



Reading
Borough Council

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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: Surfacing Standards
1a Perth House
Corbygate Business Park
Corby
NN17 5JG

Application No: 152110
Application type: Full Planning Approval

Applicant: University of Reading

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 three court tennis hall covered with an air dome including lighting and heating with associated fencing (to north of existing tennis courts and to west of Windsor Hall).

At: Shinfield Road, Reading RG2 7BW

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: 19th July 2016

Head of Planning, Development
& Regulatory Services



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Application At: Shinfield Road Reading

Application No: 152110

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:

SS1824 02 Rev.00 Block Plan of Site, dated 6 November 2015

SS1824 03 Rev.01 Proposed Site Plan, dated 22 February 2016

SS1824 04 Rev.01 Proposed Plan, dated 22 February 2016

SS1824 05 Rev.00 Elevation, dated 25 November 2015

SS1824 09 Rev. 00 Tree Planting Plan, dated 18 April 2016

SS1824 T1 Rev.00 Topographical Survey dated 6 November 2016

Reason: to clarify which drawings have been approved.

3. Notwithstanding Condition 2 and the approved drawings, the development hereby approved shall not be commenced until the following details have been submitted to and approved in writing by the local planning authority:

i) materials to be used in the construction of the external surfaces of the development, including a grey-coloured fabric to the exterior of the dome,

and

ii) all fencing and other boundary treatment (which shall not exceed 2 metres in height above ground level).

The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure materials and fencing are selected that minimise the visual intrusiveness of the development. In the interests of the appearance of the development and the open landscaped character of the surrounding area. In accordance with Policies CS7 and CS28 of the Reading Borough LDF Core Strategy 2008

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(altered 2015) and Policy SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

4. The development hereby approved shall not be commenced until an Arboricultural Method Statement and Tree Protection Plan to BS5837:2012 for all trees within and adjacent to the site has been submitted to and approved 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 (altered 2015).

5. 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 on and adjacent to the site, in accordance with Policy CS38 (Trees, Hedges and Woodlands) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

6. The development hereby approved shall not be commenced until details of Ecological Enhancements to include wildlife-friendly planting have been submitted to and approved in writing by the local planning authority.

Reason. To maintain and enhance the Green Link and adjacent priority habitat in the interests of biodiversity. In accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM17, and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. The Biodiversity Enhancements shall be implemented in accordance with the approved details before any of the development is occupied or otherwise, in accordance with a timescale for which the prior written approval of the local planning authority has been obtained.

Reason. To maintain and enhance the Green Link and adjacent BAP habitat in the interests of biodiversity. In accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM17, and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

8. 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.

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- (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 tree protection.

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

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

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; avoiding conflict with tree protection measures; and highway safety. In accordance with Policies CS34 and CS38 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).

9. No development shall take place until full technical details of a sustainable drainage system for all surface water within the site, in accordance with the submitted preliminary details and including details of its implementation and future maintenance, have been submitted to and approved by the Local Planning Authority. The approved scheme shall be provided in full prior to first occupation and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

Reason. To minimise the flood risk arising as a result of the development and in the interests of preserving or improving groundwater quality. In accordance with Policies CS1 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (altered 2015), NPPF Paragraph 103 and associated Practice Guidance.

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10. Notwithstanding drawing SS1824 03 rev.01, all new tree planting shown on approved Tree Planting Plan SS1824 09 shall be provided in accordance with the approved details in the first available planting season following commencement of development.

Reason.

- i) To reduce the visual impact of the dome on the character of the area and the landscaped setting of the campus grounds when viewed from the street and nearby dwellings.
- ii) To improve the level of tree coverage with associated visual amenity, biodiversity and climate change benefits.

In accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM18 and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

11. Any trees or plants provided pursuant to this permission which 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, otherwise, in accordance with a variation for which the prior written approval of the local planning authority has been obtained.

Reason.

- i) To reduce the visual impact of the dome on the character of the area and the landscaped setting of the campus grounds when viewed from the street and nearby dwellings.
- ii) To improve the level of tree coverage with associated visual amenity, biodiversity and climate change benefits.

In accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM18 and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

12. The external structure of the dome shall be entirely opaque and shall not allow light to pass through it at any time.

Reason.

- i) To reduce the visual impact of the dome on the character of the area and the landscaped setting of the campus grounds.

ii) To ensure that light from the interior does not adversely affect wildlife in relation to the Green Link and adjacent priority habitat.

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In accordance with Policies CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM17 and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

13. No mechanical plant shall be installed except in accordance with the submitted noise assessment JAE 9019 Rev.0 dated 19 April 2016. Other mechanical plant shall not be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved by the local planning authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained to the same standard.

Reason. To protect occupiers of nearby residential accommodation from noise arising from the development, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

14. No external lighting shall be installed except in accordance with full details that shall previously have been submitted to and approved in writing by the local planning authority. The details shall include:

- A layout plan with beam orientation.
- A schedule of equipment (including (luminaire type; mounting height; aiming angles and luminaire profiles).
- Measures to control glare.
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally, including the position of neighbouring buildings.

Any lighting installed pursuant to this condition shall be maintained as approved at all times thereafter.

Reason.

i) To prevent harm to neighbouring amenity due to light spill.

ii) To ensure that light from the interior does not adversely affect wildlife in relation to the Green Link and adjacent priority habitat.

iii) To reduce the visual impact of the dome on the character of the area and the landscaped setting of the campus grounds.

In accordance with Policies CS7 and CS36 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM17 and SA6 of the Sites and Detailed Policies Document 2012 (altered 2015).

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15. 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 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

16. The development hereby approved shall not be used outside the hours of 07.00 to 22.00 Monday to Friday and 09.00 until 21.00 weekends and public holidays.

Reason: To prevent harm to the amenity of neighbouring residential uses due to noise and disturbance, in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to the visual impact of the dome, tree planting, tree protection, noise mitigation and retention of sports pitches.
2. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law. Further details are available from the Environmental Protection section of the Council's website.
3. A section 106 Agreement relates to this site, linked to this permission, which includes requirements relating to Employment Skills and Training. A full copy of the S106 Legal Agreement ref. 4236 is available on the Public Register of Planning Applications held by Reading Borough Council.
4. Conditions 4, 6, 8 & 9 above need to be satisfied before development commences because the details either need to be approved before any other works start or would be impractical to happen at a later stage.

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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.

