

**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: Walsingham Planning Ltd
Brandon House
King Street
Knutsford
WA16 6DX

Application No: 240230
Application type: Non Material Amendment

Applicant: Greene King Commerical Investments 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: Demolition of existing pub/ restaurant and erection of 1 no Drive Thru retail / bakery unit (Class E) including erection of supporting structures, together with alterations to means of access, car parking, landscaping and associated works. The application seeks approval for a number of minor non-material changes to the approved Greggs unit that have arisen as part of the detailed design process

At: George And Dragon PH 162 Bath Road Reading RG30 2HA

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: 19 March 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: George And Dragon PH 162 Bath Road Reading RG30 2HA

Application No: 240230

Application type: Non Material Amendment

CONDITIONS & REASONS

Approved Plans

The plans hereby approved by this Non-Material Amendment (under Section 96A of the Town and Country Planning Act 1990) are as follows:

Site Location Plan 2136-00C

Proposed Site Plan 2136/06 Rev W

Proposed Elevations 2136/31

Proposed Elevations 2136/32

Proposed External Items 2136/28 Rev K

Proposed Boundary Treatments 2136/30 Rev K

Proposed Floor and Roof Plan 2136/24 Rev K

Drainage Layout 8210938-DR-1200-P8

Detailed Planting Plan J230907-GCPS-ZZ-ZZ-D-L-0201 P05

External Site Plan External Lighting 020-09-E-01 P10

Received 21st February 2024

Replacement Condition 4 (CMS)

4. (1) *No development shall commence on site, including any works of demolition, until a site specific Demolition Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant used for demolition;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during demolition;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the demolition;
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition;

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i) Provisions to be made for the control of noise coming from the site during demolition; The measures within the approved Statement shall be adhered to at all times throughout the demolition period unless otherwise agreed in writing by the Local Planning Authority.

4.(2) *No development shall commence on site, excluding any works of demolition, until a site specific Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works. g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during construction;
- i) Provisions to be made for the control of noise coming from the site during construction;
- j) Full details of pest control measures following any demolition required including the capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to at all times throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

Replacement Condition 20 (BREEAM)

20. *No development, excluding demolition, shall take place on site above foundation level until 1) a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and receipt acknowledged in writing by the Local Planning Authority; Or, 2) an alternative sustainability assessment addressing the

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requirements of Policy CC2 including appropriate assessment criteria has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This decision relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of planning permission 230471 granted 21/12/23 and is bound by all the conditions 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.

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