



**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: B. Spoke Waterpower Co Ltd
Broad House
Broad Lane
Bracknell
Berkshire
RG12 9BJ

Application No: 151715
Application type: Full Planning Approval

Applicant: The Reading Sustainable Centre CIC

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: The installation of two Archimedean Screw Turbines with a hut covering the generators, gearboxes and the control system.

At: Footpath next to Caversham Weir Caversham Reading RG1 8BP

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: 17 May 2017

Head of Planning, Development
& Regulatory Services

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Application At: Footpath next to Caversham Weir Caversham Reading RG1 8BP

Application No: 151715

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 permission relates only to the following plans and drawings:

- Reading Hydro Tree Survey dated 29/09/2015
- Letter from Richardson's Botanical Identifications ref. View Island tree cover notes dated 22/09/2015
- Letter from Richardson's Botanical Identifications ref. View Island tree visit dated 22/09/2015
Received on 14th November 2015
- SureScreen Scientifics Technical Report - Examination of Environmental DNA in Pond Water for the Detection of Great Crested Newts ref. D0956 dated 02/07/2015
- eWaterpower Compay Ltd Caversham Weir Habitat Impact Assessment
Received on 18th November 2015
- Reading Hydro Caversham Weir Hydrogeological Desk Study and Risk Assessment
Received on 26th June 2016
- Ecoconsult Wildlife Consultancy Extended Phase 1 Habitat Survey Land at View Island, Reading, Berkshire July 2015 - eWaterpower Caversham Weir Hydropower Project Planning & Access Statement
Received on 24th September 2015
- The Reading Sustainability Centre (TRSC) - Flood Risk Sequential Test November 2016
Received on 2nd November 2016
- DWG-RG-FP2R1 - Fish Pass - Details
- DWG-RG-FP3 - Fish Pass - 3d View
- DWG-RG-ET1 - Eel Tiles
- Application for fish pass approval - ref. Caversham Weir



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Hydropower Scheme

- Easimap ref. View Island
- DWG-RG-DE1-R1 - Downstream Entrance

Received on 9th March 2016

- DWG-RG-SP1R2 - Proposed Reading Hydropower Scheme
- DWG-RG-SV1R1 - 3D Site View
- DWG-RG-TB1 - Turbine Details

Received on 18th November 2015

- DWG-RG-WA1 - Work Area at Caversham Weir
- DWG-RG-SP1R3 - Site Plan
- DWG-RG-WA1 - Work Area
- DWG-RG-LP1 - Location Plan

Received on 12th November 2015

- DWG-RS-GH2R2 - Generator Hut
- DWG-RS-GH2 - Generator Hut

Received on 9th February 2016

Reason: To clarify which plans have been approved.

3. Pedestrian access shall be maintained along the public footpath at all times unless a Temporary Footpath Order is sealed in accordance with details to be submitted to and approved by the Local Highway Authority.

Reason: To protect the public right of way in accordance with

Core Strategy Policy CS20 and Sites and Detailed Policies document Policies DM12

4. Construction of the generator building hereby permitted shall not commence until details of bat boxes and or integral bat roosting sites on and around the building have been submitted and approved in writing by the council. The bat boxes and or integral bat roosting sites shall thereafter be installed in accordance with the approved details

Reason: To comply with Local Plan Policy CS36 of the core strategy and Paragraphs 109 and 108 of the NPPF.

5. No works to the fish pass shall commence until a licence for works affecting great crested newts has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the Council. Thereafter mitigations measures approved in the licence shall be implemented in accordance with the approved details. Should the applicant conclude that a licence for development works affecting great crested newts is not required the applicant is to submit a report to the Council detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

Reason: To ensure that the Council fulfils its duties under the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) and to ensure that great crested newts,

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which are a protected species and a material consideration, are not adversely impacted upon by the proposed development.

6. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted rating level, L_Ar,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise sensitive facades shall be at least 10dB below the existing background sound level, L_A90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed and maintained in accordance with the assessment.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

7. The development hereby approved shall not be commenced until details of tree and landscaping protection fencing, and associated ground protection measure for all trees to be retained within and adjacent to the application site (including site compound areas) have been submitted to and approved in writing by the local planning authority. The protection measures shall be provided in accordance with the approved details before any equipment, machinery or materials are brought on to the site. The protection measures shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that appropriate protection is given to trees of amenity value on and adjacent to the site in accordance with Policy CS38 (Trees, Hedges and Woodlands) of the Reading Borough LDF Core Strategy 2008.

8. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs 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 (Policy CS34 of the Reading Core Strategy 2008, altered 2015) and DM4 of the Sites and Detailed Policies Document 2012, altered 2015).

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9. The generator hut hereby approved shall not be constructed until details and samples of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

10. The generator hut hereby approved shall not be constructed until details of fencing (type, materials and finish) surrounding the building have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

11. 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.

(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) Details of the bridge across the Mill Stream - to be shown on a scaled plan(s).

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

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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.

12. No interpretation/information boards relating to the development hereby permitted shall be displayed or erected at the site until details of such interpretation/information boards, including location and materials have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. No development shall take place until detailed cleaning procedures for the application site and adjacent land for the duration of the construction works together with a programme of reinstatement of the application site and adjacent land has been submitted to and approved by the Local Planning Authority.

Reason: In the interests of the visual appearance of the buildings, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

14. The development hereby permitted shall be not be carried out other than in accordance with the approved Flood Risk Assessment (FRA) dated 17 September 2015, by Ewaterpower.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

15. No development shall take place until detailed designs of the fish and eel pass and works to the View Island channel have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be subsequently implemented in accordance with the approved details before the commencement of development.

Reasons: The natural movement of fish within river systems is critical to the health and maintenance of populations. Artificial obstructions can result in a significant loss of biological connectivity. Paragraph 118 of the NPPF states that planning decisions should conserve and enhance biodiversity, including by mitigating harmful impacts and incorporating biodiversity into development where possible.

INFORMATIVES

1. Note to the applicant - with regard to the works affecting Great Crested Newts license it may be possible to carry out these works under either: 1) a non-licensed method statement; 2) a low impact class licence, or; 3) a conservation licence (as opposed to a development licence) which will be less onerous in terms of paperwork



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than a development licence application. They should seek advice on this matter from their ecological consultant. They should ensure that they have sufficient survey information for this as it may be necessary to carry out surveys between mid-March and mid-June to inform the licence application/ mitigation plan.

2. This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but 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.

4. This permission provides planning approval for the scheme, but the applicant needs to satisfy themselves that all other relevant permissions and licences have been sought and secured as appropriate.

5. There shall be no burning of waste on the site.

6. For further information about construction and demolition nuisance law the applicant is referred to:

<http://www.reading.gov.uk/residents/environmental-health-and-protection/construction-demolition/>

7. 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.

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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.