



Reading

Borough Council

Working better with you

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

APPLICATION FOR FULL PLANNING PERMISSION

To: Savills (UK) Limited
33 Margaret Street
London
W1G 0JD

Application No: 140574
Application type: Full Planning Approval

Applicant: Standard Life Investments 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: Erection of a building measuring 246 SqM for use within class A1/A3/A5, creation of enclosed bin store and yard, installation of plant, signage structures, external seating area, amendments to car park layout, hard and soft landscaping, and display of advertisements.

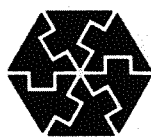
At: Forbury Retail Park Forbury Road Reading RG1 3JD

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: 1 August 2014

Head of Planning, Development
& Regulatory Services



Application At: Forbury Retail Park Forbury Road Reading RG1 3JD

Application No: 140574

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

2. The development hereby approved shall not be carried out other than in accordance with the following drawings and specifications only:

Drawing Ref: 2225-G120 - 'Existing Site Plan', dated March 2014

Drawing Ref: 2225-G121 rev. G - 'Proposed Site Plan', dated 7 July 2014

Drawing Ref: 2225-G125 rev. C - 'Proposed Master Site Plan', dated 17 April 2014

Drawing Ref: 2225-G126 rev. F - 'External Elevations', dated 14 April 2014

Drawing Ref: 2225-G127 rev. E - 'Proposed Shell and Roof Plans', dated 7 July 2014

Drawing Ref. 2225-G134 - Site Layout, Services Overlay, dated June 2014

Lighting Scheme drawing and lighting specifications by LITEideas Lighting Design dated 19 March 2014

Reason: to clarify which drawings have been approved and in the interests of the appearance of the area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 and Policy RC5 of the Reading Central Area Action Plan 2009.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

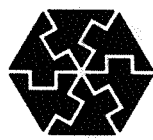
(G) Footpath Closures / Road Closures needed during construction

(H) Traffic Management needed during construction.

Date: 1 August 2014

Head of Planning, Development
& Regulatory Services





Reading
Borough Council

Working better with you

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Measures to control dust and noise emanating from the site during demolition and/or construction.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of safety; protecting the amenity of local land uses and residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012.

4. No part of the building hereby approved shall be used other than as a café/restaurant and takeaway, with associated drive-through facility as required, and shall not be used for any other use falling within Class A1.

Reason. It has not been demonstrated that suitable sites for unrestricted retail do not exist within sequentially preferable locations within the town centre. In accordance with Policy CS25 (Scale and Location of Retail, Leisure and Culture Development) of the Reading Borough LDF Core Strategy 2008; RC6 (Definition of the Centre) of the Reading Central Area Action Plan 2009 and relevant policies contained within the NPPF.

5. No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

(a) hard surfacing materials;

(b) planting plans (including tree planting) - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate).

(c) a landscaping maintenance and management plan, including long term objectives, management responsibilities and maintenance schedules for the landscaped areas

The landscaping shall be carried out before the end of the first available planting season following occupation of the development in accordance with the approved details. Maintenance and management shall be in accordance with the approved landscaping maintenance and management plan at all times thereafter

Any trees or plants that, within a period of 5 years from the 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 that suitable landscaping is provided and maintained in the interests of the visual appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008, Policy RC5 of the Reading Central

Date: 1 August 2014

Head of Planning, Development
& Regulatory Services



Reading
Borough Council

Working better with you

Area Action Plan 2008 and Policy DM18 of the Sites and Detailed Policies Document 2012.

6. The materials to be used in the construction of the external surfaces of the development shall be in accordance with those detailed on the approved drawings and in accordance with the submitted samples. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the appearance of the building and the appearance of the streetscene in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 and Policy RC5 of the Reading Central Area Action Plan 2008.

7. The use hereby approved shall not be commenced until secure, covered and lockable bicycle storage spaces have been provided, and equipped with secure 'Sheffield' type cycle stands, in accordance with the approved plans. This area shall not be used for any purpose other than bicycle parking and storage at any time thereafter.

Reason: To encourage travel by sustainable alternatives to the motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 and SPD Revised Parking Standards and Design 2011.

8. The use hereby approved shall not be commenced until the vehicle parking spaces have been provided, properly surfaced and marked out in accordance with the approved drawings. The spaces shall thereafter

be kept available for parking at all times.

Reason: To ensure suitable parking provision for the proposed development and to reduce the likelihood of roadside parking which would be a danger to road users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy and Policy DM12 of the Sites and Detailed Policies Document 2012.

9. The use hereby approved shall not be carried out at any time other than in accordance with the submitted Site Management Statement received 8 July 2014.

The use shall not be commenced until CCTV cameras have been provided in accordance with the Site Management Statement and drawing 2225/G127 Rev.E dated 7 July 2014.

Reason. In the interests of the safe operation of the site and to reduce the potential for anti-social behaviour within and surrounding the site. In accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008

10. No kitchen extract or external plant shall be installed other than in accordance with the specifications and control measures set out in the Mechanical Ventilation & Environmental Control Equipment Report, reference 80, prepared by Ashworth, dated 13 March 2014.

Reason. To minimise noise and odour generated by the equipment and protect the amenity of surrounding land uses. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 and Policy DM4 of the Sites and Detailed Policies Document 2012.

Date: 1 August 2014

Head of Planning, Development
& Regulatory Services

11. The premises shall not be open to customers between the hours of 2300 and 0700.
Reason. In the interests of the safe operation of the site and to reduce the potential for anti-social behaviour within and surrounding the site. In accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008.

12. The developer shall employ a suitably qualified archaeologist to observe all excavations associated with the construction of the development at all times. The developer shall submit to the local planning authority a record, prepared by the archaeologist, of any items of interest or finds.

Reason. To ensure appropriate measures are taken to protect archaeology within the site. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve matters relating to anti-social behaviour, trees and transport to allow the application to be approved.
2. No tree works to trees protected under TPO 205/07 are approved by this permission.
3. Any works affecting the highway will be required to be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". Compliance with this document is mandatory and licences to work on the highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
4. This permission does not extend to permit the display of any advertisement, which are subject to separate Advertisement Consent.



Date: 1 August 2014

Head of Planning, Development
& Regulatory Services



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.

