

**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: Walsingham Planning
Bourne House,
Cores End Road,
Bourne End,
SL8 5AR

Application No: PL/24/0619
Application type: Full planning permission

Applicant: Fuller Smith and Turner Plc

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: Proposed temporary change of use of the existing public house to a public house staff training facility, for a temporary period of up to five years.

At: Bel & The Dragon Restaurant, Gas Works Road, Reading, RG1 3EQ

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: 11 September 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

Application At: Bel & The Dragon Restaurant, Gas Works Road, Reading, RG1 3EQ

Application No: PL/24/0619

Application type: Full planning permission

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. This permission relates only to the following plans and documents:

KH/B0048/24 Cover letter Walsingham Planning, 13 May 2024

Site Location Plan - Promap

Proposed Ground Floor Plan Drawing No 3719/01 04

Proposed First Floor Plan Drawing No 3719/01 05

Proposed Elevations Drawing No 3719/01 06 Rev A

As received 13 May 2024

Planning Statement including Flood Risk Assessment, Walsingham Planning, June 2024

As received 27 June 2024

KH/B0048/24 Cover Letter – Heritage statement, Walsingham Planning, 16 July 2024

Email from the Narrowboat Riverside Museum, 27/06/2024 14:08

Email with the Reading museum manager agreeing current arrangement. 27/06/2024 14:07

Email communications regarding refurbishment and the Reading Narrowboat Riverside museum 27/06/2024

Heritage statement, Walsingham Planning, July 2024

H. M Land registry Underlease, land at Blakes Lock

As received 16 July 2024

REASON: To clarify which plans and documents have been approved.

3. The ancillary 'guest' rooms as shown on the first floor approved plan Proposed First Floor Plan Drawing No 3719/01 05 shall be retained as 'unoccupied' or remain in C1 internal use only during the proposed period of temporary use as a public house staff training facility.

Date: 11 September 2024



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REASON: To ensure that the overall future use of the site remains in accordance with policies CC8, CR4, EN18 and RL6.

4. The 5 year temporary use of the premises to cease on or before 12 September 2029 or prior to that date if the temporary use shall cease, whichever shall first occur, and to be restored to its former use, and all materials and equipment brought on to the premises in connection with the temporary use shall be removed.

REASON: The temporary change of use for this type of building is not one that the Local Planning Authority is prepared to approve in this location other than for a limited period, having regard to the restoration of the former use of the building proposed and the future protection of leisure facilities and public houses in accordance with policy RL6.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but differs materially from the approved plans and details, or does not comply with any condition (s) or planning obligation (s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the council.
2. A section 106 legal agreement relates to planning permission 161260/FUL to restrict the use of the first floor guest rooms.
3. It is advised that all staff working at the site are notified of measures to be taken in the event of a flood and evacuation procedures to ensure flood resilience and safety in the flood zone.
4. Officers have worked positively and proactively to provide a recommendation for approval to be made.

Date: 11 September 2024



Assistant Director of Planning, Transport and
Public Protection Services *RE*

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 via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

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

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>