



Reading
Borough Council
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**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: Quod
21 Soho Square
London
W1D3QP

Application No: 240527
Application type: Non Material Amendment

Applicant: CT UK Property Authorised Investment Fund

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: Non-material Amendment to planning permission 231812 - Condition 6 (Goods Restriction) and Condition 7 (Opening Hours).

At: Unit G, Reading Retail Park Oxford Road Reading

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: 7 June 2024

SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Unit G, Reading Retail Park Oxford Road Reading

Application No: 240527

Application type: Non Material Amendment

CONDITIONS & REASONS

1. The documents hereby approved as a Non-Material Amendment to original planning permission 231812 are as follows:

Application Form signed and dated 23rd April 2024

Supporting Letter AV/AC/TR/Q080375

Received by the Local Planning Authority on 24th April 2024

REASON: To clarify which documents are approved.

2. The use of the retail floorspace as defined by Class E(a) of the Town and Country Planning (Use Classes Order) 1987 (as amended), shall not include the sale of food items, nor the sale of clothing (except that related to motorcycling and cycling), fashion accessories, shoes (except those related to motorcycling and cycling), sporting goods (except those related to motorcycling and cycling), books (except those related to motoring, motorcycling and cycling), stationery and toys, unless incidental to the primary retail activities undertaken therefrom.

REASON: As the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of good to be sold to safeguard the viability of existing shopping centres in accordance with adopted Policy RL2 of the Reading Borough Local Plan 2019.

3. The retail floorspace, as defined by Class E(a) of the Town & Country Planning (Use Classes Order) 1987 (as amended), shall not be open to the public outside the hours of 08:00 and 20:00 (Mondays to Saturdays inclusive, except Bank Holidays) and 10:00 and 18:00 (on Sundays) unless otherwise agreed in writing by the local planning authority.

REASON: In order to protect the residential amenity of neighbouring development in accordance with adopted Policy RL2 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to condition 6 & 7 of the substantive planning permission (Ref:231812) It shall be read in the context of the substantive planning permission 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.

Date: 7 June 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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.

Date: 7 June 2024



SDV

Assistant Director of Planning, Transport and
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