



**Reading**  
Borough Council

Working better with you

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9 March 2018

Your contact is: **Mr Jonathan Markwell, Planning & Building Control**

Dear Mr Morris,

## **TOWN AND COUNTRY PLANNING ACT 1990**

**Application Reference:** 180116

**Application type:** Approval of Conditions

**Address:** Land at, Lowfield Road, Caversham, Reading, RG4 6PA

**Proposal:** Discharge of conditions 19 (lighting), 20 (refuse) & 21 (litter) of planning permission 160762.

I refer to the above application to discharge planning permission conditions 19 (lighting), 20 (refuse) & 21 (litter) of planning permission 160762 and respond as follows:

### Condition 19 (lighting)

The lighting details, as shown on the following:

Streetlighting, Column Location and Illumination Drawing, as received 18/01/18

Lowfield Road Development - Streetlighting Specification, as received 18/01/18

Thorn Lighting R2L2 Specification sheet, as received 18/01/18

Kingfisher Lighting Columns datasheet Ref KF Columns Version 3 (4 pages), as received 18/01/18

are considered to be acceptable.

The above details are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 19 required details to be submitted prior to the commencement of the development. In this instance the development was commenced before the condition was sought to be discharged.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

#### Condition 20 (refuse)

The refuse details, as shown on the following:

Refuse storage and collection strategy, as received 18/01/18

Lowfield Road - Bin Screen Location Plan, as received 18/01/18

Refuse Storage Area - Timber Screening Panel Drawing, as received 18/01/18

are considered to be acceptable.

The above details are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 20 required details to be submitted and approved prior to occupation of the development. In this instance the development has been occupied (from 05/03/18, as per your email of 09/03/18) before the condition has been discharged.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

#### Condition 21 (litter)

The litter details, as shown on the following:

Litter collection strategy, as received 18/01/18

The above details are considered to be acceptable. However, the confirmation in this letter cannot be taken that the condition is discharged, as the wording of condition 21 required details to be submitted and approved prior to occupation of the development. In this instance the development has been occupied (from 05/03/18, as per your email of 09/03/18) before the condition has been discharged.

However, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

*Jonathan Markwell*

Mr Jonathan Markwell  
Principal Planning Officer

## NOTES

### APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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](http://www.planningportal.co.uk)