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. The advertisements hereby consented shall be carried out in accordance with the following approved plans:

AA5990-2000 Rev A Site Location Plan, as received 28/11/2019

BHO.H.100C - Hoarding Specification, as received 28/02/2020

BHO.H.200B - Hoarding Specification, as received 28/02/2020

BHO.H.201C - Hoarding Specification, as received 28/02/2020

BHO.H.202B - Hoarding Specification, as received 28/02/2020

BHO.H.203B - Hoarding Specification, as received 28/02/2020

BHO.H.204B - Hoarding Specification, as received 28/02/2020

BHO.H.204-1A - Hoarding Specification, as received 28/02/2020

BHO.H.205A - Hoarding Specification, as received 28/02/2020

Date: 2 March 2020



Head of Planning, Development & Regulatory Services *RE*

BHO.H.206B - Hoarding Specification, as received 28/02/2020
BHO.H.207B - Hoarding Specification, as received 28/02/2020
BHO.H.208B - Hoarding Specification, as received 28/02/2020
BHO.H.209B - Hoarding Specification, as received 28/02/2020
BHO.H.211B - Hoarding Specification, as received 28/02/2020
BHO.H.212B - Hoarding Specification, as received 28/02/2020
BHO.H.217A - Flag Pole, as received 28/02/2020

REASON: For the avoidance of doubt and to ensure that the advertisement is carried out in accordance the details hereby approved in accordance with Policy OU4 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this consent. Any advertisement displayed which differs materially from the approved plans and details, or does not comply with any condition(s) attached to the consent may result in the Council taking action to remedy the breach of advertisement control. If you are in any doubt please contact the Council.
2. The decision to grant consent follows the positive and proactive consideration of the application, including issuing the decision within the recommended eight week time period.
3. You are advised that no tree works are approved by virtue of this consent. Any works to retained trees (as shown on approved documents for 170509) not included within the Arboricultural Method Statement agreed under 182204 should be agreed in writing with the LPA.
4. You are advised that the installation of any structures within the Root Protection Areas of retained trees should only be carried out in accordance with the Arboricultural Method Statement approved under 182204.

Date: 2 March 2020



Head of Planning, Development & Regulatory Services *RE*

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse consent for the proposed display of advertisements 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 within 8 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.