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 OUTLINE PLANNING PERMISSION

Application No: 02/01439/OUT/AD

To: c/o Vincent And Gorbing
Sterling Court
Norton Road
Stevenage
Herts
SG1 2JY

Applicant: Scottish And Southern Energy Plc + George Wimpey Ltd

READING BOROUGH COUNCIL as local planning authority GRANT OUTLINE planning permission for the following development:

Proposal: Outline application for residential development, detailing the means of access.

At: Electricity Board Depot Amersham Road Caversham Reading

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 Gworkey

Date: 29th September 2003

Head of Planning and Transport

Reading
BOROUGH COUNCIL

Application At: Electricity Board Depot Amersham Road Caversham Reading

Application No: 02/01439/OUT

CONDITIONS & REASONS

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this outline permission. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 91(2) of the Town & Country Planning Act 1990.

2. The development to which this permission relates must be started either before:-
a) the expiration of five years from the date of granting this outline permission; or
b) the expiration of two years from the date of approval of the last reserved matter, whichever is the later.
The development shall be carried out in accordance with the approved plans. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 91(2) of the Town & Country Planning Act 1990.

3. Before any development commences, plans and particulars of all reserved matters not particularised in this outline application; namely detailed plans and drawing showing the siting, design, external appearance, and the landscaping of the site, shall be submitted to and approved in writing by the local planning authority and shall be carried out as approved. Reason: to ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995.

4. The design and construction of the development shall incorporate the principles of the flood resistant construction measures outlined in the submitted Flood Risk Assessment (RPS Consultants ' Conceptual design of Compensation Voids for Amersham Road, Caversham, Reading' dated October 2002). Detailed design shall be agreed in writing with the Local Planning Authority prior to works commencing on site and the development shall be implemented in accordance with the approved details. Reason: To protect the site and its occupants from the risk of flooding and to avoid the risk of flooding elsewhere.

5. The density of the completed development on the site shall be no less than 30 dwellings per hectare. Reason: To ensure that the development adheres to the sustainable development principles, as set out in guidance in PPG3.

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6. Before any development is commenced details of the means of disposal of surface water shall be submitted to and approved in writing by the local planning authority. The drainage works shall be completed in accordance with the approved details before the development, hereby permitted, is occupied. Reason: to ensure adequate surface water drainage is provided in the interests of flood protection.

7. Prior to the commencement of development:

a) A desktop study shall be carried out which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information, and using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

b) A site investigation shall be designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off the site that may be affected;
- Refinement of the Conceptual Model;
- The development of a Method Statement detailing the remediation requirements.

c) The site investigation shall be undertaken in accordance with details approved by the Local Planning Authority and a risk assessment shall be undertaken.

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation shall be submitted to and approved in writing by the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure that the proposed site investigations and remediation will not cause pollution of Controlled Waters.

8. The development of the site shall be carried out in accordance with the approved Method Statement. Reason: To ensure that the development complies with approved details in the interests of protection of Controlled Waters.

9. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with. The development shall be implemented in accordance with the approved details.

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Reason: To ensure that the development complies with the approved details in the interests of the protection of Controlled Waters.

10. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report and which shall be implemented in accordance with the report. Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

11. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 2 metres in depth below existing ground level. Reason: To prevent pollution of groundwater.

12. No soakaway shall be constructed in contaminated ground. Reason: to protect against any harmful outflow from the site.

13. A minimum of a 1 metre unsaturated zone shall be maintained between the base of any soakaway and the maximum seasonal water table for the site. Reason: To prevent pollution of groundwater.

14. Details of site levels, including a detailed survey to a scale of not less than 1:1250, showing contours of one metre intervals, related to Newlyn Datum and large scale sections illustrating all principal physical features of the site and land immediately adjacent to it, shall be submitted to and approved in writing by the local planning authority, before any development is commenced. These details shall clearly distinguish between existing and proposed slab levels and physical features and shall indicate the position of proposed roads and buildings. Reason: to enable the local planning authority to properly assess the impact of the proposed development on the natural features of the site.

15. Before any development is commenced, including demolition, a full ecological survey shall be carried out, submitted to and approved in writing by the Local Planning Authority. The survey should include a scheme of mitigation to protect any ecology interests or wildlife on the site and thereafter the development shall be carried out in accordance with the scheme of mitigation. Reason: to protect valued wildlife or ecology on the site.

16. Before any development is commenced a statement of measures shall be submitted to and approved in writing by the Local Planning Authority, to indicate how the sustainable development principles as set out in the Council's Green Developer Guide will be utilised. The development will thereafter be carried out in accordance with this statement, unless otherwise agreed in writing by the

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Local Planning Authority. Reason: To promote sustainable development principles.

17. No development of the site shall commence until the accesses have been constructed in accordance with the approved drawing (drawing number JNY4066/14, Rev 'C') and in compliance with the requirements of the Highway Authority for work carried out within the public highway. Reason. In the interest of road safety.

18. The existing accesses to the site shall be stopped up and abandoned immediately after the new accesses have been brought into use. The footway and kerb shall be reinstated to existing line and level to the satisfaction of the Local Planning Authority. Reason. In the interest of road safety and highway maintenance.

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

20. Before the eastern access to the site is brought into use signs shall be erected in accordance with diagrams 833/834/835/836, Traffic Signs Regulations and General Directions 1994, and thereafter maintained in good condition. Reason. In the interest of road safety.

21. No dwelling shall be occupied until vehicle parking space has been provided in accordance with the Local Planning Authority's vehicle parking standards, and the parts of the service roads and footpaths, which give access to it, have been constructed. Reason: In the interests of amenity and road safety.

22. Details showing the provision, within the site, of adequate turning facilities for vehicles shall be submitted to and approved in writing by the local planning authority, before any development is commenced. Following approval, such facilities shall be constructed and surfaced in accordance with the approved details and shall thereafter be maintained free of all obstruction and used only for the turning of vehicles. Reason: as no such details have been submitted and in the interests of road safety.

23. 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.

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24. 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.

25. Throughout the course of construction the pavement and grass verges next to the site shall be kept free from any obstruction by vehicles, materials or construction refuse. Upon completion of the development the pavement and grass verges 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.

26. 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.

27. This permission relates only to the application as changed by drawings JNY4066/14, Rev 'C' which were received by the local planning authority on 16th May 2003. Reason: as some plans were changed and to clarify which plans are approved.

28. Any windows to a bathroom, shower room or WC in the development hereby permitted shall be glazed with obscure glass and thereafter maintained with obscure glass. Reason: in the interests of privacy.

29. Before any development is commenced details of the method of disposal of foul sewage and surface water shall be submitted to and approved in writing by the local planning authority. The sewerage and surface water drainage works shall be completed in accordance with the approved scheme before the development, hereby permitted, is occupied. Reason: to ensure adequate measures are taken to deal with all drainage on the site in the interests of pollution prevention.

30. All potentially contaminated surface water in the car park areas shall be passed through a three stage petrol/oil interceptor and grit interceptor before discharge to a watercourse, ditch or pond, either direct or via an existing surface water sewer. Details of the interceptors shall be submitted to and approved by the local planning authority in writing prior to commencement of the development and shall be installed and in full working order prior to the commencement of

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use. The interceptors shall be used and maintained for as long as the proposed use continues. Reason: in the interests of preventing water pollution.

31. Pursuant to the above condition requiring the approval of the landscaping for the site as a Reserved Matter, and before the commencement of any development, plans and schedules shall be submitted with details of 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 maintainance 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 interests of ensuring that the redevelopment of this site enhances the visual local environment.

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

33. The plans and particulars submitted in accordance with the above condition (requiring details of landscaping) shall include:

a) A plan showing the location of, with a reference number, each existing tree on or overhanging 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 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;

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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 included in any landscaping proposal and that trees to be retained are protected.

34. Details of such tree protection as required by the above condition shall be submitted to and approved in writing by the Local Planning Department, and thereafter shall be erected around all retained trees in accordance with the approved details 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.

35. 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.

36. 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 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.

37. 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.

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38. 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.

39. No development shall be carried out until details of bin and cycle storage areas have been submitted to and approved in writing by the Local Planning Authority. The bin and cycle storage areas shall be constructed in accordance with the approved plans and be available for use prior to first occupation of the development and thereafter maintained as such. Reason: in the interests of residential amenity and to promote alternative means of transport.

40. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress. Reason: in the interests of protecting nearby occupants from unnecessary pollution caused by the development.

41. The route of any dry safe pedestrian access to and from the site should not be via Luscombe Close. Reason: to protect the amenities of the residents of Luscombe Close.

INFORMATIVES

0. The occupants of the development hereby approved should be informed of the risks associated with flooding and of the evacuation procedures.

0. 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.

0. The attention of the Applicant is drawn to the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.

0. A section 106 Agreement relates to this site.

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