

DELEGATED APPLICATION REPORT

Ward:

App Ref: PL/25/1725 Non-Material Amendment

Address: Unit 1, Scours Lane, Tilehurst, Reading, RG30 6AX

Proposal: Application for a Non-Material Amendment Following a Grant of Planning Permission

PL/24/0852 - Details with regards to the EV Charging points

Applicant: Mrs Nick Harrison

Received date: 01/12/2025

Target Decision date: 01/01/2026

Case Officer: Catrin Davies

1. SITE DESCRIPTION

The application site relates to an area of grassland located on the south east side of Scours Lane, opposite the junction with Oxford Road, near Norcot Roundabout. There is a change in site levels and the site slopes up from the north to the south of the site.

The surrounding area to the north and west is predominantly comprised of the industrial and commercial units of Stadium Way. The area to the south is predominantly residential, with shops nearby on the opposite (south) side of the Norcot Roundabout. The River Thames is to the north of the site, beyond the railway line.

The site is located within the Portman Road Core Employment Area (EM2h) as well as within an Air Quality Management Area.

There are 3 trees on the site which are protected by a Tree Preservation Order (reference 30/10). Scours Lane is a designated Green Link and Oxford Road a treed corridor, which these trees, and others on the site, form part of.

The rearmost part of the site, to the north, is within Flood Zones 2 and 3 as designated by the Environment Agency.

2. PROPOSAL AND SUPPORTING INFORMATION

Application for a Non-Material Amendment Following a Grant of Planning Permission PL/24/0852 "Proposed development a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements. Variation of Conditions 9 and 10 (BREEAM) of application 220637".

Plans

2889-URB-ZZ-00-DR-A-208101 P00 BLOCK PLAN AS EXISTING

2889-URB-ZZ-00-DR-A-208150 P05 SITE BLOCK PLAN AS PROPOSED

2889-URB-ZZ-00-DR-A-208150 SITE P04 BLOCK PLAN AS PROPOSED

000_11 TYPICAL PARKING SPACE

000_11-02 TYPICAL PARKING SPACE MARKINGS – ACCESSIBILITY

001_03-02 RAPID EV CHARGING HERE- WITH CCTV

001_29 BYD 160kW CHARGER

001_30 SUBSTATION - TR18 - 1000 - 1500KVA

001_40 SIGNAGE – CCTV

001_52 FEEDER PILLAR - SCHNEIDER 800A 6 WAY

001_58 BYD 160kW SINGLE ARM CHARGER
001_59 CCTV - INCLUDING CABLING DETAILS (UNDERGROUND)

3. CONSULTATIONS

Internal Consultations

None.

Councillor Consultation

Since April 2020 the Chair & Vice Chair of the Planning Application Committee and Ward Councillors are no longer required to be notified on NMA or MMA applications which were originally determined by the Planning Applications Committee. This follows a change in the scheme of delegation, as agreed by Policy Committee. Accordingly, members were not formally notified on these applications.

Neighbour Consultation

None required for this type of application.

Site Notice

Not required for this type of application.

4. PLANNING GUIDANCE

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

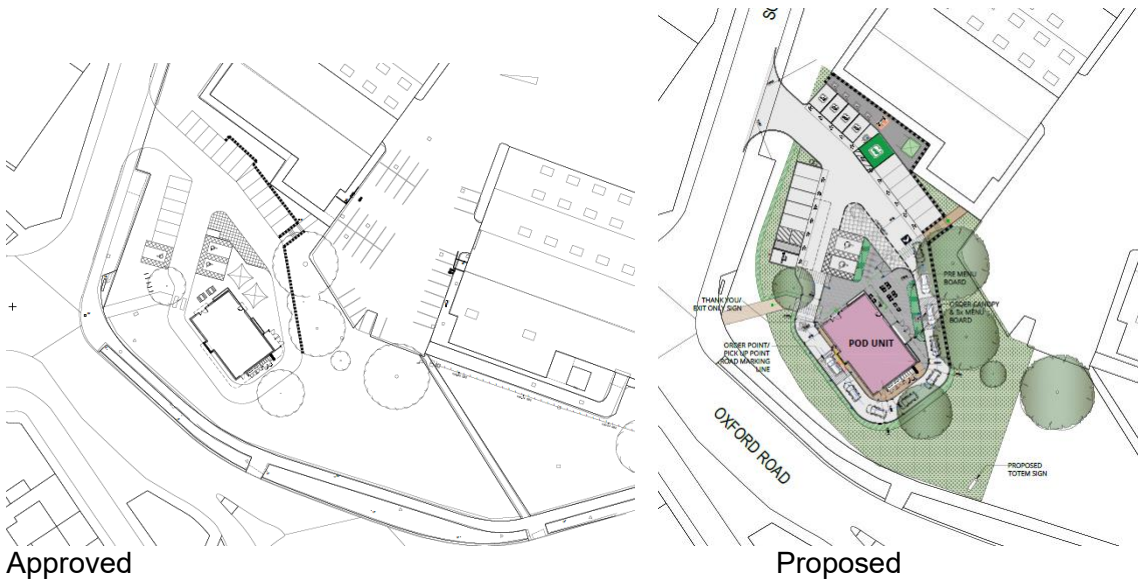
Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. APPRAISAL

The application includes an amended block plan, below shows what was approved and what is proposed under this NMA.

Block plan



The proposed block plan includes alteration to the layout and well as the introduction of EV units and ancillary equipment (CCTV, retaining wall, bollards, signage) it is considered they alterations are material as such a section 73 application would be required.

6. CONCLUSION

The overall changes in layout and appearance together with the introduction of the EV units and other ancillary equipment are considered to be material changes to planning permission PL/24/0852 and which will need to be further considered by the local planning authority as part of a revised planning application following additional consultations.