

**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: Miss K. Chapman
Blandy & Blandy LLP
One Friar Street
Reading
RG1 1DA

Application No: 191467
Application type: Full Planning Approval

Applicant: Reading Winter on Ice Ltd

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: Temporary erection of an ice rink, with marquee structure housing skate hire and ancillary side stalls in connection with holding a themed Christmas festival for a period of time not to be before 4 November and not to extend beyond 10 January for a period of one year

At: Forbury Gardens, Reading, RG1 3BB

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: 4 November 2019



SDV

Head of Planning, Development
& Regulatory Services

Application At: Forbury Gardens, Reading, RG1 3BB

Application No: 191467

Application type: Full Planning Approval

CONDITIONS & REASONS

1. With the exception of works reasonably required for the setting up of the site in preparation for the approved use, the use of the land in connection with the Christmas festival hereby approved shall not be carried out except between the dates of 16th November 2019 and 10th January 2020.

Reason: As a permanent permission, or a temporary period longer than that hereby permitted, would result in the unacceptable loss of designated open space, jeopardise the use and enjoyment of the public space by the public, have a harmful impact on historic assets and their settings, be visually intrusive and harm the amenity of nearby occupiers, contrary to Policies CC7, CC8, EN1, EN2, EN4, EN7, EN17, CR2, CR3 of the Reading Borough Local Plan 2019.

2. The use of the land for the Christmas festival shall cease, all structures associated with the use shall be removed, and all land shall be reinstated to its previous condition, on or before 10 January 2020. All of the above shall be adhered to unless agreed otherwise in writing by the Local Planning Authority.

Reason: As a permanent permission, or a temporary period longer than that hereby permitted, would result in the unacceptable loss of designated open space, jeopardise the use and enjoyment of the public space by the public, have a harmful impact on historic assets and their settings, be visually intrusive and harm the amenity of nearby occupiers, contrary to Policies CC7, CC8, EN1, EN2, EN4, EN7, EN17, CR2, CR3 of the Reading Borough Local Plan 2019.

3. The use hereby permitted shall not be carried out other than in accordance with the following drawings:

Construction Method Statement Plan
Received 24th September 2019

Block Plan
Received 1st October 2019

Annexes within Event Safety Management Plan 2019/2020
Received 9th September 2019

Reason: To clarify which plans have been approved and in the interests of proper planning.

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4. The development hereby approved shall only be carried out in accordance with the approved Method Statement received 9th September 2019. The approved Method Statement shall be adhered to throughout the permitted date detailed in condition 1 above, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety, protecting the amenity of local land uses, nearby residents and highway safety in accordance with Policies TR1, TR3 and CC8 of the Reading Borough Local Plan 2019.

5. In connection with the implementation of this temporary permission, no works shall take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. Works shall not take place outside these hours or at anytime on Sundays and Bank Holidays without the prior written approval of the local planning authority.

Reason: To protect the amenity of occupiers of existing nearby buildings from noise and disturbance from works connected with implementing this temporary permission, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

6. The use of the land in connection with the Christmas festival hereby approved shall be carried out in accordance with the Event Safety Management Plan 2019/2020, received 9th September 2019, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the amenity of nearby occupiers, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

7. The temporary use hereby permitted shall not be open to the public outside the hours of 1000hrs to 2200hrs on any day.

Reason: In the interests of safeguarding the amenity of nearby occupiers, in accordance with Policies CC8 and EN17 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. These works may require separate approval under the Building Regulations. Please contact the Council's Building Control service for further advice on (0118) 937 2449.

2. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition(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.

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3. The determination of this planning application required only minor points of clarification to be resolved, so officers have worked positively and proactively to provide a recommendation for approval to be made within the target timescale.
4. Berkshire Archaeology advise that if the design/nature of the proposals alter in future years, then the applicant is advised to liaise with Berkshire Archaeology to ensure there is no harm to the protection of archaeological remains in the area.
5. The applicant is advised that this temporary planning permission should be read in conjunction with separate licencing applications at the site. In particular, it is understood that the applicant is required to pay for any repair and reinstatement works required after the dissembling of the event attractions, in order to put the site back into the same condition that it was prior to the commencement of the event.

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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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.