

READING BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 — 1981

To: Amoco (UK) Ltd,
c/o J.D. Lea,
45 Guildhall Buildings,
Navigation Street,
Birmingham. B2 4BT

APPROVAL OF
FULL DETAILED
APPLICATION

On the 9th March, 1984 the READING BOROUGH COUNCIL,
as Local Planning Authority, GRANTED planning permission for the following development:—

184 Henley Road

Demolition of existing buildings and erection of a new filling station complete with forecourt canopy and new tanks. Conversion of the site to post-payment self-service operation.

subject to the following conditions:—

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted.
2. The development hereby approved shall be carried out and completed in all respects in accordance with the submitted plans and details before the building(s) are occupied, except as may be subsequently agreed in writing by the Local Planning Authority.

continued on attached sheet.

REASONS FOR THE IMPOSITION OF CONDITIONS

Conditions:

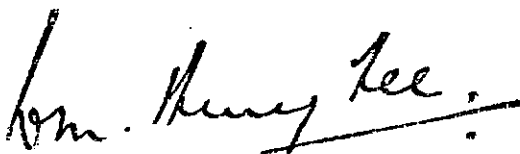
1. To prevent an accumulation of unimplemented planning permissions, and in accordance with Section 41(1) of the Town and Country Planning Act, 1971.
2. To ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

continued on attached sheet.

OTHER STATUTORY CONSENTS MAY BE REQUIRED; this permission relates only to that necessary under the Town and Country Planning Act, 1971.

Date:

19 March 1984



Chief Executive and Town Clerk

PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

NOTES

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Becket House, Lambeth Palace Road, London SE1 7ER. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

(a) The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

85/TP/829 continued

Conditions continued

3. A vehicular access way shall be reserved at all times to land at the rear of the site, such strip to measure 12 ft in width along the whole western boundary of the site adjacent to "The Travellers Rest P.H." from Henley Road, such strip of land to remain free of obstruction at all times.
4. The consent hereby granted does not relate to any advertisements or external illumination or lighting and such proposals shall be the subject of a separate application under the Town and Country Planning (Control of Advertisement) Regulations 1969.
5. No part of the site of the development hereby permitted shall be used for the sale display or repair of motor vehicles.
6. No retail sales shall take place from the kiosk other than those ancillary to the main use of the site as a petrol filling station.
7. Deisel oil shall be sold from the site only into light motor vehicles under the forecourt canopy.
8. The petrol filling station shall operate only between the hours of 7 am and 10 pm daily and the kiosk shall be open only when the petrol filling station is open.
9. A landscaping scheme shall be submitted to and approved by the Local Planning Authority before any work is commenced and completed within 12 months of the development hereby permitted being completed. Furthermore this landscaping shall thereafter be properly maintained and in the event of any trees shrubs, as the case may be, shall be planted and properly maintained.
10. A detailed scheme showing all fencing, screen walls and other means of enclosure to be erected on the site as part of the development hereby permitted shall be submitted to and approved by the Local Planning Authority; the details shall include the siting, design, materials and appearance of the means of enclosure as appropriate and such enclosures shall be erected before any of the development hereby permitted takes place on site.
11. Samples of the materials to be used in the external elevations of the building to be erected on the site shall be submitted to and approved by the Local Planning Authority before any work commences on site.

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85/TP/829 continued

Reasons continued

3. To ensure adequate means of alternative access to the land at the rear in the case of the possible future redevelopment of that land.
4. To comply with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 1969.
- 5 - 11. To protect the amenities of the development and the locality generally.

19 MAR 1984

Date

Tom. Henry Lee

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Chief Executive and Town Clerk.