

**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: 191253
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 29 (land gas strategy) by changing the trigger point for submission/approval from pre-commencement to prior to the completion of building foundations and ground floor slabs within the relevant phase (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.*

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 29

Prior to the completion of building foundations and ground floor slabs within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) a scheme showing how the development is to be protected against the possibility of land gas shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the relevant phase of development (in line with the approved phasing plan: Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (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 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 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.

Date: 22 August 2019



Head of Planning, Development
& Regulatory Services *JBM*

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.

Date: 22 August 2019



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