

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Turley
9 Colmore Row
Birmingham
West Midlands
B3 2BJ

Application No: 160190
Application type: Non Material Amendment

Applicant: Evander Properties Ltd

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for a non-material amendment following a grant of planning permission (141789).

At: Land north of Island Road Reading RG2 0RP

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 25 February 2016



Head of Planning, Development
& Regulatory Services

Application At: Land north of Island Road Reading RG2 0RP

Application No: 160190

Application type: Non Material Amendment

CONDITIONS & REASONS

New condition 12

Works to secure dry access to and from Island Road to be secured under a S.278 agreement of the Highways Act 1980 prior to occupation of the development and the agreed works to be carried out and completed prior to occupation of the last unit or within 3 years of the date of implementation of the first phase of the development as granted by this permission, whichever is soonest'.

Reason: To ensure that safe access to and from the site can be provided as Island Road has been known to flood. LDF Core Strategy Policy CS35-Flooding.

INFORMATIVES

1. This permission relates only to changes to the wording of Condition 12 of planning permission 141789. Furthermore it shall only be read in the context of the substantive planning permission granted under reference number 141789 and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.

Date: 25 February 2016



Head of Planning, Development
& Regulatory Services