



**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  
RG7 5AN

Application No: 170096  
Application No: Approval of Reserved  
Matters

**Applicant:** St. Edward Homes Limited

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

**Proposal:** Application for approval of reserved matters following outline approval for Phase 3B 2 (10/01461/OUT)

**At:** Green Park Village Longwater Avenue

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: 9 June 2017

Head of Planning, Development  
& Regulatory Services

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**Application At:** Green Park Village Longwater Avenue

**Application No:** 170096

**Application type:** Approval of Reserved Matters

### **CONDITIONS & REASONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans received on 24th May 2017, unless otherwise stated:

- Location Plan Extent of Phase 3B2 - Drawing no: PL-P3B2-001 Rev P3 • Site Layout Plan - Drawing no: : PL-P3B2-002 Rev 11, received 18th May 2017
- Block Plan Extent of Phase 3B2 - Drawing no: PL-P3B2-003 Rev P3 • Phase 3B Street Scene Elevations A-E - Drawing no: PL-P3B-004 Rev P2
- House Type A1, A1H, A1-5H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-005 Rev P3
- House Type B1 Plans & Elevations Hardie Plank - Drawing no: PL- P3B2-006 Rev P3
- House Type C1-1 Plans & Elevations Hardie Plank - Drawing no: PL- P3B2-007 Rev P3
- House Type C2/C2H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-008 Rev P3
- House Type C3-1/C3-1H Plans & Elevations Hardie Plank - Drawing no: PL-P3B2-009 Rev P3
- House Type D1 Plans & Elevations Hardie Plank - Drawing no: PL- P3B2-010 Rev P3
- House Type D3 Plans & Elevations Hardie Plank - Drawing no: PL- P3B2-011 Rev P3
- Woodland Apartment Plan - Drawing no: PL-P3B2-012 Rev P3
- Woodland Close Apartment Elevations - Drawing no: PL-P3B2-013 Rev P3
- Longwater Av. Apartments (LWA) LWA 1& 2 Plans - Drawing no: PL- P3B-014 Rev P3
- Longwater Av. Apartments (LWA) LWA 1& 2 Elevations - Drawing no: PL-P3B-015 Rev P3
- Longwater Av. Apartments (LWA) LWA 3 Plans - Drawing no: PL-P3B-016 Rev P3
- Longwater Av. Apartments (LWA) LWA 3 Elevations - Drawing no: PL- P3B-017 Rev P3
- Gateway Apartments (GWAs) 3B2 Plans - Drawing no: PL-P3B-018 Rev P3 • Gateway Apartments (GWAs) 3B2 Elevations - Drawing no: PL-P3B-019 Rev P3
- Urban House Ground Floor Plan - Drawing no: PL-P3B2-020 Rev P3 • Urban House First Floor Plan - Drawing no: PL-P3B2-021 Rev P3 • Urban House Second Floor Plan - Drawing no: PL-P3B2-022 Rev P3 • Urban House Third Floor Plan - Drawing no: PL-P3B2-023 Rev P3 • Urban House Roof Plan - Drawing no: PL-P3B2-024 Rev P3

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- Urban House Elevations - Drawing no: PL-P3B2-025 Rev P3
  - Urban House Elevations - Drawing no: PL-P3B2-026 Rev P3
  - Site Refuse Plan - Drawing no: PL-P3B2-027 Rev P3
  - Substation & Bin/Cycle Store - Drawing no: PL-P3B2-028 Rev P3 • Phase 3B2 Proposed Finished Levels - Drawing no: 4160316-SK1110 Rev P1, received 24th January 2017
  - Phase 3B2 Proposed Services and Street Lighting Layout - Drawing no: 4160316-SK1112 Rev P1, received 24th January 2017
  - Phase 3B2 Proposed Drainage Layout - Drawing no: 4160316-SK1201 Rev P3, received 6th June 2017
  - Phase 3B2- Detailed Hard Landscape General Arrangement Plan (sheet 1 of 2)- Drawing no: D2307 L.240 Rev A, received 22nd May 2017 • Phase 3B2- Detailed Hard Landscape General Arrangement Plan (sheet 2 of 2)- Drawing no: D2307 L.241 Rev A, received 25th May 2017 • Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 1 of 4)- Drawing no: D2307 L.340 Rev D
  - Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 2 of 4)- Drawing no: D2307 L.341 Rev A
  - Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 3 of 4)- Drawing no: D2307 L.342 Rev C
  - Phase 3B2- Detailed Soft Landscape General Arrangement Plan (sheet 4 of 4)- Drawing no: D2307 L.343 Rev B, received 22nd May 2017 • Planting Schedule and Specification - Drawing no: D2307 L.344 Rev B
  - Tree Pit Detail - Trees within Hard Landscaping - Drawing no: D2307 L.402 Rev A, received 22nd May 2017
  - Tree Pit Detail - Trees within Soft Landscaping - Drawing no: D2307 L.403 Rev A, received 22nd May 2017
  - Tree Pit Detail - Trees within Soft Landscaping Type 2 - Drawing no: D2307 L.409 Rev A, received 22nd May 2017
  - Landscape, Maintenance & Management Plan - Phase B, D2307-SP001-P3B (Rev A), prepared by Fabrik, dated December 2016, received 18th May 2017
  - Amended Pages 42 & 43 of the Design and Access Statement, Ref: 30934/6- GPV- Phase 3B1 & 3B2, prepared by Broadway Malyan, received 25th May 2017 (to show amended LEAP equipment).
- Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. Notwithstanding the provisions of the current Town and Country Planning General Development Order 2015 (and any amendments to that Order), the garage



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accommodation on the site shall be kept available for the parking of vehicles at all times.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with DM12, and to ensure suitable car parking provision in accordance with Policy CS24.

3. Evidence of tree pit implementation (i.e. root cells), as shown on approved drawings, in the form of written and photographic evidence shall be submitted in order for the Local Planning Authority to be able to fully discharge condition 11 of planning permission 10/01461/OUT (102172).

Reason: to ensure that the works are carried out as approved in accordance with Policy CS38.

### 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-Document-Adopted-April-2013/pdf/Employment-Skills-And-Training-Supplementary-Planning-DocumentApr13.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.