

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

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Corporate Property Services
Reading Borough Council
19 Bennet Road
Reading
RG2 0QX

Application No: 181101
Application type: Non Material Amendment

Applicant: Reading Borough Council

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Non material amendment to include the required tree protection, landscaping and Construction Method Statement (Planning permission 171018)

At: Southcote Youth & Community Centre 85 Coronation Square Reading RG30 3QP

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 20 July 2018



Head of Planning, Development
& Regulatory Services

Application At: Southcote Youth & Community Centre 85 Coronation Square Reading RG30 3QP

Application No: 181101

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CONDITIONS & REASONS

Amended Condition 2

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

Block Plan HNS/16/001/02

Proposed Floor Plan HNS/16/001/04

Proposed Landscape Plan 5152588-L101

Existing & Proposed Elevations 5152588-G-FG-B-002

Site Logistic Plan Rev D

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

Amended condition 4

The approved Construction Method Statement (dated 21 June 2018) 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.

Amended condition 6

The development shall not be carried out other than in accordance with the approved Tree Protection Plan from Urban Tree Experts. The fencing box to be provided to protect the RPA and canopy spread of each tree should also allow for the tree stakes and guards if they are still present.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

INFORMATIVES



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1. This permission relates only to the changes shown above and the development is bound by all the other conditions and obligations attached to permission 171018. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.



Date: 20 July 2018

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