

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

APPLICATION FOR FULL PLANNING PERMISSION

To: Blandy & Blandy LLP
1 Friar Street
Reading
RG1 1DA

Application No: 180100
Application type: Variation of Condition

Applicant: Davina Grewal Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of ground floor Block B from office (use class B1) to create three retail units (Use Class A1/A3), associated external alterations and enhanced landscaping and associated public realm improvements fronting Forbury Road without complying with condition no. 6 of planning permission ref. 170040 to extend the permitted opening hours for Unit 2 from 07:00-19:00 hours Monday to Saturday, and 08:00- 19:00 hours on Sundays and Bank/Other Holidays to 05:00- 23:00 hours Monday to Sunday including Bank/Other Holidays

At: Unit 2, Apex Plaza Forbury Road Reading Berkshire RG1 1AX

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**

SFB

Date: 14 March 2018



Head of Planning, Development
& Regulatory Services

Application At: Unit 2, Apex Plaza Forbury Road Reading Berkshire RG1 1AX

Application No: 180100

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CONDITIONS & REASONS

1. The permission relates only to the following plans and documents:

- Turkington Martin Tree Preservation Design Statement ref.

TM242 TPS01

- Drawing no. TM242L06 rev B - Landscape general arrangement plan - retail area

Received on 9th May 2017

- Construction Method Statement ref. Apex Plaza Retail Units, Forbury Road Reading Issue Number 1

- Tamla Trees BS5837 Method Statement (Trees) ref. 02654Rv3

Received on 15th May 2017

- Drawing no. 1245/PL/3008 - Block B Retail - Proposed Elevations Rev B

- Drawing no. 1245/PL/3007 - Block B Retail - Proposed Section AA and BB

Received on 7th March 2017

- Drawing no. 1245/PL/3000 - Block B Retail - Location Plan

- Drawing no. 1245/PL/3001 - Block B Retail - Existing Site Block Plan

- Drawing no. 1245/PL/3002 Rev A - Block B Retail - Proposed Site Block Plan

- Drawing no. 1245/PL/3003 Rev B - Block B Retail - Existing Ground Floor Plan

- Drawing no. 1245/PL/3004 - Block B Retail - Existing Elevations

- Drawing no. 1245/PL/3005 Rev B - Block B Retail - Existing Section AA and BB

- Drawing no. 1245/PL/3006 Rev C - Block B Retail - Proposed Ground Floor

- Drawing no. 1245/PL/3009 Rev A - Block B Retail - Indicative Future Proposed Site Block Plan rev A

- Design & Access Statement ref. 1245/B111 - Apex, Reading Block B Retail

- Planning Statement ref. Q70061 - Block B, Apex Plaza, Forbury Road, Reading RG1 1AX

Received on 11th January 2017

Reason: To clarify which plans have been approved.

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2. No development shall take place (including site clearance and any other preparatory works) without the full implementation of the arboricultural supervision brief as detailed in section 4.6 of the BS:5837 Method Statement (Trees) Report ref. 02654Rv3 (Arboricultural Site Supervision) received by the Local Planning Authority on 15th May 2017. The appointed Arboricultural Consultant will provide Reading Borough Council with a formal record of the visit in accordance with the approved method statement and within 5 working days of each site visit. The record will provide information on the current arboricultural conditions on site including any breaches of tree protection or modifications which may be required to the scheme in order to ensure a continued satisfactory level of tree protection within the build site.

Reason: To ensure the enhancement of the development by the protection and retention of existing trees during the construction phase in accordance with Policy CS38 Trees, Hedges and Woodlands of the Core Strategy 2008, 2015.

3. The development hereby permitted shall not be carried out other than in accordance with the details set out on drawing ref. TM242L09 - Landscaping Planting Plan - Retail Area Received by the Local Planning Authority on 18th August 2017.

Reason: To ensure the provision of amenity by appropriate landscape design and to comply with Core Strategy (2008, 2015) Policies CS36 and CS38 and the NPPF.

4. Any trees or plants which within a period of five years from the substantial completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written approval to any variation.

Reason: To ensure the provision of amenity enhancements, afforded by appropriate landscape design and to comply with Core Strategy (2008, 2015) Policy CS36 and the NPPF.

5. Unit 2 as shown on drawing ref. 1245/PL/3002 rev A - Block B Retail - Proposed Site Block Plan received by the Local Planning Authority on 17th January 2018, of the development hereby permitted shall not operate outside the hours of 05:00 - 23:00 hours Monday to Sunday including Bank/Other Holidays.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers (Policy CS34 of the Reading Core Strategy 2008, altered 2015) and DM4 and DM12 of the Sites and Detailed Policies Document 2012, altered 2015).

6. Units 1 and 3 as shown on drawing ref. 1245/PL/3002 rev A - Block B Retail - Proposed Site Block Plan received by the Local Planning Authority on 17th January 2018, of the development hereby permitted shall not operation outside the hours of 07:00- 19:00 hours Monday to Saturday, and 08:00-19:00 hours on Sundays and Bank/Other Holidays.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding occupiers (Policy CS34 of

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the Reading Core Strategy 2008, altered 2015) and DM4 and DM12 of the Sites and Detailed Policies Document 2012, altered 2015).

7. No development shall take place other than in accordance with the Construction Method Statement ref. Apex Plaza Retail Units, Forbury Road Reading Issue Number 1 received by the Local Planning Authority on 15th May 2017.

Reason: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Core Strategy (2008, 2015) Policy CS20 and Sites and Detailed Policies Document (2012, 2015) Policy DM12.

INFORMATIVES

1. The conditions above have been worded with reference to the original permission (ref. 170040/FUL).
2. The Local Planning Authority has been positive and proactive in dealing with this planning application by determining it in a timely manner.
3. Your attention is drawn to the terms and conditions of this planning permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any conditions attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

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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.

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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.