

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE
TOWN AND COUNTRY PLANNING ACT 1990**

To: Rosalind Gall
Momentum Planning Ltd
Hasleworks
2-4 Petworth Road
Haslemere
GU27 2HR

Application No: PL/26/0944
Application type: Removal/Variation of
Conditions

Applicant: Banana Moon Nursery

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:

Proposal: Change of use of ground floor from Class D2 (Assembly & Leisure) to D1 (nursery). Prior Notification under Class T, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Variation of Conditions 5 and 7 of application PL/15/1497 to allow an increase in the maximum number of children attending the nursery from 30 to 60 and an increase in the maximum number of children permitted to use the external play area at any one time from 10 to 25.

At: 371 GOSBROOK ROAD, CAVERSHAM, READING

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: 15 October 2026



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

Application At: 371 GOSBROOK ROAD, CAVERSHAM, READING

Application No: PL/26/0944

Application type: Removal/variation of conditions

CONDITIONS & REASONS

1. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no. MT/01 – Floor Plans

Drawing no. 1152/2 – Forecourt as proposed Received on 14th October 2015

Drawing no. MT/02 – Block Plan Received on 1st September 2015

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.

IMPLEMENTED/ CONDITION NOT APPLICABLE

2. The registered used of the building must be begun within a period of 3 years starting at the date prior approval was given. [permission PL/15/1497 issued 30 October 2015].

REASON: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

3. The site is to be used as a registered nursery and for no other purpose, including any other purpose falling within Class D1 (non-residential institutions) of the Schedule to the Use Classes Order, except to the extent that the other purpose is ancillary to the primary use.

REASON: In accordance with Paragraph T.2 1 (a) of Class T, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

IMPLEMENTED

4. The new egress point to the site from Mill Road and parking layout shall be provided in accordance with Drawing no. 1152/2 (Forecourt as Proposed) received on 14th October

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2015 prior to first occupation of the nursery for which prior approval has hereby been given at 371 Gosbrook Road.

REASON: To provide necessary improvements to the access arrangements for the site, given that the proposal would result in an increase in vehicles reversing into or onto the site in accordance with Policy TR3 of the Reading Borough Local Plan 2019 and Policy TR6 of the NPPF 2026.

5. **[VARIED]** The number of children attending the nursery for which prior approval has hereby been given at 371 Gosbrook Road shall not at any one time exceed 60 children.

REASON: In order for the Local Planning Authority to control the intensity of the use of the site in the interest of the noise impact on the amenities of surrounding residential properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

6. The nursery use at 371 Gosbrook Road for which prior approval has hereby been given shall not operate outside the hours of 07:30 – 18:30 Monday to Friday only.

Reason: In order for the Local Planning Authority to control the use of the site in the interest of the noise impact on the amenities of surrounding residential properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

7. **[VARIED]** The number of children using the nursery garden area at the nursery for which prior approval has hereby been given at 371 Gosbrook Road shall not at any one time exceed 25 children.

REASON: In order for the Local Planning Authority to control the intensity of the use of the site in the interest of the noise impact on the amenities of surrounding residential properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

8. The garden area of the nursery for which prior approval has hereby been given at 371 Gosbrook Road shall not be used outside the hours of 09:00 – 18:00 Monday to Friday.

REASON: In order for the Local Planning Authority to control the intensity of the use of the site in the interest of the noise impact on the amenities of surrounding residential properties in accordance with Policy CC8 of the Reading Borough Local Plan 2019 and Policy P3 of the NPPF 2026.

9. **[NEW CONDITION]** The development shall be operated at all times in accordance with the approved Car Park Management Plan (Banana Moon Day Nursery Caversham, 371 Gosbrook Road, Caversham, Reading, RG4 8ED, Magna Ref: 26/905/C, dated 25

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September 2026). The approved measures shall be implemented and maintained for the duration of the use hereby permitted.

REASON: To ensure the safe and efficient operation of the site, to minimise adverse impacts on the local highway network and neighbouring residential amenity, and in the interests of highway safety, in accordance with Policy TR4 of the NPPF 2026 and Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. In connection with the implementation of this prior approval, no noisy construction, demolition and associated activities should take place outside the hours of 0800 to 1800 Mondays to Fridays and 0800 to 1300 on Saturdays. No noisy works shall take place at any time on Sundays and Bank or Statutory Holidays. Please refer to the Council's website for more detailed information: <https://www.reading.gov.uk/nuisance-animals-and-pests/noise-nuisance/>
2. There should be no burning of waste on the site. For further information about construction and demolition nuisance law the applicant is referred to: <https://www.reading.gov.uk/nuisance-animals-and-pests/bonfires/>

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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.

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