

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING AND COMPENSATION ACT 1991  
THE TOWN & COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

**APPLICATION FOR FULL PLANNING PERMISSION**

To: Smiths Gore  
46 Queens Road  
Reading  
RG1 4AU

Application No: 141836  
Application type: Full Planning Approval

**Applicant:** Mr S Brown

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:** Change of use to day nursery with ancillary residential accommodation

**At:** 8 College Road Reading RG6 1QB

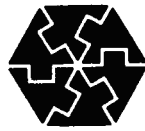
Subject to such conditions and for such reasons as may be attached

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

Date: 31st March 2015

  
Head of Planning, Development  
& Regulatory Services





# Reading

Borough Council  
Working better with you

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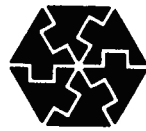
## CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.  
Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. This permission relates only to the 5 unreferenced floor plans received on 2 February 2015.  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. A Travel Plan shall be submitted to the local planning authority within 3 months of the date of this decision. The plan shall include a full analysis of the existing / proposed modal split for children and staff at the nursery, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing a reduction in car trips to and from the nursery. Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23.
4. There shall be an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the nursery. This shall be compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured the nursery shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport. Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Core Strategy Policy CS23
5. Details of any plant (air conditioning units) shall be submitted to, and approved in writing by the Local Planning Authority before any such equipment is installed.  
Reason: in the interests of the amenity of the occupants of neighbouring properties, and to comply with policy DM4 (Safeguarding Amenity).
6. The number of children accommodated at the nursery shall at no time exceed 50.  
Reason: in order to protect the amenities of adjacent residents. Policies CS31 (Additional and Existing Community Facilities) and DM4 (Safeguarding Amenity)

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7. The use of the nursery hereby permitted shall only take place between the hours of 0730 to 1800, Mondays to Fridays inclusive, and at no other times. Reason in order to protect the amenities of neighbouring properties. Policies CS31 (Additional and Existing Community Facilities) and DM4 (Safeguarding Amenity).

8. Between the hours of 0730 to 0800 the number of children accommodated at the nursery shall not exceed 16. Reason: in order to protect the amenities of adjacent residents. Policies CS31 (Additional and Existing Community Facilities) and DM4 (Safeguarding Amenity).

9. The premises shall be used as a day nursery with ancillary residential use of the second floor as shown on the approved drawings only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes Order 1987) (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification. Reason: as a case has been made for permitting this particular use as an exception to Council policy and to enable the local planning authority to control the use of the building and to comply with Policies CS31 (Additional and Existing Community Facilities) and DM4 (Safeguarding Amenity).

10. Details of on site bin storage shall be submitted to the Local Planning Authority within 2 months of the date of this planning permission. The approved bin and cycle storage shall thereafter be implemented in line with the approved details within 2 months of the date of approval of the said details. Thereafter the facilities shall be permanently maintained. Reason: in the interest of ensuring adequate refuse storage is accommodated on site, in the interests of promoting the use of sustainable means of transport, and to comply with Policies CS7 (Design and the Public Realm) and DM4 (Safeguarding Amenity).

11. Percussion instruments and/or similar objects designed for the children attending the nursery to strike shall not be used in the external areas of the site. Reason: in the interests of the amenity of neighbouring residents, and to comply with policy DM4 (Safeguarding Amenity).

### INFORMATIVES

1. The LPA has acted positively and proactively to approve this application within an agreed timescale.
2. A S106 agreement reference 4124 relates to this permission and secures a contribution towards transport infrastructure improvements.

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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 using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

#### 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

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using [streetnamingnumbering@reading.gov.uk](mailto:streetnamingnumbering@reading.gov.uk)

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

