

**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: Andy James BHP Design

Application No: PL/24/1011

Application type: Non-Material Amendment

Applicant: .

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 amendments to permission 221936 (granted on 05/12/2023 for demolition of existing buildings and erection of one industrial building) to alter the wording of conditions 2 (approved plans), 7 (outside storage) and 13 (parking) to provide a transformer structure in the north-east of the site, a louvre on the east elevation and additional photovoltaics at roof level (amended description).

At: BENNET COURT, BENNET 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: 3rd October 2024



Assistant Director of Planning, Transport and
Public Protection Services *J.P.M.*

Application At: BENNET COURT, BENNET ROAD, READING

Application No: PL/24/1011

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CONDITIONS & REASONS

1. REPLACEMENT CONDITION 2

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

22-024-PL-08 - Typical Paladin Fence Details

As received 28/12/2022

22-024-PL-02 Rev B – Site Layout Plan – As Existing (Topographical Survey Based)

Geo-environmental Assessment Bennet Court, Bennet Road Reading by Delta Simons Ref 22-0819.03/87565.544807 Issue 03 dated 21/12/2022

As received 11/01/2023

22-024-PL-11 – Street Scene – As Existing & As Proposed

22-024-PL-12 – Existing Floor Plans (to be demolished)

22-024-PL-13 – Existing Elevations (to be demolished)

22-024-PL-14 – Typical Double Leaf Gate Details

22-024-PL-15 – Typical Barrier Details

1870-ESC-00-ZZ-DR-E-2100 Rev P3 – External Lighting Layout

As received 27/01/2023

Email from Barton Willmore now Stantec 'RE: Bennet Court, Reading', dated and received 28/06/2023

22-024-PL-04 Rev F – Floor Plan & Roof Plan – As Proposed

22-024-PL-05 Rev J – Elevations & Sections – As Proposed

22-024-PL-06 Rev D – Site Sections

As all received on 06/08/2024

Date: 3rd October 2024



Assistant Director of Planning, Transport and
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J.P.M.

22-024-PL-03 Rev P – Site Layout Plan – As Proposed (OS Based)

As received 30/08/2024

22-024-PL-18 – Single Sub Station Floor Plans & Elevations

As received 04/09/2024

Bennet Court (11224) Biodiversity Metric 3.1 – Calculation Tool Metric Version G, dated 25/07/24

As received 14/08/2024

1870-ESC-00-ZZ-DR-Z-1002 Rev T7 - Proposed Incoming Utility Services Layout

8085.PP.4.0 Rev E – Bennett Court, Reading Planting Plan

100 Rev T8 – Drainage Layout

Bennet Court Reading Drainage Strategy, Ref 2022-124 Rev 5

As all received on 20/09/2024

Arboricultural Method Statement by Aspect Arboriculture Ref 11491_AMS.001 Rev F dated October 2024, as received 03/10/2024

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.

2. **REPLACEMENT CONDITION 7**

No further goods, materials, products, machinery or equipment, beyond the external waste storage area shown on approved Site Plan Layout – as proposed (OS based) 22-024-PL-03 Rev **P**, **as received 30/08/2024**, shall be permanently stored outside of the building hereby approved.

Reason: In the interests of protecting the appearance, safety and function of the site and surrounding area from potential harm caused by the unmanaged and unrestricted use of external areas for storage purposes, in accordance with Policies CC7, CC8 and TR3 of the Reading Borough Local Plan 2019.

3. **REPLACEMENT CONDITION 13**

The building hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plan hereby approved - 22-024-PL-03 Rev **P** Site Layout Plan – As Proposed (OS Based) as received **30/08/2024**. The spaces shall be kept available for parking at all times thereafter.

Date: 3rd October 2024



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Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 05/12/2023 under reference number 221936, 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, such as 240021/NMA, as agreed on 14/02/2024) 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 the application under the non-material amendment procedure within the agreed extended timeframes.
4. You are strongly encouraged to return and seek to re-discharge the relevant landscaping conditions under 240150 for completeness and clarity purposes, given that the details now shown as part of the information submitted to satisfy this application has updated the landscaping details. It is suggested that, at the same time as you make your next scheduled approval of details application to discharge separate remaining conditions, you submit all previously approved relevant documentation alongside that agreed through this application, to reflect the current position. In addition, the Council's Natural Environment Officer specifically remind the applicant of the need to comply with the Arboricultural Method Statement (as part of the condition). Hence, there is a prudence to keep written and photographic records to demonstrate compliance at the end of the build.

Date: 3rd October 2024



Assistant Director of Planning, Transport and
Public Protection Services

