

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Wolstenholme Limited
2 The Rise
Kingston Blount
Chinnor
OX39 4RY

Application No: 171588
Application type: Full Planning Approval

Applicant: Mr & Mrs Graham and Sidonie Puddephatt

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use and construction of new café, holiday let apartment, and manager's accommodation on top of the existing footprint of the derelict Wire Mill (sui generis). Resubmission of 161476.

At: Wire Mill Southcote Farm Lane Reading RG30 3DZ

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: 27th March 2019



Head of Planning, Development
& Regulatory Services

Application At: Wire Mill Southcote Farm Lane Reading RG30 3DZ

Application No: 171588

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Drawing No: W1236 01 E Revision E, Proposed Floor Plans, dated November 2017

Drawing No: W1236 02 B Revision B, Proposed Sections, dated March 2017

Drawing No: W1236 03 A Revision A, Proposed Elevations, dated March 2017

Drawing No: W1236 04 A Revision A, Proposed Site Plan, dated November 2017

Drawing No: S715/0323/P001, Topographical Survey, dated 2 December 2015

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. [Pre-commencement]

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and mortar, and details of window and doorway reveals have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

Reason: as full details have not been submitted and in the interests of the visual appearance and historic interest of the building and the area in accordance with Policy CS7 and CS33.

4. [Pre-commencement]

The development hereby approved shall not be commenced until full details of surface water drainage, and full details of the proposed package treatment plant foul drainage facility, including its location, specifications, pipe runs, and outfall arrangements have been submitted to and approved in writing by the Local Planning Authority. No foul or surface water drainage shall be provided within the site except in accordance with the approved details.

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Reason. To prevent pollution of surrounding waterways and groundwaters in accordance with national planning policy and Policy CS34.

5. [Pre-commencement]

No development shall take place, including any works of demolition, until a Construction Method Statement and Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority to provide for:

- Ecological and Environmental Management details including protective fencing and other pollution control measures to safeguard surrounding waterways and watercourses during construction of the development. The plan shall also include details for the protection of reptiles, bats, nesting birds and water voles (and any other protected species) during the development phase.
- space on site where vehicles (or boats) of site operatives and visitors can be parked/moored with details of how site operatives and visitors will be required to make use of the parking/mooring areas provided.
- locations for storage of plant and materials used in constructing the development
- any footpath closures or road closures needed during construction
- wheel washing facilities at the boundary of the unmade access track and the public highway.

The measures within the approved Construction Method Statement and CEMP shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: in the interests of protecting the environmentally sensitive surroundings from damage or other harm during construction, and to protect the amenity of local residents and highway safety. In accordance with Policies CS34, CS36, DM4 and DM12.

6. [Pre-commencement (time limited)]

i) In the event that development has not commenced prior to August 2019 an updated bat survey shall be undertaken (by an appropriately qualified ecologist) and the results submitted and approved in writing by the Local Planning Authority.

ii) Subject to (i) above: In the event that bats or evidence of bats is found, no development shall commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy submitted to and approved in writing by the Local Planning Authority.

iii) Subject to (i) above: In the event that bats or evidence of bats is found and the applicant concludes that a licence for development works affecting bats is not required the applicant shall submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

Reason: To ensure that bats, a material consideration, are not adversely impacted upon by the development. In accordance with national policy and Policy CS36.

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7. [Pre-commencement]

No development shall take place until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

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 in accordance with Policy CS34.

8. [Pre-commencement]

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 in accordance with Policy CS34.

9. [Pre-commencement]

The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

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 in accordance with Policy CS34.

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10. [Pre-commencement]

The development hereby approved shall not be commenced until a comprehensive Historic Building Survey (to Level II) of all parts of the existing building has been undertaken and the findings submitted as a written report to the Local Planning Authority.

The submitted report shall identify and record elements of particular heritage significance (for example structural details and fittings that help to explain the early industrial use of the site)

The submitted report shall include a schedule of works and preservation measures designed to ensure that the elements of significance are both preserved in situ and remain legible in the completed scheme. The report shall also include details of interpretation resources for the benefit of visitors.

The development shall not be commenced until the report has been approved in writing by the Local Planning Authority.

The development shall not be carried out except in accordance with the approved schedule of works and preservation measures.

The interpretation resources shall be provided before any part of the development is first occupied.

The preservation measures and interpretation resources shall be retained and maintained as approved at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason. To ensure preservation and understanding of historic elements of the building in a manner appropriate to their significance. In accordance with Policy CS33 and national planning policy.

11. [Pre-commencement]

No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason. To ensure that any archaeological remains within the site (beyond the current building footprint) are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the Borough in accordance with national planning policy and Policy CS33.

12. [Pre-commencement]

No development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that

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are not shown as being removed on the approved drawings, both within and adjacent to the site, has 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 Arboricultural Method Statement and Tree Protection Plan.

Reason: to secure an up-to-date AMS, specific to the revised proposals to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

13. [Pre-commencement]

No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants (to be 'wildlife-friendly' and include new trees), noting species, plant sizes and proposed numbers/planting densities where appropriate. Details to include full details of the boundary hedge to the canal footpath.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the local environment and surrounding Major Landscape Feature and in accordance with Policies CS7, CS37, DM18 and SA17

14. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before first occupation of any part of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is first occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policies CS7, CS37, SA17 and DM18.

15. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: in the interests of the character and appearance of the new development and in accordance with Policies CS7 and DM18.

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16. No part of the development hereby permitted shall be occupied until details of all external lighting to be installed within the site have been submitted to and been approved in writing by the Local Planning Authority. The details shall include:

- hours of operation,
- a plan indicating the locations of the lights,
- specifications,
- height,
- luminance;
- lens shape/beam pattern and
- hoods/shades (where proposed).

No external lighting shall be installed at any time other than in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the ecology of the site and wider area, to minimise the impact on protected species, and to minimise light pollution. In accordance with Policies CS36 and CS34.

17. No part of the development hereby permitted shall be occupied until the bicycle parking facility has been provided in accordance with the approved plan. The facility shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable modes of transport and to minimise obstruction of the towpath by parked cycles, in accordance with the policies DM12, CS23 and CS24.

18. No part of the development hereby permitted shall be occupied until all vehicle parking spaces have been provided in accordance with the approved plan. The spaces shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers in accordance with Policies CS20, CS24 and DM12.

19. No part of the development hereby permitted shall be occupied until:

- a Waste Management Plan, to include details of how waste and litter generated by users of the facilities at the site will be collected and disposed off, has been submitted to and been approved in writing by the Local Planning Authority, and
- The approved Waste Management Plan and facilities have been provided.

Thereafter the approved Waste Management Plan shall be followed and the approved facilities maintained at all times thereafter.

Reason: To ensure that adequately waste collection and littering controls are provided to minimise the pollution of the towpath and waterway in accordance with the policies CS3 & CS34.

20. No part of the café hereby permitted shall be occupied until measures to discourage customers from taking food for consumption beyond the site have been

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adopted with signage used to make clear that no food shall be served except for consumption within the indoor cafe seating area or the outdoor cafe seating area as shown on the approved plans.

Reason. To prevent litter from entering the waterway or harming wildlife. In accordance with Policies CS34 and CS36.

21. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4

22. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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 in accordance with Policy CS34.

23. The construction and future occupation of the development shall be in accordance with the precautions detailed in the submitted 'Site- specific Flood Risk Assessment', received 13 September 2017 at all times.

Reason. The site, and surrounding land in particular, are at risk of flooding. The precautions seek to minimise this risk. In accordance with Policy CS35.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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2. In accordance with Article 35 (DMPO 2015) some conditions have been labelled as "[Pre-commencement]" to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started. The applicant is aware of and has agreed to these conditions
3. The applicant/developer is advised to contact the Waterway Engineer on 0303 0404040 in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust".
4. The lock tail gate crossing is provided for the benefit of boaters who need to cross the lock to operate it and use by the general public is to be discouraged. The Canal & River Trust would resist increased usage of the lock tail gate. The applicant is advised to discourage public access. The need for signage should be discussed further with the Trust.
5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning
6. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
7. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development 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.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.