



Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
APPLICATION TO VARY CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990

To: MG Leisure
Westerlea
Cadhay Lane
OTTERY ST MARY
Devon EX11 1QZ

Application No:
96/0986/VC

Applicant: Mr E Harvey

READING BOROUGH COUNCIL as Local Planning Authority HEREBY VARIES
Condition No.2(ii) of planning permission 81/TP/334 granted on
14 October 1989 for:

Continued use of land as mobile home park

at HARVEYS NURSERIES, PEPPARD ROAD

Condition 2(ii) now reads as follows:

No extension/addition to a mobile home shall be situated less than 2 metres
from any highway or site road used by vehicular traffic. Reason: to comply
with Model Standards for mobile home sites as defined by circular 14/89.

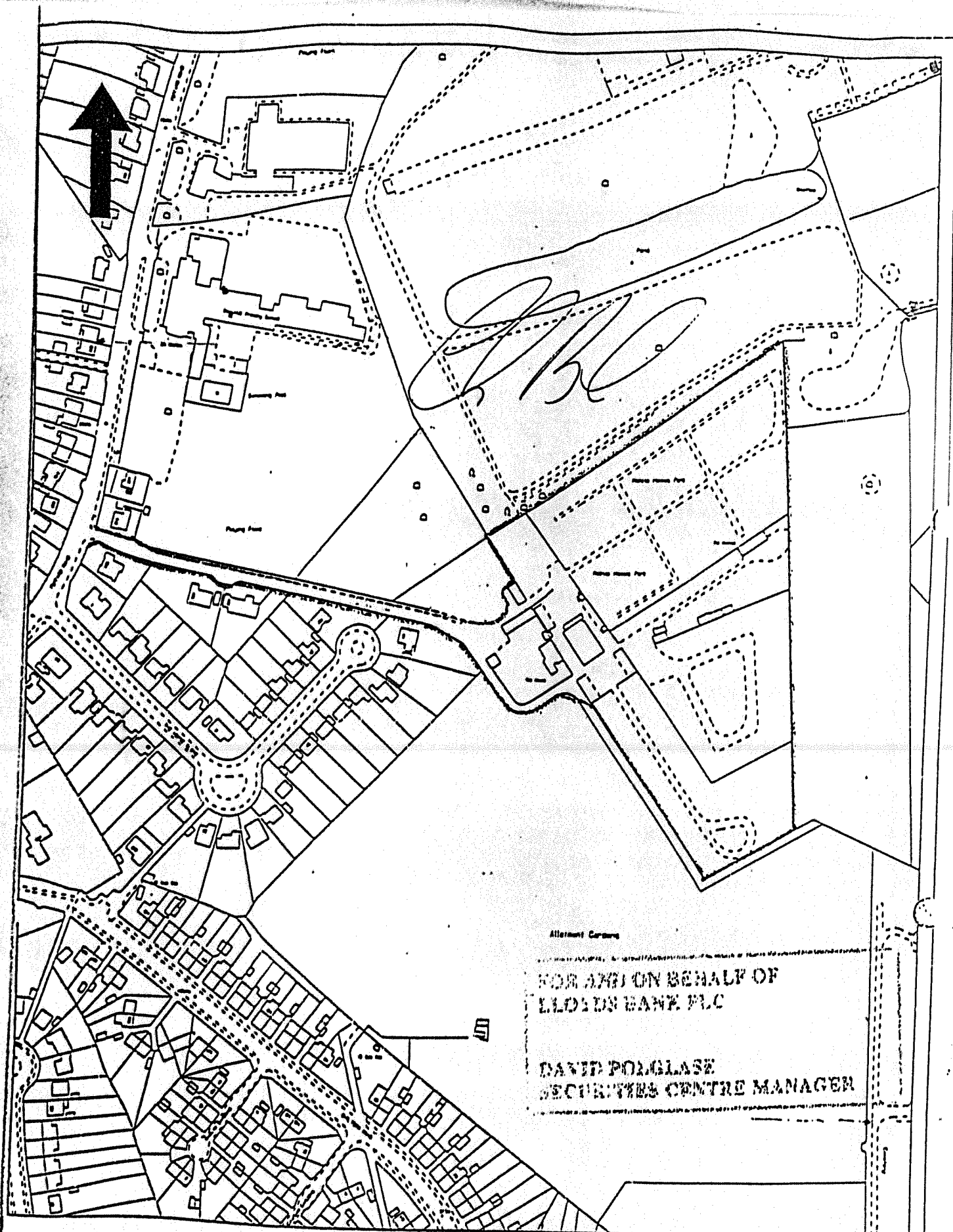
INFORMATIVE - A legal agreement and deed of variation relate to this site.

ALL OTHER CONDITIONS STILL APPLY.

Date: 27 March 1998

Head of Planning and ¹³
Transport Strategy

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



Title: Location Plan.

Harveys Nurseries Mobile Home Park, Peppard Road, Caversham.

Date: 08/01/97

Drg.No. 96/0986/VC/P8

Scale: 1:2500

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Reading
BOROUGH COUNCIL

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READING BOROUGH COUNCIL

WARD: Peppard

ITEM NO.

PLANNING COMMITTEE - 5 MARCH 1997

REPORT BY THE HEAD OF PLANNING AND TRANSPORT STRATEGY

96/0986/VC/PB - HARVEYS NURSERIES, PEPPARD ROAD

Section 73 application to continue use of mobile home park without compliance with condition 2(ii) of planning consent 81/TP/334 which states that "no extension /addition to a mobile home shall be situated less than 3m from any highway or site road used by vehicular traffic".

Introduction

1. Harveys Nurseries is a mobile home park to the east of Peppard Road and to the rear of Horse Close. Access is from Peppard Road and is partially screened by the walls of Caversham Park which are listed.

Planning History

2. The mobile home site has existed since the early 1950s on a series of temporary planning consents and was formerly within the boundaries of South Oxfordshire District Council.

On 10/4/81 planning consent was granted by this Council (81/TP/334) for "The continued use of land as a mobile home park and its occupation by no more than 96 homes, continued use of land and buildings for the sale and maintenance of mobile homes, continued use of the improved access road to Peppard Road". This consent included a legal agreement, a then Section 52 agreement.

Proposal

3. The application is to continue the use of mobile home park without compliance with condition 2(ii) of planning consent 81/TP/334 which states that "no extension /addition to a mobile home shall be situated less than 3m from any highway or site road used by vehicular traffic". The reason that this condition was added was to comply with the Caravan Sites and Control of Development Act 1960 Model Standards.

In addition, the legal agreement accompanying application 81/TP/334 stated in clause (ii)b that "no mobile home shall be situated less than three metres away from any highway or site road used by vehicular traffic". The applicant has requested a deed of variation to amend the legal agreement to change the distance of 3m to 2m, the latter being the minimum distance in the revised Model Standards (Circular 14/89).

Consultations

4. Letters were sent to: The House, The Retreat, off Peppard Road; 12A, 14, 15 The Horse Close. No objections were received.

Environmental Health and Licensing raise no objections.

Transport Implications

5. No highways objections were raised.

Access for the Disabled

6. Not applicable for this application.

Sustainability Implications

7. The proposal does not result in any significant land use, pollution or ecological implications.

Appraisal

8. Although the operational details of the site are controlled by a Site Licence, the Model Standards for permanent residential mobile home sites defined by Circular 14/89 have not been adopted by the Council for licensing purposes. However, the condition and the clause were added to the consent for application 81/TP/334 to reflect the Model Standards of the time.

As these Model Standards have subsequently been revised by The Department of the Environment, I consider the applicant's request to revise the condition and legal agreement in line with these revisions is reasonable. I do not consider that the reduction in distance from 3m to 2m will have a detrimental impact on the amenities of the residents.

Although the application seeks the removal of condition 2(ii) [as well as a variation of the legal agreement], in my view a revised condition should be added relating to extensions/additions to mobile homes not being sited less than 2m from the highway. The reason for this is that the legal agreement refers to the mobile homes themselves and not specifically to extensions or additions.

Recommendation

9. DELEGATE to officers to REFUSE planning permission unless a deed of variation to amend clause (ii)b of the previous legal agreement is completed within 12 months.

If grant, condition to include: no extension /addition to a mobile home shall be situated less than 2m from any highway or site road used by vehicular traffic.

P Brown