



## PLANNING STATEMENT

LEANDER SERVICE STATION, 182 – 184 HENLEY  
ROAD, CAVERSHAM, READING, RG4 5LN



### **Supporting the application for a Variation of Condition No. 1 to change the opening hours to 24 following grant of Planning Permission reference 171151**

Planning permission was granted 1984 reference 83/TP/829 for erection of filling station including jet wash and associated works. Condition 8 of that permission restricted the hours of the petrol station and shop from 7.00 am to 10.00pm any day.

An application was submitted to vary the above condition to allow 24 hour opening x 7 days a week. A Temporary 12 month approval was granted 27 September 2017 reference 171151.

On the basis of no recorded complaints having been advised the applicant seeks to make 24 hour opening permanent.

Permanent 24 hour opening to continue min compliance with the conditions imposed on the grant of temporary 12 month, 24 hour opening:

1. Extended hours as permitted by this variation planning permission shall not take place unless and until signage (which may require separate Advertisement Consent) advising customers to respect neighbour amenity in the later hours and has been erected at the site.

In the interest of neighbouring amenity

2. Lighting levels of the petrol filling station, canopy and any illuminated advertising shall at all times comply with the report, "Leander Service Station" by Bever Innovations dated 31/8/17

In the interest of the amenities of surround residential properties, Policies: DM4

3. No public access to the shop/kiosk (as shown on plan PA-02, as annotated in pink, received 1/9/17) shall take place between 2200hrs - 0700hrs and all transactions within these hours shall take place via the night pay window only.

In the interests of security and order to minimise the impact on the amenities of surround residential properties, Policies CS34, DM4

4. No deliveries to the site shall take place between 2200hrs-0700hrs.

In order to minimise the impact on the amenities of surrounding residential properties. Policies CS34 DM4 and DM12

5. No use of the air/water service, jet\*wash or any vacuum cleaners at the site (as shown on plan PA-02, as annotated in pink, received by the Local Planning Authority on 1/9/17) shall take place between 1900hrs – 0700hrs.

In order to minimise the impact on the amenities of surrounding residential properties, Policy CS34 DM4.

6. No use of the southernmost (outer) two pump islands (as shown on plan PA-02, as annotated in pink, received by the Local Planning Authority on 1/9/17) shall take place between 2200hrs-0700hrs.

In order to minimise the impact on the amenities of surrounding residential properties, Policies CS34 DM4

7. No retail sales, other than ancillary to the PFS.  
New wording:

The retail sales shall take place from the kiosk (as shown on Plan PA-02, as annotated in pink, received by the Local Planning Authority on 1/9/17) and shall at all times remain ancillary to the primary function of motor fuel sales.

In order for the Local Planning Authority to maintain control of the use of the site, in order to minimise the impact on the amenities of surround residential property, Policies CS34, DM4

It is fair and reasonable, relevant for the sustainability of the Station and controllable by the local Planning Authority, to allow permanent 24 hour opening.