

**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: McBains
26 Finsbury Square
London
EC2A 1DS

Application No: 172259
Application type: Full Planning Approval

Applicant: Vertu Motors PLC

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: Extension of existing Mercedes-Benz showroom on Richfield Avenue with two smaller buildings erected purely for valet and MOT services. External alterations to building to include cladding and glazing to the showroom and site facing workshop areas. Re allocation of parking, resurfacing of the site, new boundary treatments, a dedicated covered service drop off area installed

At: Mercedes Centre Richfield Avenue Reading RG1 8EQ

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 November 2018



Head of Planning, Development & Regulatory Services *RE*

Application At: Mercedes Centre Richfield Avenue Reading RG1 8EQ

Application No: 172259

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:

Site Location Plan A 0100 S2-P2

Valet Building Plan A 0112 S2-P2

MOT Building Plan A 0113 S2-P2

First Floor GA Plan A 0110 S2-P4

Ground Floor GA Plan 0110 S2-P3

Roof Plan 0110 S2-P3

Context Site Sections A 0117 S2-P2

Building Sections A 0118 S2-P4

West and South Elevations A 0116 S2-P3

East and North Elevations A 0115 S2-P3

Received 15th December 2017

Proposed Site Plan A 0201 D5-P7

Received 6th June 2018

General Arrangement Valet and Wash Building Elevations and Sections A 0331 D2-P3

General Arrangement MOT Building Elevations and Sections A 0332 D2-P3 Received 13th June 2018

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

3. No development shall take place until details and samples of all external materials to be used in the construction of the development including boundary treatments 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: In the interests of the visual appearance of the building and the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. No development shall take place until details of the proposed boundary treatments including design and height have been submitted to and been approved in writing by



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the local planning authority. The boundary treatments shall be no less high than the existing.

Reason: In the interests of the visual appearance of the area and to safeguard the amenities of the adjoining premises in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

5. All soft landscape works and tree pit specifications shall be carried out in accordance with the approved details on the Tree Protection Plan included within the Arboricultural Survey, Protection Plan and Method Statement 18212055/14/2018, dated 6th June 2018, received on 14th June 2018 to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To enhance the appearance of the development and to comply with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6. 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 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. The development hereby approved shall not be carried out other than in accordance with approved Arboricultural Survey, Protection Plan and Method Statement 18212055/14/2018 dated 6th June 2018 and received 14th June 2018.

Reason: To ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

8. 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



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- a scheme for recycling waste resulting from the construction works

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 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

9. (a) No development shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan.

Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport Policies CS23 & CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

10. There shall be no obstructions of the parking spaces, access routes within the development and such areas shall not be used for any other purpose other than that shown on the approved plan.

Reason: To provide acceptable access to the development and to ensure that the Council's standards for vehicle parking are met in accordance with Policies CS24 & CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015).

11. All deliveries to the site including deliveries made a vehicle car transporter shall be undertaken in accordance with the tracking diagrams (Drawing no. 1871-100 P1).

Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of the safety and convenience of all highway users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

12. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM1 of the Reading Borough LDF Sites and Detail Polices Document.



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13. No development shall take place until a detailed sustainable drainage design has been submitted in accordance with the agreed run off rate reduction along with details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: In accordance with NPPF Paragraph 103, Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM1 of the Reading Borough LDF Sites and Detail Policies Document.

14. The hours of construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: To protect the amenity of occupiers of existing nearby properties from noise and disturbance from works connected with implementing this permission, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

15. The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority. The plan shall include a full analysis of the proposed modal split for staff at the premises, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the site. Reason: To reduce reliance on the private motorcar in accordance with the Council's Transport Strategy and Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

16. There shall be an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the Mercedes Centre. This shall be compared with the initial survey carried out. In the event of any reduction not being secured, the Mercedes Centre shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy CS23 of the Core Strategy 2008 (altered 2015).



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17. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The predicted rating level, L_Ar,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, L_A90,T when all plant/equipment (or any part of it) is in operation. The plant shall only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading

Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

18. a) The development, as built, shall meet the BREEAM Very Good standard with a minimum score of 62.5 points.

b) No part of the development shall be occupied until a Post- construction review demonstrating compliance with the BREEAM Very Good standard with minimum score of 62.5 points has been submitted to and approved in writing by the local planning authority.

Reason: To ensure an appropriate standard of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Sustainable Design and Construction SPD 2011.

INFORMATIVES

1. 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.

2. The applicant's 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.

3. For the avoidance of doubt, the following conditions requires details to be submitted and approved in writing by the local planning authority prior to any development taking place (pre-commencement conditions):

Conditions 3, 4, 8, 10a, 14



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For the avoidance of doubt, the following conditions require details to be submitted and approved in writing by the local planning authority prior to first occupation:
Conditions 5, 9, 10b, 13, 16, 19b

For the avoidance of doubt, the following conditions do not require details to be submitted /approved, but are required to be complied with (compliance conditions):
Conditions 1, 2, 6, 7, 11, 12, 15, 17, 18, 19a

4. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

5. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://www.reading.gov.uk/environmentalprotection>

6. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Status will require submission of a tree works application or Section 211 Notice respectively.

7. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

8. 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.

9. 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.

10. A section 106 Agreement relates to this site, which secures an Employment Skills and Training Plan or equivalent financial contribution. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning held by Reading Borough Council.



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11. It should be noted that separate advertisement consent is likely to be required for erection of signage on the buildings. No signage is approved as part of this application.

12. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed time period.



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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.