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Frances Martin
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Our Ref: 190149

Your Ref: PP-07577286

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12 July 2019

Your contact is: Steve Vigar, Planning

Dear Sam,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 190149

Application type: Approval of Conditions

Address: Land to the Rear of The Horncastle Ph 208 Bath Road Reading RG30 2HJ

Proposal: Application for approval of details reserved by conditions 3, 4, 6 and 8 of permission 162366.

I refer to your application as described above.

Condition 3 states "No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved details and samples.

Plans PL10, PL11 & PL12 detailing the proposed materials have been provided. Officers advised that timber effect windows might be more appropriate and this detail has been amended on plans submitted on 2 July 2019. As shown on revised details the approved materials are:

- Brick work - Britley Old English 2602
- Roof tiles - Tudor traditional handmade weathered tiles (grey/red colour)
- Windows - wood effect UPVC and velux brand sun tunnel and roof lights

The submitted information is now acceptable and this condition is met.

Condition 4 states "no development shall take place, including any works of demolition, until a Construction Method Statement has been approved.

A document was submitted alongside plan BR02 indicating:

- 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.
Plan BR-02 illustrates an on-site parking area. It should be noted that the public highway should not be used for parking.
[Satisfactory](#)
- Location on site for storage of plant and materials used in constructing the development.
CMS statement confirms that no plants or materials will be stored on the public highway at anytime. Submitted plan BR-02 also illustrates a storage area but this has been amended to make clear that no storage is to take place within RPA of retained trees.
[Satisfactory](#)
- Erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site.
CMS states that hoarding and gates to be used. This has been illustrated in Plan BR-02.
[Satisfactory](#)
- Footpath closures or road closures needed during construction
None stated. if any road closures are required, the requirements of Section 8, of the adopted Guidance Notes for Activities on the Public Highway must be adhered to.
[Satisfactory](#)
- Wheel washing facilities on site
Illustrated on plan BR-02. The contractor must ensure that inspections of the highway are undertaken to ensure that debris etc is not transferred on any part of the highway.
[Satisfactory](#)
- Scheme for recycling waste resulting from the construction works
Not for Transport to comment but what is proposed is acceptable. .

It can be confirmed that the submitted information is now acceptable and this condition is met.

Condition 6 refers to "No development shall take place until a detailed landscape survey of the site has been submitted to and been approved by the local planning authority"

A Tree Protection Plan 03026P_TPP_01 dated 05/02/2019 from Tamla Trees was provided and included both tree protection specifications and a survey of existing trees. Further clarification was required and a revised plan 03026P-TPP-01-Rev A has been submitted. Also changes to CMS plan (C4) to ensure no materials are stored beneath retained trees. Part iv of this condition requires 'details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, [within the crown spread of any retained tree or of any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree]'. The Tree Protection Plan provides details of excavation for fence post holes and confirms (as mentioned above) that there are no changes in ground level within the RPZ. You are reminded that only the excavation within the RPZ/RPAs referred to on the Tree Protection Plan is approved, i.e. that relating to fence post hole construction.

The submitted information is now acceptable and when these details are followed this condition will be met.

Condition 8 states “No development shall take place until full details of all proposed hard landscaping, tree pits, and service runs have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials (to be permeable); and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc).
- (c) details of all trees pits.

- a) The hard landscaping is shown on drawing 8616/BR-17 and comprises Richmond smooth paving slabs with brick edging. This is acceptable.
- b) As previously advised, in relation to Services drawing BR-13 dated 21/01/2019, this has been compared with approved soft Landscape Proposals Plan 0319 L1 F. The service route is acceptable but it will have to be ensured that the 3 approved trees on that section of frontage are suitably positioned. I have also been asked to advise you that we would expect the approved tree planting on the frontage to be appropriately positioned taking the service route into account, i.e. planting an appropriate distance to the side of the route:
- c). In relation to tree pits, tree pit details are included on the approved Landscape Plan 0319 L1 F which the applicant is required to comply with as an approved drawing. We expect tree pits to be as per the specification on this approved drawing. This has been confirmed on revision G of this plan.

Overall the submitted information is now acceptable and this condition is met.

In respect of these conditions the development can still be found to be in breach of the conditions if the approved details or methods are not used or adhered to when completing the scheme.

Sorry for the delay in providing you with this review of information submitted and the approvals.

Yours sincerely



Julie Williams
Acting Planning Manager