

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR APPROVAL OF RESERVED MATTERS**

To: Broadway Malyan  
Ilex House  
High Street  
Theale  
Reading  
RG7 5AN

Application No: 171017  
Application No: Approval of Reserved  
Matters

**Applicant:** St. Edward Homes Limited

READING BOROUGH COUNCIL as Local Planning Authority **APPROVES** THE APPEARANCE,  
LANDSCAPING, LAYOUT & SCALE Reserved Matters in respect of the following development.

**Proposal:** Application for approval of reserved matters for Phase 6B for 120 dwellings  
following outline approval (10/01461/OUT) (amended)

**At:** Green Park Village

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: 19 July 2018



Head of Planning, Development  
& Regulatory Services

**Application At:** Green Park Village

**Application No:** 171017

**Application type:** Approval of Reserved Matters

### CONDITIONS & REASONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location Plan - Drawing no: PL-P6B-001 Rev P5, received 19th January 2018
- Block Plan Extent of Phase 6B - Drawing no: PL-P6B-002 Rev P3, received 19th January 2018
- Proposed Ground Level Site Plan - Drawing no: PL-P6B-110 Rev P8, received 21st May 2018
- Proposed First Floor Site Plan - Drawing no: PL-P6B-111 Rev P7, received 21st May 2018
- Combined Roof Plan - Drawing no: PL-P6B-112 Rev P6, received 21st May 2018
- GA Layout - Typical Blocks A-C - Drawing no: A-P6-03-001 Rev P6, received 29th May 2018
- Bay Study - Typical Pavilion Block - Drawing no: A-P6-04-012 Rev P4, received 21st May 2018
- GA Sections - Typical Blocks A-C - Drawing no: A-P6-04-001 Rev P5, received 21st May 2018
- GA Elevations - Typical Blocks A-C - Drawing no: A-P6-05-001 Rev P5, received 21st May 2018
- Site Sections AA,BB - Drawing no: A-P6-04-014 Rev P3, received 21st May 2018
- Site Sections CC,DD - Drawing no: A-P6-04-015 Rev P3, received 21st May 2018
- Site Sections EE - Drawing no: A-P6-04-016 Rev P3, received 21st May 2018
- Phase 6B-2 Site Cross Sections - Drawing no: 4160761-SK1001-P6B Rev P3, received 23rd February 2018
- General Arrangement Plan 1 of 1 - Drawing no: MA.3067-06B.1001 Rev F, received 18th May 2018
- Hardworks Plan 1 of 2 - Drawing no: MA.3067-06B.2001 Rev D, received 18th May 2018
- Hardworks Plan 2 of 2 - Drawing no: MA.3067-06B.2002 Rev F, received 18th May 2018
- Softworks Plan 1 of 2 - Drawing no: MA.3067-06B.3001 Rev D, received 18th May 2018
- Softworks Plan 2 of 2 - Drawing no: MA.3067-06B.3002 Rev E, received 18th May 2018
- Landscape Management Plan, Document ref: MA.3067-06B-RP001 Rev C, prepared by MacFarlane and Associates, received 21st August 2017



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- Site Parking Strategy - Drawing no: A-P6-02-113 Rev P3, received 11th June 2018
  - Refuse Store Layouts - Drawing no: A-P6-70-100 Rev P2, received 11th June 2018
  - Bin and Bike Stores GA Plans/Elevations/Sections - Drawing no: AP6 -03-007 Rev P3, received 21st May 2018
  - Site Refuse Strategy - Drawing no: A-P6-02-114 Rev P3, received 11th June 2018
  - Phase 6B Schematic Drainage Layout - Drawing no: 4160761-SK1200-P6B Rev P4, received 23rd February 2018
  - Phase 6B Proposed Services and Street Lighting Layout - Drawing no: 4160761-SK1110-P6B Rev P5, received 23rd February 2018
  - Phase 6B Proposed Utility Routes BERKHW001-CSL-005A, received 22nd February 2018
- And in accordance with the principles and detail set out in the following document:
- Green Park Village Phase 6 Design and Access Statement, prepared by Broadway Malyan, dated June 2018 (Rev 12), received 11th June 2018

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

2. No development shall take place until full details of both hard and soft landscaping in line with approved Softworks drawings have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
  - (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
  - (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- d) Tree pit specifications.

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

3. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

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

4. 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



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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

5. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policy CS38, Policy CS7 and Policy DM18.

6. No dwelling/building shall be occupied until the bin storage facility shown on the approved plans has been provided and the bin storage facility shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

### INFORMATIVES

1. The original planning permission 10/01461/OUT (102172) still stands and all its conditions and informatives still apply, in particular the landscape conditions 10, 11 & 12 include ongoing requirements. This approval and that permission should be read together.

2. The applicant has informed the Council that they operate their own programme of training and apprenticeships. The Applicant is advised to liaise with Reading UK CIC with regard to developing a specific Employment Skills Plan for this scheme, in accordance with the guidelines and principles set out in the Council's Employment, Skills and Training Supplementary Planning Document (2013)

<http://www.reading.gov.uk/media/1064/Employment-Skills-and-Training-Supplementary-Planning-Documents-Adopted-April-2013/pdf/Employment-Skills-And-Training-Supplementary-Planning-DocumentsApr13.pdf>

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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](http://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.