

Mr Jared Jones
Home Farm
3 The Courtyard
Banbury Road
Bicester
OX278TG

Our Ref: 171621
Your Ref: PP-06389113

Direct: ☎ 0118 9372993
e-mail: Ralph.chakadya@reading.gov.uk
30 November 2017

Your contact is: Mr Ralph Chakadya, Planning

Dear Mr Jones,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 171621

Application type: Approval of Conditions

Address: Conwy Close Reading RG30 4BZ

Proposal: Discharge of conditions 22, 23 and 25 of planning permission 161390.

I refer to your Approval of Conditions application as described above.

Condition 22 - Hard and Soft Landscaping

Following consultations with the Council's Natural Environment Officer, I can confirm that the submitted revised details comprising Landscape Proposals plans HILL21392 11E (Sheets 1 and 2), Hard Landscape plan 101 P5 (Sheets 1 and 2), Combined Services Plan H894 - 416 (Sheets 1 and 2), Boundary Treatment Details No.1010 Rev P3 are considered acceptable to allow for the discharge of condition 22 of permission 161390.

Condition 23 - landscape Maintenance and after care

Following consultations with the Council's Natural Environment Officer, I can confirm that Soft Landscape Management and Maintenance Plan HILL21392 Man Rev C dated Aug 2017 from ACD is acceptable to allow for the discharge of condition 23 of the permission 161390.

Condition 25 - Landscaping and Play Area Management Plan

No details have been submitted to allow for the discharge of this condition. Condition 25 cannot therefore be discharged.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely



Mr Ralph Chakadya, Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.