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**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: Peter Brett Associates
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

Application No: 160841
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

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: Construction of a flood wall of approximately 73m in length and 1.8m high (minimum) adjacent to Whiteknights Road. Alterations to dam embankment to include regrading of slope and rock gabion retaining wall. Associated landscaping. Alterations to highway drainage. New vehicle and pedestrian access to allotments from Whiteknights Road (resubmission of 152205/REG).

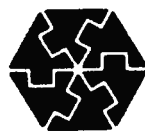
At: North of Whiteknights Reservoir, Whiteknights Road, Reading

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: 2nd August 2016

Head of Planning, Development
& Regulatory Services



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Application At: North of Whiteknights Reservoir Whiteknights Road Reading

Application No: 160841

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this decision.

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:

27560/4004/100 Rev.A - Location Plan 1:2500 dated 6 May 2016

27560/4004/101 Rev.A - Location Plan 1:1250 dated 6 May 2016

27560/4004/102 Rev.B - General Arrangement - Clearance dated 6 May 2016

27560/4004/103 Rev.E - Proposed General Arrangement, dated 27 June 2016

27560/4004/200 Rev.B - Gabion Option - Sections, dated 6 May 2016

27560/4004/300 Rev.B - Flood Defence Wall/Concrete Outlines 1of2, dated 6 May 2016

27560/4004/301 Rev.B - Flood Defence Wall/Concrete Outlines 2of2, dated 6 May 2016

27560/4004/900 Rev.B - Proposed Landscaping, dated 6 May 2016

27560/4004/1100 Rev.B - Materials Details, dated 6 May 2016

27560/4004/1200 Rev.A dated 21 June 2016

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

3. (Pre-commencement)

The development hereby approved shall not be commenced (excepting tree works and site clearance), until details and samples of facing brickwork and railings to be used in the construction 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 amenity of the site and surrounding area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. (Pre-commencement)

Notwithstanding the drawings hereby approved, the development hereby approved shall not be commenced (excepting tree works and site clearance) until full details of soft landscaping and a timetable for its implementation have been submitted to and

Date: 2nd August 2016

Head of Planning, Development
& Regulatory Services



Reading
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approved in writing by the local planning authority. The details to be submitted shall be in accordance with the principles shown on the approved drawings and shall include planting plans; written specifications (including cultivation, tree pits and other operations associated with plant establishment); and schedules of plants (noting species, plant sizes and proposed numbers/planting densities).

The landscaping shall be provided in accordance with the approved details and timetable.

Any trees or plants provided as part of the approved landscaping that within a period of five years after planting are removed, die, or in the opinion of the Local Planning Authority become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the species, size and number as originally approved.

Reason: to ensure that suitable landscaping is provided and maintained in the interests of the appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. (Pre-commencement)

No development shall take place, including any works of demolition (excepting tree works) 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 and diversion routes 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) Measures to control dust and noise emanating from the site during demolition and/or construction.

No materials or waste associated with the development shall be burnt on or adjacent to the site.

Date: 2nd August 2016

Head of Planning, Development
& Regulatory Services



Reading
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The approved Construction Method Statement shall be adhered to throughout the development process.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

6. (Pre-commencement)

The development hereby approved shall not be commenced until an Arboricultural Method Statement and Tree Protection Plan to BS5837:2012 for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has 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 Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38 (Trees, Hedges and Woodlands) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. (Pre-commencement)

The development hereby approved shall not be commenced until details and a timetable, for both ground protection during the approved construction works and soil reinstatement following the approved works, have been submitted to and approved in writing by the local planning authority.

The development and soil reinstatement shall be carried out in accordance with the approved details and timetable.

Reason. To protect the soil structure and crop-growing potential of the allotment land, in the interests of the recreational value of the open space. In accordance with Policy CS28 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

8. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4

Date: 2nd August 2016  

Head of Planning, Development
& Regulatory Services

(Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008.

9. The access hereby approved shall not be brought into use until it has been laid out, constructed, and gated, in accordance with the approved drawings.

Reason. In the interests of road safety. In accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

10. The access hereby approved shall not be brought into use until the visibility splays shown on the approved drawing have been provided. All parts of the site within these splays shall be kept free of obstructions to visibility above a height of 0.6 metres above the carriageway level at all times thereafter.

Reason. In the interests of road safety. In accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

11. Use of Vehicular Access:

i) Vehicular access to the site shall be by Local Authority service vehicles only.

ii) The vehicular access hereby approved shall not be brought into use until details of the procedures by which service vehicles will access and exit the site, and details of the methods of securing the access gates, have been submitted to and approved in writing by the local planning authority.

The access shall not be used other than in accordance with the approved details at all times thereafter.

Reason: In the interests of the safety and convenience of highway users. In accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to landscaping, tree planting and access to allow permission to be granted within the statutory timescale.

2. Complaints are commonly received about noise and dust caused by construction and demolition works. The developer is reminded that construction and demolition)

Date: 2nd August 2016



Head of Planning, Development
& Regulatory Services



Reading
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associated with the approved development will be subject to environmental health law. Further details are available at:

[http://beta.reading.gov.uk/article/2563/Construction-- Demolition](http://beta.reading.gov.uk/article/2563/Construction--Demolition)

3. A S106 legal agreement relates to this site, linked to this permission and includes requirements relating to the planting of trees off-site.

4. Those conditions identified above as pre-commencement conditions require details to be approved or works to be carried out before any other works start on the site and are of a nature that would be impractical to consider after work has started.

Date: 2nd August 2016

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.

