Reading BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: c/o Andrews Kalik Harris Partnership
The Studio
101 London Road
Reading
RG1 5BY

Application No: 04/01508/FUL/DG

Applicant: Thames Valley Housing

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: Construction of 21 new flats

At: 66 Tilehurst Road Reading RG30 2LS

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

David Goodhew

Date: 21st March 2005

Head of Planning and Transport

Reading BOROUGH COUNCIL

Application At: 66 Tilehurst Road Reading RG30 2LS

Application No: 04/01508/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. The development to which this permission relates shall be carried out in accordance with the approved plans and details before the building(s) are occupied, except as may be subequently agreed in writing by the local planning authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3. This permission relates to drawings 1796-08, 09, 33A, 34, 35, 36 and 39-52 inclusive which were received by the local planning authority on 21 December 2004 and drawing 1796-37A which was received by the local planning authority on 9 March 2005. Reason: to clarify which drawings are approved.

4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for both hard and soft landscaping. The submitted details shall include any pedestrian and vehicle circulation areas, surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc). For schemes involving soft landscaping the submitted details should include schedules of plants giving the species, plant sizes, proposed numbers/densities and an implementation and maintenance programme. Other details shall include the provision where appropriate of fencing, walling and other means of enclosure and screening, the formation of banks, terraces or other earthworks. Following approval by the local planning authority the hard and soft landscaping works shall be carried out in accordance with the approved details before any of the development is occupied and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Reason: in the interest of ensuring that the redevelopment of this site enhances the visual local environment.

6. A landscaping management plan, including long term objectives, management responsibilities and maintainance schedules for all landscape areas, other than small,

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privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. Reason: to ensure the long term management and maintainance of communal landscaped areas on the site.

7. Details of all external lighting shall be submitted to and approved in writing by the local planning authority prior to installation. reason; to protect the amenities of neighbouring properties.

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: in order to protect the privacy of adjoining and future occupiers and enhance the appearance of the development.

9. No building shall be occupied until all the visibility splays shown on the approved drawings have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level. Reason: In the interests of road safety.

10. No flat shall be occupied until space for vehicle parking and turning has been provided in accordance with the approved drawing. This area shall thereafter be kept available for parking at all times. Reason: To ensure that the development is provided with adequate parking facilities; to reduce the likelihood of roadside parking which could be a danger to other road users; and to ensure vehicles enter and leave the highway in forward gear.

11. The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the dwellings to which they relate. Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies.

12. Before any development, including demolition, is commenced the following plans and details of existing trees to be retained are required to be submitted to and approved in writing by the local planning authority:]

a) A plan showing the location of, with a reference number, each existing tree on the site which has a stem with a diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured as above) and the approximate height, and an assessment of the general state of health and stability of each retained tree and of

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each tree which is on land adjacent to the site and to which paragraphs c & d below apply;

c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation either within the crown spread (or in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk than the equivalent of half the height of the tree) of any retained tree or of any tree adjacent to the site;

e) details of the specification and position of fencing or any other measures to be taken for the protection of any retained tree (to BS5837:1991) from damage before or during the course of development.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above. Reason: to ensure that existing trees are accurately recorded and protected.

13. Such tree protection as required by the above condition shall be erected around all retained trees at a distance of no less than 1 metre outside the outermost spread of any round or spreading tree, or, in the case of fastigiate, columnar or upright trees, at no less a distance from the trunk of the tree as is the equivalent of 2/3 the height of the trees before any equipment, machinery, or materials are brought onto the site for the purposes of development, including demolition, and before any other works are started. Reason: to ensure that proper protection is given to important trees on the site.

14. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored on the land so enclosed nor against the fencing. No fires shall be lit, and no raising or lowering of ground levels shall take place under the canopy of the retained trees or within the area protected by the fencing. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority. Reason: to ensure that proper protection is given to important trees on the site.

15. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.

16. If within a period of three years from the date of the planting of any tree or shrub, or any tree or shrub planted in replacement of it, is removed, uprooted or destroyed or dies or becomes in any other way defective in the opinion of the local planning authority, another tree or shrub of the same species and size of that originally planted shall be planted at the same place, unless the local planning authority gives its written

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consent to any variation. Reason: to ensure that any trees or shrubs planted as part of the landscaping scheme are replaced in accordance with that scheme.

17. During all construction works on site, including the provision of services, hand excavation shall be undertaken through root areas and all roots, exceeding 5cm in diameter, shall be left bridging trenches and pipes and cables shall be inserted under the roots. Reason: in order to protect the more sensitive trees on the site from damage caused by mechanical diggers close to their roots.

18. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 8am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

19. No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme for the parking of personnel vehicles and plant and storage of materials during the construction period; thereafter during that period personnel vehicles, plant and materials shall be parked and stored in the approved facilities. Reason: as the development, without this facility, would be likely to lead to storage of plant and materials on the public highway causing a hazard and inconvenience to other road/pavement users.

20. Before any development is commenced details of facilities to be provided to prevent the deposition of mud and other matter derived from the development on to the public highway shall be submitted for written approval to the local planning authority. The approved facilities shall thereafter be maintained and used whenever operations likely to cause the disposition of mud etc are carried out. Reason: in the interests of protecting the appearance of the area and road safety.

21. Prior to the commencement of development on the site including any site clearance or demolition works a method and management statement relating to the demolition, site clearance, means of access of construction/delivery vehicles and materials, foundations for the development on the site, erection of scaffolding and any associated hard landscaping site shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall provide in detail:

i a plan showing the exact location of, with a reference number, each existing tree on the site which has a stem diameter exceeding 75mm measured over the bark at a point 1.5 metres above ground level and where the canopy spread overhangs the site or in the case of fastigate, columnar or upright trees the tree is located at or closer to the site than 2/3 the height of the tree.

ii. The method of bridging the roots of the tree to be affected by the formation of parking spaces 8-12 as identified on plan no.1796-33A. Details will need to demonstrate that the bridge will take the weight of the development without compacting the root system of the adjacent trees.

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iii The method of excavating around the root system of the affected trees.

iv The methods of supervision to ensure that workers have knowledge of the method statement and tree protection requirements and to ensure compliance with the method statement.

v Details of the size of vehicles required to access the site and any crown lifting needed in order to allow vehicles onto the site without damage to the canopies of any of the trees on the adjacent site.

vi Details of tree protection methods to be taken for the affected trees

vii The means and route by which materials will be delivered to and removed from the site and construction/demolition vehicles and machinery will access the site.

Thereafter the method statement shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Reason: to ensure the protection of trees that are to be retained.

22. The requirements of point i in the above condition shall be implemented in all respects prior to the commencement of any development, demolition or clearance and before any vehicles or machinery are brought onto the site for that purpose. Reason: to ensure the protection of trees which are to be retained.

23. Throughout the course of construction the pavement next to the site shall be kept free from any obstruction by vehicles, materials or construction refuse. Upon completion of the development the pavement shall be reinstated to its former condition in accordance with a scheme of works to be submitted to and approved in writing by the local planning authority before the development is occupied or used. Reason: to protect local residents, pedestrians and road users from inconvenience or nuisance arising from the implementation of development and to ensure that the site frontage is properly restored once the development is completed.

24. Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the local planning authority before any works on the site are commenced. Reason: to ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage tot heir root system.

25. The areas identified on the approved drawings for the parking of vehicles shall be constructed and marked out prior to the first occupation of the flats. Thereafter they shall be kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to those reserved parking areas. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

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26. Before the development begins, and throughout construction, a hoarding of minimum height of 1.8 metres shall be erected and maintained along the whole frontage to the site to prevent unauthorised access and to provide safety for users of the adjoining public highway. Reason: in the interests of site security, road safety and the appearance of the area.

INFORMATIVES

1. This application has been assessed and found to comply with policies KEY3, HSG2, HSG5, HSG9, CUD14, LEI3, TRN1, TRN5, TRN12 and NE5 of the Reading Borough Local Plan.

2. A section 106 Agreement relates to this site which includes a requirement for financial contributions towards transport infrastructure, education infrastructure and leisure/recreation infrastructure improvements; the issue of travel information andf free bus passes for a period of 12 months to the first occupiers of the flats; and the retention of affordable housing on site in perpetuity. A full copy of the S106 Legal Agreement ref 1196 is available on the Public Register of Planning Applications held at Reading Borough Council.

3. A licence must be obtained from the Head of Technical Services, before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway.

4. 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.

5. The applicants are advised to contact Thames Water, Development Control, Asset Investment Unit, Maple Ladge, Denham Way, Rickmansworth, Hertfordshire WD3 9SQ, Tel: 01923 898072, in respect of the disposal of surface water drainage from the site.

6. A building regulations application is required for this development.

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NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made using an official form which is obtainable from Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Phone: 0117 372 8000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And

(b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development that will result in the provision -

(a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) Of any of the following (being in each case, premises in which persons are employed to work) -
  (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
  (ii) Premises which are deemed to be such premises for the purposes of that Act; or
  (iii) Factories as defined by section 175 of the Factories Act 1961,

(c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) Of a building intended for the purposes of an institution within the PCFC funding sector; or

(e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -

(a) In the case of such a building or premises as are mentioned in subsection (1)(a)
  (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
  (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,

(b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal.
Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 0870 8506506

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.