

**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 Nigel Ozier
Aitchison Raffety
The Granary
Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Application No: PL/25/0639
Application type: Full planning permission

Applicant: Paul Mannell

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: Retrospective temporary use of vacant land for public car parking (Sui Generis)

At: FORBURY PARK, KENAVON DRIVE, READING, RG1

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: 25/07/2025



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

Application At: FORBURY PARK, KENAVON DRIVE, READING

Application No: PL/25/0639

Application type: Full planning permission

CONDITIONS & REASONS

1. The use of the land as a public car park hereby approved shall cease and the site shall be restored to its former condition on or before 25th July 2027.

REASON: The type of use 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 nature of the use and the wider site allocation, in accordance with Policies CR1, CR3, CR13, TR5, RL1 and RL2 of the Reading Borough Local Plan 2019.
2. Within 4 (four) weeks of the date this application is permitted, a plan showing how at least 3 (three) accessible parking spaces can satisfactorily be provided on site shall be submitted to for approval in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the subsequently approved details within 4 (four) weeks of written approval being given and thereafter be kept free of obstruction and retained in accordance with the approved details, and shall remain available for the parking of vehicles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is provided with adequate parking facilities to meet the needs of future users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.
3. Within 4 (four) weeks of the date this application is permitted, full details of the direction signage and markings within the car park area, based on 'Proposed layout plan, as received 04/06/2025', shall be submitted to for approval in writing by the Local Planning Authority. The approved details shall be provided in full accordance with the subsequently approved details within 4 (four) weeks of written approval being given and thereafter be maintained in good condition.

REASON: In the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.
4. The public car park hereby approved shall include vehicle parking for a maximum of 50 vehicles at any one time within the marked parking bays shown on Proposed layout plan, as received 04/06/2025 and future details approved under condition 2.

REASON: To adhere to the terms in which the application has been presented and assessed and to prevent the over occupation of the car park without the impacts having first been assessed by the Local Planning Authority, in accordance with Policies CC8, CC2, TR3 and TR5 of the Reading Borough Local Plan 2019.

Date: 25/07/2025



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JB

5. Within 4 (four) weeks of the date this application is permitted, a site security strategy shall be submitted in writing to the Local Planning Authority for approval. The site security strategy shall as a minimum include a formal surveillance strategy, with the provision of CCTV informed by an operational requirements study, and external lighting details. The subsequently approved measures by the Local Planning Authority, as contained within the Site Security Strategy, shall be implemented in full within 4 (four) weeks of written approval and shall be permanently retained and maintained thereafter for the lifetime of this permission.

REASON: To safeguard the amenities of those using the site and the area generally, in accordance with Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

6. Notwithstanding the layout plan hereby approved (Proposed layout plan, as received 04/06/2025), within 4 (four) weeks of the date this application is permitted, details of a pedestrian only entry/exit point opening onto Kenavon Drive shall be submitted for approval in writing by the Local Planning Authority. Details shall include measures to prevent vehicular use and a landscape management strategy to maintain suitable visibility. The entry/exit point shall be provided in full accordance with the subsequently approved details within 4 (four) weeks of written approval being given. Thereafter, the pedestrian entry/exit point opening shall permanently be kept free of any other obstructions, maintained in a good condition and kept open and available at all times for non-vehicular use to access and exit the car park for the lifetime of this permission.

REASON: To safeguard the amenities of those using the site and the area generally, in accordance with Policies CC7, CC8, CR2 and CR13 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. As per comments from the Designing Out Crime Officer at Thames Valley Police during the course of the assessment of this application, it is clarified that any operational requirements study referenced in condition 5 shall include detailed plans as to: what the role of each CCTV camera is, their location, camera type and specification and how the system will be managed/monitored. It is therefore recommended that the strategy should be prepared by a security/CCTV specialist. Furthermore, CCTV shall be informed by the lighting at the site. Lighting of the car park should meet the general standards of BS 5489-1:2020 and ensure that the entire parking area is well lit. Bollard lighting is not an appropriate lighting method, and should be avoided.
2. In reaching this decision, the Local Planning Authority has taken into consideration the following information:
- Kenavon Drive, Reading, RG1 3DH Site Location Plan
 - Kenavon Drive, Reading, RG1 3DH Block Plan

Date: 25/07/2025



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- Planning Statement by Aitchison Raffety dated April 2025

As all received on 29/04/2025

- Email from Aitchison Raffety 'RE: Unit C2, Forbury Park, Kenavon Dr (PL/25/0639)', including 4 site photographs, dated and received 22/05/2025
- Proposed layout plan, as received 04/06/2025
- Email from Aitchison Raffety 'RE: Unit C2, Forbury Park, Kenavon Dr (PL/25/0639)', dated and received 03/07/2025
- 'Plan – Proposed Gate Location'
- 'Elevation – Gate'

As both received on 22/07/2025. For the avoidance of doubt, these two documents received on 22/07/2025 are not considered to be acceptable and are not approved as part of this permission, as per condition 6 above and informative 4 below. They were however considered as part of the assessment of the application and are hence referenced here for completeness purposes.

3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
4. With regard to condition 6, as per comments from the Designing Out Crime Officer at Thames Valley Police during the course of the assessment of this application, it is clarified that the position and details of a pedestrian entry/exit point shown on 'Plan – Proposed Gate Location' and 'Elevation – Gate', as both received on 22/07/2025 is not considered to be acceptable. Its position next to a tree will potentially obscure views and effect coverage of the entrance by CCTV and lighting. Therefore, it is strongly recommended that the access should be moved a further circa. 5-10m east along the boundary, so satisfactory surveillance of it can be achieved. It is also considered that bollards or chicane barriers will be required to restrict vehicular entry to the entry/exit point, with this reflected in the wording of condition 6. It will also be important to ensure that the boundary vegetation around the car park is cut back to a suggested 1m in height to ensure there are views in and around the car park and this pedestrian entrance. It is also expected that this will be covered in the site security strategy too (condition 5).

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.

Date: 25/07/2025



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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/>

Date: 25/07/2025



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