

**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: Mr James Garside
Austen House,
Station View,
Units A-J,
Guildford,
Surrey,
GU1 4AR

Application No: PL/24/1555
Application type: Full planning permission

Applicant: C/O Agent

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: Replacement play space, boundary treatment and landscaping

At: Dee Park Open Space, Glenmore Place, Reading, RG30 4EP

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: 10 July 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *RE*

Application At: Dee Park Open Space, Glenmore Place, Reading, RG30 4EP

Application No: PL/24/1555

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.
REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.
2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
 - Phase 1 Desk Study (GW) (October 2024) - As received 10 December 2024
 - GWPR6479 Phase II Report, GW, March 2025 As received 29 May 2025
 - RBC-DPR_HTA-L_XX_DR-0900 Rev G Illustrative plan - As received 13 June 2025
 - RBC-DPR_HTA-L_XX_DR-0903 Rev B Location Plan - As received 13 June 2025
 - 25 2770 JG Glenmore Place Arb TR v2 TPP V1 2025-05-21 RA ISSUED - As received on 20 June 2025**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.
3. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
 - 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;
 - Location on site for storage of plant and materials used in constructing the development;
 - The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - Identification of any footpath closures or road closures needed during construction;
 - Required wheel washing facilities on site;
 - A scheme for recycling waste resulting from the construction works.
 - Measures for controlling the use of site lighting whether required for safe working or for security purposes;

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- Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- Provisions to be made for the control of noise coming from the site during demolition and construction;
- Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period.

REASON: These details are required due to insufficient information being contained within this submission and 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 Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

4. No development shall commence on site until detailed product specifications and dimensions of all items of play equipment, including colour schemes, seating and associated open space street furniture and boundary treatment to be installed has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved and manufacturers specifications unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. Prior to installation, detailed product specifications and dimensions of the Multi Use Games Area (MUGA) surfacing and fencing, incorporating noise reduction specifications, a plan indicating the positions, design, materials and type of boundary treatment for the MUGA to be erected, shall be submitted to and approved in writing by the Local Planning Authority.

The MUGA surfacing and fencing shall be implemented in accordance with the specifications and dimensions before the MUGA is brought into first use. The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 and EN16 of the Reading Borough Local Plan 2019.

6. Prior to installation of the Dee Park open space play equipment, full details shall be submitted to and approved in writing by the Local Planning Authority for the pedestrian access and egress into Dee Park including details of land levels (topography), and proposed materials in association with site drainage, hard and soft landscaping for the

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Dee park open space footpaths and any resurfacing or regrading required. Once installed the pedestrian access and egress will be provided and maintained in an accordance with the approved plans.

REASON: These details are required due to insufficient information being contained within this submission and to comply with policies CC7, TR3 and EN18 to ensure that pedestrian access and egress to the site remains accessible and safe for all users.

7. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Arboricultural Report and Method Statement / Tree Protection Plan 25 2770 JG Glenmore Place Arb TR v2 TPP V1 2025-05-21 RA ISSUED Arboricultural Planning Report, Arb Consultancy, 21 May 2025.
REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.
8. No development shall commence on site until a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas and shall specify species, planting sizes, spacing and numbers of trees to be planted (including replacement trees and tree pit specifications where appropriate). It shall include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.
Planting shall be carried out in full in accordance with the approved details in the first available planting season in accordance with a timetable to be agreed in writing with the Local Planning Authority prior to commencement.
Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.
REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.
9. No development shall commence on site (including demolition or preparatory works) until details of a Biodiversity Net Gain plan and matrix are to submitted to and approved in writing by the Local Planning Authority.
The plan shall thereafter be implemented and adhered to in accordance with the approved details.
REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and

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Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

10. No development shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. The approved sustainable drainage scheme under Condition 10 shall be implemented in accordance with the approved timetable of works and in accordance with the approved management and maintenance plan and documents.

REASON: To ensure the satisfactory implementation of the sustainable drainage scheme and ensure the development is suitable for its end use and the wider environment and does not create undue risk of flooding at the site or surrounding areas in accordance with Policy EN18 of the Reading local Plan 2019.

12. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site without

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prior written approval of the Local Planning Authority through a planning application made for that purpose.

REASON: In the interests of amenity and highway safety in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which 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. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.
4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
5. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT liable. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.
6. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

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ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

7. With respect to condition 4 (Play area specifications) and condition 8 (Landscaping) the information to be submitted shall be reviewed for approval in consultation with the local Ward councillors.

8. Please note that this permission is has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged. Submit your application to discharge the BNG condition by making an application under Article 27 of the Development Management Procedure Order – an application for an approval required by a planning condition.

9. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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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/>