

**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: Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 7UL

Application No: 190240
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

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: Landscaping works to the playing fields including a new tree lined and lit central avenue from Chazey Road, proposed perimeter footpaths with associated seating and trim trail equipment to the western part of the playing fields and re-profiling and drainage improvements to the grass sports pitches to the eastern part of the playing fields

At: Mapledurham Playing Fields Upper Woodcote Road Caversham Reading RG4 7LD

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: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

Application At: Mapledurham Playing Fields Upper Woodcote Road Caversham Reading RG4 7LD

Application No: 190240

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than 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. 281901-TPP-CO Proposed Tree Planting dated January 2019 Received by the Local Planning Authority on 22nd March 2019

Drawing no. 281901-TPP-LP Proposed Lighting Plan dated February 2019 MPF Location Plan dated 7th March 2019

Received by the Local Planning Authority on 8th March 2019

Children's Play Area Plan ref. Mapledurham Playing Fields, Reading Borough Council

Drawing no. KS-0614.14-1 rev 8 Proposed & Existing Levels dated 26th June 2018

Received by the Local Planning Authority on 18th February 2019

Drawing no. Tgms0614.14-4 rev 0 Drainage Design dated 8th February 2019

Drawing no. KS-0614.14.2 rev 0 Cross Sections dated 16th January 2019 Received by the Local Planning Authority on 12th February 2019

Light Columns document ref. Mapledurham Playing Fields: Lighting along main central footpath

Received by the Local Planning Authority on 16th February 2019

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

3. *No development hereby permitted shall commence until a badger sett survey of the development site and immediately adjacent areas has been undertaken by a suitably qualified ecologist. This survey shall be undertaken within 14 days of the start of works on site and a brief letter report detailing the results of the surveys is to be submitted to the Local Planning Authority. If surveys show that a licence to disturb a badger sett is required a copy of a valid licence is to be submitted to and approved by the Local Planning Authority prior to the commencement of works.

Reason: Badgers are known to inhabit the area. Since badgers can open-up setts in very short time periods this condition will ensure that badgers are not adversely affected by the proposals in accordance with Policy CS36

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

4. The development hereby permitted shall not be carried out other than in accordance with the approved Arboricultural Impact Assessment ref. Mapledurham Playing Fields Application no. 190240 dated March 2019 received by the Local Planning Authority on 22nd March 2019 and the approved Tree Protection Plan ref. 281901-TPP-CO Proposed Tree Removal Plan dated January 2019 received by the Local Planning Authority on 22nd March 2019.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for the control and construction noise and dust.

The measures within the approved Construction Method Statement 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 amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

6. The hard and soft landscaping works shall be carried out in accordance with the approved landscaping plans and documents ref. 281901-TPP-CO Proposed Tree Planting dated January 2019 received by the Local Planning Authority on 22nd March 2019 and the approved Arboricultural Impact Assessment ref. Mapledurham Playing Fields Application no. 190240 dated March 2019 received by the Local Planning Authority on 22nd March 2019. The soft landscaping shall take place in the planting season following or at the time of completion of the re-profiled sports pitches; whichever is the earliest and retained as such thereafter.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

7. No development shall take place until a landscape plan(s) detailing the location of the power lines for the all proposed lighting columns has been submitted to and approved by the Local Planning Authority.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

8. The development hereby permitted shall not be carried out other than in accordance with the approved landscape plans(s), as to be approved by Condition 7 above no later than the planting season following or at the time of completion of the re-profiled sports pitches; whichever is the earliest, and retained as such thereafter.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

9. 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 Policy CS7

10. 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 CS34

11. a) Prior to commencement of construction of an area for overflow vehicle parking spaces a plan shall have been submitted to and approved in writing by the Local Planning Authority to show how the overflow vehicle parking spaces can be provided within the application site.

(b) Prior to first use of the overflow vehicle parking spaces the overflow vehicle parking area shall have been completed and set out as shown on the approved details.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 and Policy DM12.

12. (a) Prior to commencement of construction of the access to the overflow vehicle parking spaces a plan shall have been submitted to and have been approved in writing

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

by the Local Planning Authority to show how access will be gained to the overflow vehicle parking spaces, and can be provided on site.

(b) Prior to first use of the access to the overflow vehicle parking spaces the access shall have been provided as per the approved details.

Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

13. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 and CS2.

14. The column lamps hereby permitted, as shown on drawing no. 281901- TPP-CO Proposed Tree Planting dated January 2019 received by the Local Planning Authority on 22rd March 2019 and the Light Columns document ref. Mapledurham Playing Fields: Lighting along main central footpath Received by the Local Planning Authority on 16th February 2019 shall not be illuminated outside of 0700 to 2200hours each day.

Reason: In the interests of the amenity of surrounding residential occupiers in accordance with Policies CS34 and DM4

15. Prior to completion of the re-profiled sports pitches the drainage improvements as shown on approved drawing no. Tgms0614.14-4 rev 0 Drainage Design dated 8th February 2019 shall be fully implemented. The drainage improvements shall be retained as approved thereafter.

Reason: To ensure enhanced playing pitch provision and sustainable drainage of the pitches in accordance with Policies CS1, CS31 and DM1.

16. Prior to completion of the re-profiled sports pitches, full details of the service access from the Mapledurham Playing Field Community Car Park to the sports pitches shall be submitted to and approved in writing by the Local Planning Authority. The service access shall also be constructed in full in accordance with the approved details prior to first use of the re-profiled sports pitches and be retained as such thereafter.

Reason: to ensure satisfactory access is provided in accordance with Policies CS7 and DM12

17. *No works to construct the perimeter footpath running north to south on the far western side of the playing fields or trim trail units to this footpath as shown on drawing no. 281901-TPP-CO Proposed Tree Planting dated January 2019 received by the Local Planning Authority on 22rd March 2019 shall commence until an archaeological mitigation strategy has been submitted to and approved by the Local Planning Authority.

The mitigation strategy will set out:

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

- measures to protect the areas excluded from groundworks (the area of the playing fields to the far west of the proposed central avenue where a footpath running north to south on the far western side of the playing fields and trim trail units are proposed) during and after construction, and

- a programme of investigation and recording to 'preserve by record' any further archaeological features that may be affected by these works

These proposed footpath and trim trail works shall not be carried out other than in full accordance with the approved archaeological mitigation strategy.

Reason To ensure that any archaeological remains within the site are adequately protected, investigation and recorded in the interests of protecting the archaeological heritage of the Borough in accordance with Policy CS33.

18. The re-profiled playing pitches (those to the east of the central footpath as shown on Drawing no. 281901-TPP-CO Proposed Tree Planting dated January 2019 received by the Local Planning Authority on 22nd March 2019) shall be constructed and laid out in accordance with drawing nos. 281901-TPP-CO Proposed Tree Planting dated January 2019 Received by the Local Planning Authority on 22rd March 2019 and drawing no. Tgms0614.14-4 rev 0 Drainage Design dated 8th February 2019 received by the Local Planning Authority on 12th February 2019 and in full accordance with the standards and methodologies set out in the guidance note, "Natural Turf for Sport" (Sport England, 2011) prior to their first use and retained as such thereafter.

Reason: To ensure the quality of pitches is satisfactory in accordance with Sport England standards and Policy CS31

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 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. This notice grants planning approval only and other Permissions/consents may be required.

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

4. This planning permission confers no right of access over land to which the developer has no control.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted 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.

Date: 16 April 2019



Head of Planning, Development & Regulatory Services *RE*

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 <https://acp.planninginspectorate.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.

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.