

**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: Boyer Planning
Crowthorne House
Nine Mile Ride
Wokingham
RG40 3GZ

Application No: 231655
Application type: Non Material Amendment

Applicant: Danescroft Land Limited

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 ref. 190627 (Demolition of existing buildings and Gas Holder and the erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space) to amend the description of development and wording of conditions 2 (approved plans), 3 (cycle parking), 4 (vehicle access), 5 (refuse storage), 11 (noise mitigation), 12 (ventilation), 15 (lifts), 27 (SuDS implementation), 31 (external lighting), 32 (glint and glare study), 33 (hard and soft landscaping), 34 (materials), 35 (vehicle parking), 36 (landscape and ecological management plan), 38 (boundary treatment), 39 (on site play facilities), 40 (refuse storage - pest mitigation), 41 (entrance artwork), 42 (SAP - as built), 43 (electric vehicle charging), 44 (floor levels), 45 (CCTV) and addition of new condition 48 (phasing), to allow for phased implementation of the development

At: Gas Holder Alexander Turner Close Reading RG1 3EA

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: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

Application At: Gas Holder Alexander Turner Close Reading RG1 3EA

Application No: 231655

Application type: Non Material Amendment

DESCRIPTION OF DEVELOPMENT

The description of development is amended to the following:

Proposal: Demolition of existing buildings and Gas Holder and the phased erection of new buildings ranging between 2 and 9 storeys in height, providing 130 residential units (Class C3) with associated access, car parking, landscaping and open space

CONDITIONS & REASONS

The wording of the following conditions is amended as below:

Condition 2 is amended as follows:

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans and documents:

- Proposed Context Elevations - Block A (1) P3-011 P1
- Proposed Context Elevations - Block A (2) P3-012 P1
- Proposed Context Elevations - Block C P3-015 P1
- Proposed Context Elevations - Block C (2) P3-016 P
- Proposed Elevations - Block C - West P3-302 P

Dated 08/05/2019

Received by the Local Planning Authority dated 20th May 2019

- 716-FH-XX-00-DS-L-101 P1 - Site Sections

Dated May 2019

- Proposed Sections P2-201 P1

Dated 28/03/19

- Proposed Elevations - Block A - South and East P3-101 P
- Proposed Elevations - Block A - North and West P3-102 P
- Proposed Elevations - Block B - North P3-202 P
- Proposed Elevations - Block C P3-301 P
- Site Location Plan P0-001 P
- Proposed Plan - Second Floor P0-102 P
- Proposed Plan - Third Floor P0-103 P
- Proposed Plan - Fourth Floor P0-104 P

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

- Proposed Plan - Fifth to Eight Floor P0-105 P
- Proposed Plan - Roof P0-109 P
- Proposed Plan - Block B - Ground Floor P1-200 P
- Proposed Plan - Block B - First Floor P1-201 P
- Proposed Plan - Block B - Second Floor P1-202 P
- Proposed Plan - Block B - Third Floor P1-203 P
- Proposed Plan - Block B - Fourth to Eighth Floor P1-204 P
- Proposed Plan - Block C Plans P 1-300 P

Dated 01/04/2019

Received by the Local Planning Authority on 17th April 2019

- Proposed Site Plan P0-010 P1
- Proposed Plan - Ground Floor P0-100 P1
- Proposed Plan - First Floor P0-101 P1
- Proposed Elevations - Block B - South P3-201 P1
- Proposed Elevations - Block B - East and West P3-203 P1
- Proposed Context Elevations - Block B (1) P3-013 P2
- Proposed Context Elevations - Block B (2) P3-014 P2
- Proposed Plans - Proposed Plans Block A - P1-100 P1

Dated 23/09/2019

- Landscape Softworks Strategy Plan 716-FH-XX-00-DP-L-401 P2
- Landscape Hardworks Strategy Plan 716-FH-XX-00-DP-L-201 P2

Dated February 2019

Received by the Local Planning Authority on 1st October 2019

- Nick Smith Associates Lighting Strategy ref.2569 - Former Gas Holder Site at Kenavon Drive
- 2569-D-05 Rev A - Proposed Exterior Lighting and Vertical Illuminance Layout
- 2569-D-03 Rev A - Proposed Illuminance at Various Z Heights

Above River Layout

- 2569-D-04 Rev A - Proposed Exterior Lighting and Illuminance
- 2569-D-02 Rev A - Proposed Full Lighting Illuminance Layout

Dated 22/10/19

Received by the Local Planning Authority on 23rd October 2019

- Levels Strategy Plan 716-FH-XX-00-DP-L-301 P1
- Illustrative Masterplan 716-FH-XX-00-DP-L-101 P1

Dated February 2019

Received by the Local Planning Authority on 24th April 2019

- P0-500 Rev 1 - Development Phase 1 - CIL Phase 1
- P0-501 - Development Phase 2 - CIL Phase 2

Dated November 2023

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

Received by the Local Planning Authority on 17th November 2023

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

Condition 3 is amended as follows:

3. Prior to first occupation of each Phase of the development hereby permitted a plan showing how the cycle parking spaces for that Phase can be satisfactorily provided on site shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces for that Phase shall be provided in full in accordance with the approved details prior to the first occupation of each Phase of the development and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

REASON: These details are required to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

Condition 4 is amended as follows:

4. No phase of the development hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved plans.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Condition 5 is amended as follows:

5. No phase of the development hereby permitted shall be occupied until the refuse and recycling storage facility for the relevant Phase has been implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwellings at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

Condition 11 is amended as follows:

11. No Phase of the development hereby permitted shall be occupied until the glazing, ventilation and any other mitigation specified for that Phase is installed in accordance with the specifications recommended within the Stuart Michael Associates Noise Assessment ref. 5757/NA Issues 01 dated April 2019 received by the Local Planning Authority on 17th April 2019. The specified mitigation measures shall be permanently retained and maintained in accordance with

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

the approved specifications thereafter. The noise from the ventilation system shall not cause internal levels to exceed the design target noise levels in BS8233.

REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Condition 12 is amended as follows:

12. No Phase of the development hereby permitted shall be occupied until the ventilation systems for that Phase have been installed in accordance with the specifications recommended within the Stuart Michael Associates Air Quality Assessment ref. 5757/AQ dated April 2019 received by the Local Planning Authority on 17th April 2019. The specified extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications thereafter.

REASON: To safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

Condition 15 is amended as follows:

15. Blocks A and B of the development hereby permitted shall not be occupied until the lifts to Blocks A and B as shown on the approved plans in Condition 2 above have been provided in full. The lifts shall be retained in full working order thereafter.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 27 is amended as follows:

27. Prior to the first occupation of each Phase of the development the sustainable drainage strategy for that Phase (as referred to in condition no. 26) shall be completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

Condition 31 is amended as follows:

31. No development of any Phase, except demolition, shall commence beyond foundation level until details of a lighting scheme for that Phase (covering all external lighting proposed), including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades has been submitted to and approved by the Local Planning Authority. No dwelling hereby permitted shall be occupied in that Phase until the

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

approved lighting scheme has been completed. The lighting scheme shall be maintained in accordance with the approved scheme thereafter.

REASON: In order to protect the amenity of adjoining and future occupiers and users (e.g. the rail line) and enhance the appearance of the development in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019

Condition 32 is amended as follows:

32. No development of any phase, except demolition, shall commence beyond foundation level prior to a glint and glare study for that Phase being submitted to and approved in writing by the Local Planning Authority. The development of that Phase shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of that Phase of the development and permanently retained and maintained thereafter.

REASON: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line) in accordance with Policies CC7 and CC8 of the Reading Borough Local Plan 2019.

Condition 33 is amended as follows:

33. No development of any phase, except demolition, shall commence beyond foundation level until a comprehensive scheme of hard and soft landscaping for that Phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Hard surfacing materials and ancillary structures including the river viewing platform (e.g. furniture, refuse or other storage units and signs);
- b. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- c. A maintenance and management programme detailing all operations to be carried out in order to allow successful establishment of planting, its future maintenance as well as maintenance and management of all areas of landscaping and open space; and
- d. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications.

The approved hard and soft landscaping scheme shall be implemented in the first planting season following the first occupation of that Phase of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 34 is amended as follows:

34. No development of any phase, except demolition, shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of that Phase of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 35 is amended as follows:

35. Prior to the first occupation of each Phase of the development hereby permitted a plan showing the location of the visitor vehicle parking spaces in that Phase shall be submitted to and approved in writing by the Local Planning Authority. All vehicle parking for each Phase of the development (127 vehicle parking spaces) shall be provided in full accordance with the approved details prior to first occupation of that Phase and thereafter all parking spaces shall be kept free of obstruction and shall be retained in accordance with the approved details and remain available for the parking of vehicles at all times.

REASON: Because not all details have been supplied with the application and these details are required to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Condition 36 is amended as follows:

36. Prior to the first occupation of each Phase of the development hereby permitted a Landscape and Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), has been submitted to, and approved in writing by, the Local Planning Authority. The Landscape and Ecological Management Plan for that Phase shall be carried out as

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

approved and any subsequent variations shall be agreed in writing by the Local Planning Authority. The scheme shall include the following elements:

- a. details of the type and frequency of maintenance regimes;
- b. details of management responsibilities including adequate financial provision and named body responsible for management for the long-term.

REASON: To preserve and enhance biodiversity within the development in accordance with paragraphs 170 and 175 of the National Planning Policy Framework and Policy EN12 of the Reading local Plan 2019

Condition 38 is amended as follows:

38. Prior to the first occupation of each Phase of the development hereby permitted a plan indicating the positions, design, materials and type of boundary treatment to be erected for that Phase, shall be submitted to an approved in writing by the Local Planning Authority. The boundary treatment for that Phase shall be implemented in accordance with the approved plan before the development of that Phase is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

Condition 39 is amended as follows:

39. Prior to the first occupation of the development hereby permitted, a scheme with the details of all on-site play-space facilities shall have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, full specifications and designs of the equipment and maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before 50% of the dwellings hereby permitted have been occupied and shall thereafter be maintained in accordance with the approved details.

REASON: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7 and EN9 of the Reading Borough local Plan 2019.

Condition 40 is amended as follows:

40. Prior to the first occupation of each Phase of the development hereby permitted details of measures to prevent pests and vermin accessing the bin stores in that Phase has been submitted to and approved in writing by the Local Planning Authority. The approved pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of that Phase of the development.

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

REASON: To ensure that adequate provision is made for the storage and collection of refuse in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Condition 41 is amended as follows:

41. Prior to the first occupation of the development hereby permitted details (exact form, font, wording, materials and maintenance strategy) of the entrance signage and sculptural elements as indicated on page 32 of the Farrer Huxley Landscape Statement dated April 2019 received by the Local Planning Authority on 24th April 2019 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before 50% of the new dwellings hereby permitted have been occupied and maintained in accordance with the approved details thereafter.

REASON: In the interests of providing suitable public art in the development, safeguarding the character and appearance of the building and the wider immediate area in accordance with Policies CC7 and CR2 of the Reading Borough Local Plan 2019.

Condition 42 is amended as follows:

42. Prior to the first occupation of each Phase of the development hereby permitted written verification shall be submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings in that Phase hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

Condition 43 is amended as follows:

43. Prior to the first occupation of the development hereby permitted details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, shall be submitted to and approved in writing by the Local Planning Authority.

No phase of the development shall be occupied until the scheme for that Phase has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

Condition 44 is amended as follows:

44. No development of any Phase, exception demolition, shall commence beyond foundation level until details of finished floor levels relative to existing floor/ground levels in that Phase have been submitted to and been approved in writing by the Local Planning Authority. The development of each Phase shall carried out and retained only in accordance with the approved details.

REASON: These details are required in order to ensure a satisfactory relationship between the proposed development and adjacent development, and to protect views in and out of the development in the interests of visual amenity in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Condition 45 is amended as follows:

45. Prior to the first occupation of each Phase of the development hereby permitted a security strategy, including CCTV details and measures to be incorporated into that Phase of the development to demonstrate how full and robust access control to that Phase of the development will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. Each Phase of the development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of each Phase of the development and permanently retained and maintained thereafter.

REASON: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policies CC7, CC8 and CR2 of the Reading local Plan 2019.

New condition:

Condition 48 is added to the planning permission:

48. The development hereby permitted shall not be carried out other than in accordance with the approved Phasing plans ref. P0-500 Rev 1 - Development Phase 1 - CIL Phase 1 and P0-501 - Development Phase 2 - CIL Phase 2 received by the Local Planning Authority on 17th November 2023.

REASON: To secure the programming and phasing of development in an orderly pattern to ensure minimum impact on existing residents and enable the provision of necessary services and facilities keep pace with the development.

Date: 23 April 2024



Assistant Director of Planning, Transport and
Public Protection Services



INFORMATIVES

1. This notice relates only to the changes to the above referenced conditions of the substantive planning permission ref. 190627. It shall be read in the context of the substantive planning permission and is bound by all the other 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.

Date: 23 April 2024

Assistant Director of Planning, Transport and
Public Protection Services