

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

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Woolhampton Design Centre
Station Road
Woolhampton
Reading
RG7 5SE

Application No: 180869
Application type: Variation of Condition

Applicant: Hills Meadow Car Wash Limited

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Proposed development of un-used land adjacent to Hills Meadow Car Park to provide a hand carwash and valeting operation with associated public toilet facilities, refreshment servery, and waiting area without complying with Condition 2 of planning permission 141841 (temporary three year permission). This application seeks a further five year temporary permission [amended description].

At: Land Adjacent Hills Meadow Car Park , George Street Caversham Reading RG4 8DH

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: 12 September 2018



Head of Planning, Development
& Regulatory Services *HLR*

Application At: Land Adjacent Hills Meadow Car Park , George Street Caversham Reading RG4 8DH

Application No: 180869

Application type: Variation of Condition

CONDITIONS & REASONS

1. The use shall cease and all buildings and all associated structures shall be removed on or before the expiration of five years from the date of this permission, and the land returned to its former condition.

Reason: as the development is not suitable for permanent retention. Policies: SA17, CS7, CS38.

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

15039/02 Rev. B Amended elevations/plans; and
13/039/02 Rev. B Block plan (landscaping layout plan)
which were received by the Local Planning Authority on 29/8/2018

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

3. The landscaping scheme for the use/development shall be as shown on Block Plan ref. 13/039/02 Rev. C and Tree Pit Section 14/039/05, as supplemented by the following clarifications:

- a) The planting bed proposed shall be minimum 600mm deep; and,
- b) Notwithstanding the approved landscaping plan above, the new tree to be supplied shall root balled, minimum 10-12cm girth, minimum 3m tall.

Reason: in order to provide a satisfactory landscaping scheme and to assist with screening the development/use.

Policies: CS8, CS38, RC14, SA17

4. In relation to the landscaping scheme in Condition 3 above, landscaping maintenance for the above use shall be in accordance with the Landscaping Implementation Statement ('Planning application for a hand car wash facility on land adjacent to Hill's Meadow Carpark, George Street, Reading, RG4 8DH, dated 05 September 2018), as supplemented by the following:



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a) All landscaping shall be watered weekly from approx. April-October for the first two growing seasons following planting providing 20-25 litres at each watering (allowing for weather conditions).

b) All mulch shall be topped up annually and tree ties/stake checked annually, removing them after three years if the tree is established.

c) The landscaping works shall be undertaken in the next planting season (November 2018-end of March 2019).

Furthermore, all planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased during the life this planning permission 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.

Policies: CS8, CS38, RC14, SA17

5. The car wash use shall only be operated in accordance with the submitted noise assessment report ref. 3293_CWNA_1 by Paragon Acoustic Consultants, dated 22/7/2014 and mitigation measures contained therein.

Reason: to ensure that noise is adequately controlled, in the interests of the amenities of the area and the quiet enjoyment of Hills Meadow.

Policies: CS8, CS34, DM4, SA17

6. Notwithstanding Condition 5 above, no radios shall be audible beyond the fenced boundary as shown on plan 13/039/02 Rev. B in Condition 2 above.

Reason: to ensure that noise is adequately controlled, in the interests of the amenities of the area and the quiet enjoyment of Hills Meadow.

Policies: CS8, CS34, DM4, SA17

7. In connection with the development/use hereby permitted, flood control and safe access/egress to the site shall at all times be undertaken in accordance with the Flood Risk Assessment (FRA) ref. FRA501 Rev. B dated 2/7/2014 and the Addendum to Hills Meadow Car Wash Flood Risk Assessment FRA 501 Rev. B dated 18/5/15 by Aquobex.

Reason: in order to ensure that the development and use is compatible in terms of minimising flood risk to people and property within the flood zone.

Policies: CS35



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8. The development/use hereby approved shall only be undertaken in accordance with the operational management plan ('Operational Management Plan, hand car wash facility adjacent to Hill's Meadow Carpark, George Street, Reading, RG4 8DH', dated May 22, 2015), unless otherwise agreed in writing by the Local Planning Authority. Furthermore, no later than one year from the date of this planning permission (and every year thereafter for the duration of the use on the site - therefore by 12 September each year), an annual review of the Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The annual review should be undertaken and submitted to determine whether any operational improvements could be made to the operation of the use.

Reason: to ensure the satisfactory accommodation of vehicles and circulation for the use, to reduce the likelihood of roadside parking or traffic conflict within the car park which could be a danger to road users.

Policies: CS24, DM12

9. The vehicle parking/waiting and circulation space as shown on approved plan 13/039/02 Rev. B in Condition 2 above shall be kept available and free of obstructions at all times, in relation to the duration of the use/development hereby permitted.

Reason: to ensure the satisfactory accommodation of vehicles and circulation for the use, to reduce the likelihood of roadside parking or traffic conflict within the car park which could be a danger to road users.

Policies: CS24, DM12

10. The car wash use hereby approved shall not operate outside of the following hours: 0600-2100 (Mon-Fri); 0700-1900 (Saturdays); 0800-1800 (Sundays and holidays).

Reason: in the interests of the amenities of the area and the quiet enjoyment of Hills Meadow.

Policies: CS8, CS34, DM4, SA17

11. The WC and 'Refreshments' facilities as identified on approved plan 13/039/02 Rev. B in Condition 2 above) shall at all times remain open to the public during the hours of use of the car wash.

Reason: to maintain these public community facilities, which are necessary to the overall acceptability of the siting of the use. Policies: CS8, SA17

INFORMATIVES



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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.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. 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.
4. The applicant should be aware that the Off-Street Parking Place Order, Section 13a for Hills Meadow Car Park states that, "No person shall, while a motor vehicle or motorcycle is in a parking place....clean, maintain or repair the motor vehicle or motorcycle other than such as may be necessary to enable the motor vehicle or motorcycle to leave the parking place." Therefore, no operations relating to the car wash are permitted within Hills Meadow Car Park. Any activities of this nature would be contrary to Off-Street Parking Place Order.
5. Advertising/signage: the owner/operator of the car wash facility is advised that all advertisements will be subject to the Advertisement Regulations. Any advertisement which does not fall within the limits of either Deemed Consent or is covered by Express Consent or is otherwise in contravention of any of the Standard Conditions as set out under the Regulations may be subject to Planning Enforcement action.
6. Staff employed at the car wash facility must be aware of and maintain procedures for safe egress in a flood event.
7. This is a variation planning permission under s73 of the Planning Acts. Planning conditions have been applied/re-applied to this planning permission, where appropriate and this decision supersedes planning controls as set out under permission 141841/FUL.



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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.co.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.