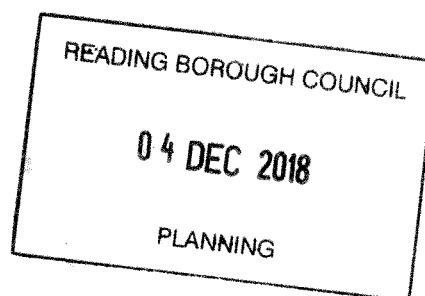


03 December 2018

Delivered by hand and email

Steve Vigar
Reading Borough Council
Civic Centre
Bridge Street
RG1 7TD

182125



Dear Mr Vigar

RE: ST MARTINS CENTRE, CAVERSHAM

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 140997

We have been asked on behalf of Hermes Property Unit Trust to submit a non-material amendment application to extant permission 140997 which was granted planning permission on 31st March 2015 for the following development:

"Erection of new and extended retail (use class A1) floorspace new restaurant (use class A3), new leisure (use Class D2) floorspace, residential apartments (use Class C3), car park works (including erection of a single storey deck and reconfiguration at ground level) and associated landscaping, surfacing, public realm and shopfront improvement works"

As you will be aware, Section 96A enables local planning authorities to make a change to any planning permission relating to land in their jurisdiction where they are satisfied the change is not material. Applications under Section 96A can be made by any person with an interest in the land to which the planning permission relates. Specifically the act states that:

A local authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes under this section, on the planning permission as originally granted.

- The power conferred by subsection (1) includes power –
- To impose new conditions;
- To remove or alter conditions....

The Planning Practice Guidance issued by the Department of Communities and Local Government on 6th March 2014 makes it clear that the Section 96A procedure is appropriate for dealing with non-material

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amendments to planning conditions. In this respect we believe that the amendment requested below is not material and can be appropriately dealt with via this process.

A non-material amendment was accepted by Reading Borough Council on 8th June 2016 under reference 1600119, which allowed for the development to be phased. However, since this agreement, further alterations are required to the phasing plan to reflect the proposed delivery of several phases of the development. This application seeks the following amendment:

- Block A - Phase1A - The approved plan PH-01 Rev B does not take into account the proposed access road to Block A which is coming forward for development earlier than Phase 2C. As such, it is proposed for Phase 1A to incorporate the access road consistent with the proposal coming in relation to Block A of the extant permission which has been submitted concurrently.

The above amendment to the phasing plan has now been accommodated on drawing PP-F-EX-00 P4, which supports this submission.

The amendment is not considered material as it does not alter in any way the nature, form or extent of the development proposed.

In addition, the relevant application form and required application fee of £234.00 is enclosed with this application.

We trust that there is sufficient information for both the validation and determination of this application within the 4 week determination period, however if you require any further information please do not hesitate to contact us. In the meantime we look forward to receiving confirmation that this application has been validated and the timetable for its determination.

Yours faithfully

Peter Davis
Assistant Planner

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