



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: Martin & Pole Planning
Oxford House
39, Broad Street
Wokingham RG11 1AU

Application No:
92/0681 /OA

Applicant: Winnersh Plant Hire Ltd

READING BOROUGH COUNCIL as local planning authority GRANT
OUTLINE planning permission for the following development:

Renewal of outline planning permission 89/1220/OA for the erection
of 6 one bedroom houses and Five one bedroom Flats

at LAND TO THE REAR OF 46/56 LOWER FIELD ROAD AND 37 GARNET HILL

Subject to such conditions and for such reasons as may be
attached:

A handwritten signature in dark ink, appearing to read 'J. Hyatt', with a long horizontal stroke underneath.

Date: 19th November 1992

Planning & Environmental
Health Manager LBP

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from the Department of the Environment, Tolgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

- (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
- (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

76-(1) This section applies when planning permission is granted for any development which will result in the provision—

- (a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
- (b) of any of the following (being in each case, premises in which persons are employed to work)—
 - (i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) factories as defined by section 175 of the Factories Act 1961;
- (c) of a building intended for the purposes of a university, university college or college, or of a school or hall of a university;
- (d) of a building intended for the purposes of an institution within the PCFC funding sector; or
- (e) of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted—

- (a) in the case of such a building or premises as are mentioned in subsection (1)(a)—
 - (i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;
- (b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
- (c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licenced by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Waste Management Branch, County Surveyor's Department,
Berkshire County Council, Shire Hall, Shinfield Park, Reading RG2 9XG Tel: Reading 875444

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.



LAND TO THE REAR OF 46/56 LOWER FIELD ROAD AND 37 GARNET HILL

Application No: 92/0681

Conditions and Reasons:

1 In case of any reserved matter, application for approval must be made not later than the expiration of three years beginning with the date of the grant of this outline permission. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 91(2) of the Town and Country Planning Act 1990.

2 The development to which this permission relates must be begun not later than whichever is the later of the following dates:-
a. the expiration of five years from the date of the grant of this outline permission; or
b. the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 91(2) of the Town and Country Planning Act 1990.

3 Before any other development is commenced, the proposed amendments to the access and sight lines to serve the site shall be laid out as shown on the application drawings and thereafter maintained to the satisfaction of the Local Planning Authority; and the area in advance of the sight lines shall be kept permanently clear of all obstructions, to ensure a satisfactory layout. Reason: in the interests of road safety.

4 BEFORE THE DEVELOPMENT IS COMMENCED, details of the ground floor layout(s), including internal and external circulation spaces, the entrance and toilet accommodation, shall be amended so as to be fully accessible to all disabled persons to the written satisfaction of the Local Planning Authority. Reason: in the interests of the amenities of future residents and visitors and in accordance with the Council's policies and practice in respect of access for disabled persons.

5 The details submitted, pursuant to the above condition, shall show adequate provision for the parking and/or garaging of vehicles to the satisfaction of the Local Planning Authority. Following approval, such facilities shall be constructed, surfaced and marked out and kept available for use for vehicle parking at all times to the satisfaction of the Local Planning Authority. No development, whether or not permitted by the Town and Country Planning General Development Order 1988, as amended, shall be carried out on such land or in such a position as to restrict access to this reserved parking area. Reason: as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles parked on the public highway to the detriment of visual amenity and road safety.



LAND TO THE REAR OF 46/56 LOWER FIELD ROAD AND 37 GARNET HILL

Application No: 92/0681

Conditions and Reasons:

- 6 The submission for approval by the Local Planning Authority, before development commences, of reserved matters not particularised in this outline application; namely detailed plans and drawings of the buildings to be erected on the site showing the siting, design and external appearance thereof, means of access thereto, and the landscaping of the site. Reason: to ensure a satisfactory form of development and in accordance with the provisions of Article 8 of the Town and Country Planning General Development Order 1988.
- 7 Details of site levels, including a detailed survey to a scale of not less than 1:1250, showing contours of one metre intervals, related to Ordnance Survey Datum and large scale sections, where appropriate, illustrating all principal physical features of the site, shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. These details shall clearly distinguish between existing and proposed levels and physical features and shall indicate the position of proposed roads and buildings. Reason: to enable the Local Planning Authority to properly assess the impact of the proposed development on the natural features of the site.
- 8 A detailed scheme of landscaping, including provision appropriate for fencing, walling and other means of enclosure and screening; planting of trees, shrubs and grass; formation of banks, terraces or other earthworks; laying of hard surfaces; and providing for the retention of as many existing trees as possible, together with the details required by the above condition, shall be submitted to and approved, in writing, by the Local Planning Authority, before any development is commenced. Upon approval, such a scheme shall be implemented within a period of 12 months of the commencement of the development; and shall thereafter be maintained to the satisfaction of the Local Planning Authority. Reason: in the interests of the amenities of the development and adjoining properties.
- 9 Following compliance with the above condition, relating to access, but before any other development is commenced, space shall be provided within the site to accommodate:
 - (i) parking of vehicles of site personnel, operatives and visitors;
 - (ii) loading and unloading of plant and materials;
 - (iii) storage of plant and materials used in constructing the development;and each facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as the development, without such facilities, would be likely to lead to parking, loading/unloading and storage of plant and materials on the public highway to the detriment of road safety.



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BOROUGH COUNCIL

LAND TO THE REAR OF 46/56 LOWER FIELD ROAD AND 37 GARNET HILL

Application No: 92/0681

Conditions and Reasons:

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Date: 19th November 1992

~~Planning & Environmental~~
Health Manager

PLANNING SUB-COMMITTEE - 18 NOVEMBER 1992

REPORT BY THE PLANNING AND ENVIRONMENTAL HEALTH MANAGER

92/0681/OA/CP - LAND TO THE REAR OF 46/56 LOWER FIELD ROAD & 37 GARNET HILL
Renewal of outline planning permission 89/1220/OA for the erection of 6 one
bedroom houses and five one bedroom flats

Introduction

1. Site situated on vacant land and to the rear of 45/56 Lower Field Road and 37 Garnet Hill. There are no existing buildings and access is via Garnet Hill and/or Field Road but are currently closed. The western boundary is a steep embankment.

Planning History

2. 89/1220/OA erection of 6 two bedroom town houses and 5 one bedroom flats. Consent 23.11.89.

Proposal

3. The application is for the renewal of the previous consent granted on 23.11.89 and specifically relates to siting and access. Design, external appearance, and landscaping matters are reserved for future consideration.

Consultations

4. Letters of consultation were sent to 37, 45, 47 Garnet Street, 26-50 Field Road (evens), 54-66 Field Road (evens), 1c 2c Mansfield Road, 1-8 St Saviours Terrace; no letters of objection have been received.

Highways

5. The closure of access onto Lower Field Road is acceptable. The illustrative layout does not comply with current parking standards, and some of the spaces are difficult to access. No parking spaces have been designated for disabled persons. The Highways Engineer is concerned that reserved matters achieve an acceptable access and gradient.

Access for the Disabled

6. This application is for renewal of an outline application and does not include details of access for the disabled. This will be addressed by conditions and at the reserved matters stage.

Environmental Assessment

7. The site is currently vacant and constitutes an eyesore prone to undesirable use, although it may form a haven for wildlife. The proposal is to redevelop the site which itself will be an environmental improvement, for the benefit of the locality. All buildings will be new and no materials will be re-used.

Appraisal

8. As the proposal is for the renewal of outline consent the main issue of this proposal is whether there has been any material change in circumstances or in the content of the proposal to prevent a renewal of outline consent. The density of dwellings and illustrative layout of parking bays has remained the same. The siting of the dwellings are unchanged. The size of the gardens are comparable to adjacent existing gardens in the surrounding area, and the amenity space provided for flats meet Borough Plan standards. The previous consent conditioned the omission of the proposed first floor flat on Lower Field Road over a

pedestrian route, and its replacement with a terraced house. It would be possible to construct a terraced house with a pedestrian route incorporated to the side, to enable full pedestrian and disabled access to the lower part of the site. If the pedestrian link is not incorporated disabled access will be difficult to achieve on this site other than by vehicle.

The small shortfall in parking provision is not sufficient to refuse the renewal of consent and a disabled parking bay can be made a condition of the consent. The layout of other parking bays can be dealt with at the detailed stage, together with other matters, such as the gradient of the access, and design.

The proposal represent a considerable environmental improvement, and I am satisfied the scale of development can still be accommodated, and there are no significant changes in material circumstances.

Recommendation

9. GRANT with conditions:

- 1) Access and parking layout to be approved
- 2) Provision of disabled parking bay and access to ground floor flats
- 3) Landscaping
- 4) Design, materials
- 5) Hours of construction



Reading
BOROUGH COUNCIL

92/0681/0A/CP
107

Date:
Scale: 1:1250
Drg. No.
Drawn by:

Based upon the Ordnance Survey map with sanction
of the Controller of H.M. Stationery Office L.A. 079049



Scale	10m	1inch	6inches	150m
1:50	0.5metres	4.2ft	25ft	7.5metres
1:100				

BANK

±100.5

5

6

7

8

±100.00

±101.0

±101.2

±101.7

±101.2

±100.00

PRIVATE ROAD

GARNET STREET

±104.02



GARNET-STREET
FIELD ROAD - HOUSING
READING

client
RAGLAN HA

drawing
SKETCH SITE PLAN

scale
1:200

date
JAN 1993

GH 3

no	date	revision
1		
2		

10736188888
2 ALEXANDRA ROAD
READING RG2 9BQ
BERKSHIRE
Architects
ANDREWS KALIK ASSOCIATES

92 0681

Do not scale from this drawing. Verify all dimensions before setting out, commencing work or making any shop drawings. Report any discrepancies to supervising officer immediately. IF IN DOUBT ASK!

DOTTED LINE INDICATES EXISTING SITE PROFILES

Section A-A

Datum 100.00

Section B-B

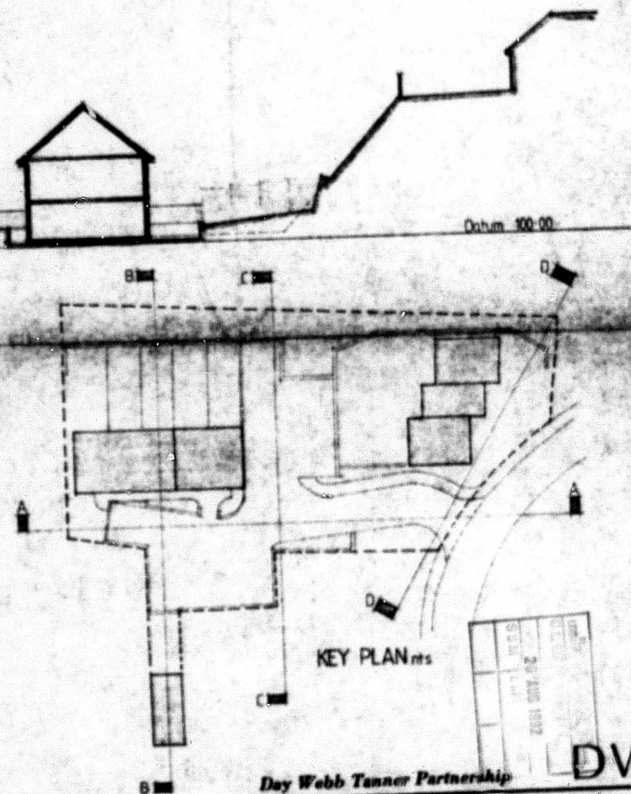
Datum 100.00

Section C-C

Datum 100.00

Section D-D

Datum 100.00



Day Webb Tanner Partnership

12000 Wimmerah Plant Hire

REDEVELOPMENT of site at Garnet street

SITE SECTIONS

SCALE 1:200

ISSUED ST 10th Oct 89

DWT

170 DUNED RIDE,
CROWTHERS,
REARVIEW,
3021 428,
0840 7714

239/04

Do not scale from this drawing. Verify all dimensions before setting out, commencing with re-banking and deep drop-outs. Report any discrepancies to supervising officer immediately.

IF IN DOUBT ASK!



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239 / 05