

TOWN AND COUNTRY PLANNING ACT 1990

**The Town and Country Planning (Development Management
Procedure) (England) Order 2015**

To: PJSA Ltd
The Old Place
Lock Path
Dorney, Windsor
SL4 6QQ

Application No: 191187
Application type: **Class C(a)** - Change of use
from A1 shops or A2 financial & professional,
betting office, pay day loan shop or casino to
A3 restaurants and cafes

**APPLICATION FOR PRIOR APPROVAL
UNDER CLASS C, PART 3 OF SCHEDULE 2 TO THE TOWN AND COUNTRY
PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

Applicant: Miss L Smith

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Notification of Prior Approval for a Change Of Use from Retail, betting office or pay day loan shop or casino (Class A1 (shops) or Class A2 (financial and professional services)) to restaurant or cafe (Class A3). Prior Notification under Class C, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

At: 38b Church Street Caversham Reading RG4 8AU

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 13 September 2019



Head of Planning, Development
& Regulatory Services

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CONDITIONS

1. The development shall be carried out in accordance with the details provided in the application, unless otherwise agreed in writing by the Local Planning Authority.
2. Development under Class C is permitted subject to the condition that development under Class C(a), and under Class C(b), if any, must begin within a period of 3 years starting with the prior approval date.
3. The premises shall not be used by members of the public outside the hours of 08:00 to 17:00 on Mondays to Fridays, 08:30 - 17:00 on Saturdays and 10:30 - 16:00 on Sundays.

Reason: in order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy DM4 and Policy CS34.

4. Prior to first operation of the hereby permitted development, details of refuse and recycling bin stores shall be submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of any permitted dwelling and shall not be used for any purpose other than bin storage at all times thereafter.

Reason: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CS2 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class C.
2. The granting of Prior Approval relates only to the change of use of existing floorspace and land. If external alterations or extensions to the building are intended, a separate planning application is required for these works.
3. The grant of prior approval does not certify that the proposed development would be

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lawful within the meaning of Section 191 of the Town and Country Planning Act 1990. If you wish to obtain confirmation that the proposed development would be lawful and that no enforcement action could be taken against it, you can apply for a Certificate of Lawfulness. A fee is payable for this. Further information can be found on the Planning Portal:

<http://www.planningportal.gov.uk/permission/next/lawfuldevelopmentcertificate>.

Date: 13 September 2019



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