

**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: Savills
Ground Floor, Hawker House
5-6 Napier Court
Napier Road
Reading
RG1 8BW

Application No: 171568
Application type: Full Planning Approval

Applicant: Kier Reading LLP

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 car showroom building and a car valet building (sui generis), with associated car parking and landscaping works.

At: Site at Worton Grange Imperial Way Reading

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: 7 December 2017



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& Regulatory Services

Application At: Site at Worton Grange Imperial Way Reading

Application No: 171568

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

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 permitted shall be carried out in accordance with the following approved plans:

- Site and Building Plan 1894 -P-269 B
- Site Location Plan 1894 -P-270
- Proposed Site Plan 1894 - P -271 B
- Proposed Ground and Mezzanine Plan 1894 - P - 272
- Roof Layout Plan 1894 - P - 273
- Elevations 1894 - P - 274
- Sections 1894 - P - 275
- Proposed Valet Building 1894 - P - 276 B

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. Materials

The building hereby approved shall not be developed above ground until details of materials to be used on the external surfaces have been submitted to and approved in writing by the local planning authority. The development of the building shall be carried out in accordance with the relevant approved details.

Reason: as no details have been submitted and in accordance with the approved Design Principles Plan and in the interest of the appearance of the site and character of the area in accordance with Core Strategy Policy CS7.

4. Employment Skills and Training Plan - Construction Phase

Development shall not commence (with the exception of site clearance and preparation works) until an Employment Skills and Training Plan for the construction phase of development has been submitted to the Council. The Employment Skills and Training Plan shall accord with the Council's Employment, Skills and Training Supplementary Planning Document.

Reason: to maximise opportunity of employment for residents, skills development, as well as routes into employment for those currently removed from the jobs market in

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accordance with the Employment, Skills and Training Supplementary Planning Document, April 2013

5. Access prior to occupation (roundabout and signalised junction).

The permitted building shall not be occupied until the roundabout and signalised junction to access the wider commercial development as approved (151944) have been constructed in accordance with the approved drawing and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

Reason: In the interests of road safety in accordance with Core Strategy Policies CS20 and Sites and Detailed Policies Document Policy DM12.

6. Roads provision before occupation

The approved building shall not be occupied until the access road within the site has been provided in accordance with the approved drawings and in accordance with a timetable to be agreed by the Local Planning Authority.

Reason: In the interests of road safety and amenity of the users the road infrastructure needs to be in place before businesses move in and in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

7. Visibility splays before occupation

The approved building shall not be occupied until the visibility splays shown on the drawing number 32618-001-0012 pursuant to planning permission 151944 have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level.

Reason: In the interests of road safety in accordance with Policies CS20 and Sites and Detailed Policies Document Policy DM12.

8. Footway provision before occupation

The approved buildings shall not be occupied until a pedestrian footway between 2 and 3 metres in width has been constructed for the entire extent as shown annotated in blue on the approved plan ref:1894-L-101 (approved under Application Reference: 151944). Any statutory undertakers' equipment or street furniture shall be re-sited to provide an unobstructed footway.

Reason: In the interests of road safety and to ensure adequate provision for pedestrians in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies Document Policy DM12.

9. Construction Management Statement

No development, with the exception of site clearance, shall take place until a Construction Method Statement has been submitted to and approved in writing by the local planning authority to provide for:

- The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500;



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- Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500;
- Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500;
- The erection and maintenance of security hoarding /scaffolding if required.
- Wheel washing methods;
- Measures on site to control the deposition of dirt / mud on surrounding roads during construction;
- Provisions to be made for the control of noise and dust emanating from the site;
- Footpath Closures /Road Closures needed during construction;
- Traffic Management needed during construction; and
- 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).

The approved Construction Method Statement shall be adhered to throughout the development process subject to any non-substantive changes agreed in writing with the council.

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

10. Parking provision before occupation

The approved building shall not be occupied until vehicle parking spaces have been provided in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times. Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies Document Policy DM12.

11. Prior to occupation of the development details on the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies Document Policy DM12.

12. Bicycle storage

The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure Sheffield cycle stands before occupation of the approved building.



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Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with Core Strategy Policy CS23 and Sites and Detailed Policies Document Policy DM12.

13. Employment Travel Plan

Within 6 months of first occupation of the building, an employment Travel Plan for the unit shall be submitted to and approved in writing by the local planning authority. The plan shall include a full analysis of the existing modal split for staff, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the commercial unit.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.

14. Employment Travel Plan Annual Review

On the first anniversary of the Employment Travel Plan being approved by the Local Planning Authority it shall be reviewed and thereafter on this anniversary for the life of the development. This, shall include a detailed survey of the number of movements generated by the staff and compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured the applicant shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23

15. Sustainable Drainage Implementation

Apart from site clearance no development shall commence until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- a timetable for its implementation, and
- a management and annual maintenance plan for the lifetime of the development which shall include arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1 & CS35 and Sites and Detailed Policies Document Policy DM1.

16. Sustainable Drainage Scheme

The building hereby permitted shall not be occupied until the sustainable drainage scheme for the relevant part has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and



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maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure sustainable development and prevent the increased risk of flooding, both on and off site. In accordance with NPPF Paragraph 103, Core Strategy Policies CS1, CS35 and Sites and Detailed Policies Document Policy DM1.

17. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved in writing by this Council. The assessment shall be carried out for in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Core Strategy Policy CS34 and Sites and Detailed Policies Document Policy DM4.

18. Landscaping -details to be submitted for approval

Full details of both hard and soft landscaping shall be submitted to and approved in writing by the local planning authority prior to the completion of the development. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate. The planting plan shall follow the principles established on Illustrative Landscape Plan 6624015-004-P1012 B.
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Core Strategy Policy CS7

19. Landscaping Implementation

The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.



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Reason: in the interests of the character and appearance of the new development and in accordance with Core Strategy Policy CS73.

20. Standard Landscaping Maintenance

All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted. Reason: in the interests of the character and appearance of the new development and in accordance with Core Strategy Policy CS7.

21. External lighting details

The development hereby approved shall not be occupied until details of external lighting of the site (road side lighting, pedestrian routes and communal areas) have been submitted to and approved in writing by the Local Planning Authority and the lighting implemented in accordance with the approved details. The external lighting shall then be maintained as approved.

Reason: In the interests of pedestrian safety and the convenience of future residents in accordance with Core Strategy Policy CS7 and Sites and Detailed Policies Document Policies DM4 & DM12.

22. Hours of working

The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 07:00hrs to 18:00hrs Mondays to Fridays, and 08:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Core Strategy Policy CS34.

23. The car showroom premises shall not be used for the sale of motor vehicles outside the hours of 0800 to 2000Hrs Mondays to Fridays, 0800 to 2000Hrs on Saturdays and 1000 to 1700Hrs on Sundays and Bank Holidays. The premises including the valeting building shall not be used for associated services, repairs and washing preparation outside the hours of 0800 to 1800Hrs Mondays to Fridays, 0800 to 1700Hrs on Saturdays and 1000 to 1600Hrs Sundays and Bank Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Sites and Detailed Policies Document Policy DM4.

24. Bonfires

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Core Strategy Policies CS34 and CS2.



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25. Piling foundations

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution caused by mobilised contaminants in line with paragraph 109 of the National Planning Policy Framework.

26. Waste Management

Prior to occupation of the building hereby approved a Waste Management Plan in relation to respective units shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall thereafter be followed for each unit.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Sites and Detailed Policies Document Policy DM4 and Core Strategy Policies CS1 and CS2.

INFORMATIVES

1. Pre-commencement conditions

In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

If development commences in contravention of this condition, the development taking place may be made unauthorised in planning terms. This may result in the Council taking enforcement action against the unauthorised development. If you are in any doubt please contact the Council.

2. Conditions

Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) 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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3. Damage to the highway

The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

4. Works affecting the highway

Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should be made aware that 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 at <http://www.reading.gov.uk/ltp/General.asp?id=5X9452-A782F664> (within the Transport Strategy area of the Transport Section on the Reading Borough Web Site).

5. Thames Water

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

6. Best practice measures to keep noise levels down; including 'white noise', reversing alarms and the turning off of HGV engines when not in use

7. Building Regulations

The applicant's attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

8. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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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.