

To: Councillor Woodward (Chair), Edwards
and Mitchell

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25 September 2023

Your contact is: **Julie Quarmby - Committee Services**

NOTICE OF MEETING - LICENSING APPLICATIONS SUB-COMMITTEE 3 OCTOBER 2023

A meeting of the Licensing Applications Sub-Committee will be held on Tuesday, 3 October 2023 at 9.30 am in the Mayor's Parlour, Civic Offices, Bridge Street, Reading, RG1 2LU. The Agenda for the meeting is set out below.

<u>AFFECTED</u>	<u>Page No</u>
<u>WARDS</u>	

1. DECLARATIONS OF INTEREST

- (a) Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration;
- (b) Councillors to declare whether they wish to speak on the grounds they:
 - i. Have submitted a relevant representation; or
 - ii. Will be speaking on behalf of someone who has submitted a relevant representation.

2. APPLICATION FOR THE GRANT OF A PREMISES LICENCE - TESCO EXPRESS, GROUND FLOOR RETAIL UNIT, WESTERN BUILDING, HUNTLEY WHARF, KENAVON DRIVE, READING, RG1 3DH

THAMES 5 - 68

To consider an application for the grant of a Premises Licence in respect of Tesco Express, Ground Floor Retail Unit, Western Building, Huntley Wharf, Kenavon Drive, Reading, RG1 3DH.

CIVIC OFFICES EMERGENCY EVACUATION: *If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.*

3. EXCLUSION OF THE PRESS AND PUBLIC

At this point, the following motion will be moved by the Chair:

“That, pursuant to Section 100A of the Local Government Act 1972 (as amended) members of the press and public be excluded during consideration of the following items on the agenda, as it is likely that there would be disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of that Act.”

**4. A REPORT TO CONSIDER THE SUSPENSION OR
REVOCATION OF A PRIVATE HIRE VEHICLE DRIVER'S
LICENCE**

**BOROUGH 69 - 80
WIDE**

A report to consider the suspension or revocation of a Private Hire Vehicle Driver's Licence.

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LICENSING ACT 2003 HEARING TUESDAY 12 SEPTEMBER 2023 @ 09:30HRS
APPLICATION FOR THE GRANT OF A PREMISES LICENCE

1. Premises:

Tesco Express
Ground Floor Retail Unit
Western Building
Huntley Wharf
Kenavon Drive
Reading
RG1 3DH

2. Applicant:

Tesco Stores Ltd

3. Background:

There is currently no licence in force at the property.

The application has been submitted by Tesco Stores Ltd and is attached as **Appendix MG-1**

Reading Borough Council's Licensing team and Thames Valley Police have agreed conditions with the applicant which are attached as **Appendix MG-2**

4. Proposed licensable activities and hours:

The application is for the grant of a premises licence for the following activities:

Provision of Late Night Refreshment:

Monday to Sunday from 2300hrs until 0000hrs

Sale by Retail of Alcohol (Off the Premises):

Monday to Sunday from 0600hrs until 0000hrs

Hours the Premises is Open to the Public:

Monday to Sunday from 0600hrs until 0000hrs

5. Temporary Event Notices

In considering any application the Licensing Authority should be aware of the possible use of Temporary Event Notices to authorise licensable activities. A premises can extend the hours or scope of their operation by the use of Temporary Event Notices. Up to 15 events per year (or 20 events in 2022 & 2023 only) can be held under this provision at a particular premises. These events may last for up to 168 hours provided less than 500 people are accommodated and provided the total number of days used for these events does not exceed 21 (or 26 in 2022 & 2023) per calendar year.

6. Date of receipt of application: 02 August 2023

7. Date of closure of period for representations: 30 August 2023

8. Representations received:

During the 28 day consultation period for the application, representations were received from:

1. Reading Borough Council - Planning Department Objection and Planning Decision Notice – Attached as **Appendix MG-3 & MG-4**

9. Powers of the Authority in determining an application for the grant of a premises licence

The Licensing authority, when determining an application for the grant of a premises licence may:

- Grant the application as applied for
- Grant the application with modifications
- Refuse the application

10. Licensing Objectives and Reading Borough Council's Licensing Policy Statement

In considering representations received the Licensing Authority has a duty to carry out it's functions with a view to promoting the four licensing objectives, which are as follows:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Any conditions that are placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives. The Licensing Authority can amend, alter, or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.

In determining this application, the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities.

11. The Council's Licensing Policy Statement (2018):

1.6 The predominantly urban nature of Reading as a town means that an appropriate balance needs to be struck between the needs of local business and the needs of local residents. This licensing policy seeks to encourage all stakeholders to engage in the licensing process so that the needs of all can be taken into account and issues dealt with in a spirit of partnership and cooperation.

3. Licensing and integration with other legislation

3.1 Many other pieces of legislation impact directly or indirectly on the licensing regime.

The Licensing Authority must have regard to the following when it discharges its responsibilities under the Licensing Act 2003 and in relation to the promotion of the four licensing objectives:

Crime and Disorder Act 1998

3.2 This Act requires local authorities and other bodies to consider crime and disorder reduction. Section 17 of the Act states that it shall be the duty of each authority, to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti social and other behaviour) adversely affecting the local environment. This links specifically with the licensing objective of prevention of crime and disorder and the licensing authority will take into account all reasonable measures that actively promote this licensing objective.

5. Licensing Applications

Grant and Full Variations

5.6 During the 28-day consultation period, the authority will scrutinise the application along with all of the other Responsible Authorities to judge whether it undermines the promotion of the licensing objectives. The application will be made available to any person who requests to see it. As per Section 18 (6) of the Licensing Act 2003, it will consider the likely effect of granting any licence on the promotion of the licensing objectives. The authority will expect all applicants to have taken cognisance of the Secretary of State's Guidance; local strategies and initiatives; this policy and any other known local issues before submitting their application and that these matters are addressed within the operating schedule of the application.

5.7 Whilst many applications will be resolved without the need for a committee hearing, any matters or representations that are not resolved will trigger a hearing before the properly constituted Licensing Applications Committee for determination.

6. Licensing Conditions

General Approach

6.1 Conditions shall be appropriate and proportionate for the promotion of the licensing objectives and shall be unambiguous and clear in their stated aims. Conditions will also be tailored to the type, location and characteristics of the particular premises and the relevant licensable activities. Any condition imposed by the Authority shall also aim to avoid duplication of other legislation unless there is a requirement to impose such a condition in order to promote the licensing objectives (for example, a capacity limit for public safety reasons). This shall apply to all relevant applications (grant/variation of a premises licence or club premises certificate)

6.2 The operating schedule within an application should contain an assessment from the proposed licence holder of what they believe are appropriate and proportionate measures to enable them to carry out their proposed licensable activities. This assessment should be arrived at by taking cognisance of this policy and the Secretary

of State's guidance which outlines the matters that an applicant should take into account such as issues in the locality and why their proposed measures are suitable for their proposed operation.

6.5 Any conditions imposed upon a premises licence or club premises certificate will be tailored to that type of premises and the style of operation. Consideration will also be given to the locality of the premises; issues in the locality; the issues set out in the Guidance and any policy, initiative or other matter the licensing authority wishes to take into account in order to promote the four licensing objectives.

7. Licensing Hours

General Approach

7.2 When an application receives representations, the authority may consider reducing the opening hours and times for licensable activities if it considers it appropriate for the promotion of the licensing objectives.

Licensed Premises in Residential Areas

7.6 When dealing with applications and issuing licences, the authority is likely to impose stricter conditions on premises operating in residential areas if it considers it appropriate and proportionate to do so. This will apply to all premises types.

7.7 Generally, any licensed premises looking to open past 11pm (2300hrs) in a residential area will need to demonstrate clearly in their operating schedule that public nuisance will not result from later operation. As part of the operating schedule, applicants should read the Secretary of State's Guidance, this policy and any other relevant document and ensure that robust measures are included in any application.

7.12 The licensing authority will seek the input of the Council's Environmental Protection and Nuisance team when looking at measures that may be appropriate for the prevention of public nuisance. This will include taking cognisance of any representations that are submitted as part of the application process or any enforcement action they have taken under their own legislation – such as noise abatement notices.

Late Night Refreshment

7.16 There are concerns about noise, nuisance, crime and disorder and anti-social behaviour in respect of premises open late and providing hot food and drink. Operators and potential applicants of late night refreshment venues wishing to open past 11pm will need to demonstrate that there are suitable policies and procedures in place to mitigate any undermining of the licensing objectives from their operation. If suitable practices and policies are not put in place and it is the belief of the Authority that crime and disorder and/or a public nuisance is likely to occur due to the late operation of late night refreshment premises, then the Authority will look at reducing the hours and or (subject to relevant representations being received) removing late night refreshment from an application in its entirety.

8. Children in Licensed Premises

8.6 The Authority will expect all licence holders or premises that wish to allow children on to their premises to ensure that access is restricted where appropriate. This would include, ensuring that all children are accompanied and that they do not have access to or sight of alcohol.

10. Administration, Exercise and Delegation of Functions

10.1 The powers of the Licensing Authority under the Licensing Act 2003 may be carried out by the Licensing Committee; by a Sub Committee or by one or more officers acting under delegated authority. The Licensing Committee will consist of between 10-15 members and the committee may establish one or more sub-committees consisting of two or three members.

10.3 A Licensing Sub-Committee shall hear all applications where relevant representations have been received and applications for the review of a premises licence that may have been submitted by Responsible Authorities or any other persons.

12. Amended Guidance issued under section 182 of the Licensing Act 2003 (December 2022)

Licensing Objectives and Aims:

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises.

Steps to promote the licensing objectives:

8.41 In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of the expectations of the licensing authority and the responsible authorities as to the steps

that are appropriate for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.

8.42 Applicants are, in particular, expected to obtain sufficient information to enable them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand:

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;
- any risk posed to the local area by the applicants' proposed licensable activities; and
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

8.43 Applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact assessment), applicants are also expected to demonstrate an understanding of how the policy impacts on their application; any measures they will take to mitigate the impact; and why they consider the application should be an exception to the policy.

8.44 It is expected that enquiries about the locality will assist applicants when determining the steps that are appropriate for the promotion of the licensing objectives. For example, premises with close proximity to residential premises should consider what effect this will have on their smoking, noise management and dispersal policies to ensure the promotion of the public nuisance objective. Applicants must consider all factors which may be relevant to the promotion of the licensing objectives, and where there are no known concerns, acknowledge this in their application.

8.45 The majority of information which applicants will require should be available in the licensing policy statement in the area. Other publicly available sources which may be of use to applicants include:

- the Crime Mapping website;
- Neighbourhood Statistics website;
- websites or publications by local responsible authorities;
- websites or publications by local voluntary schemes and initiatives; and
- on-line mapping tools.

8.46 While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be taken into consideration when making an

application. Licensing authorities may wish to encourage co-operation between applicants, responsible authorities and, where relevant, local residents and businesses before applications are submitted in order to minimise the scope for disputes to arise.

8.47 Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.

8.48 All parties are expected to work together in partnership to ensure that the licensing objectives are promoted collectively. Where there are no disputes, the steps that applicants propose to take to promote the licensing objectives, as set out in the operating schedule, will very often translate directly into conditions that will be attached to premises licences with the minimum of fuss.

8.49 For some premises, it is possible that no measures will be appropriate to promote one or more of the licensing objectives, for example, because they are adequately covered by other existing legislation. It is however important that all operating schedules should be precise and clear about the measures that are proposed to promote each of the licensing objectives.

The role of responsible authorities

9.12 Each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area⁵. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.

Hearings

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the

- parties;
- this Guidance;
 - its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal. After considering all the relevant issues, the licensing authority may grant the application subject to such conditions that are consistent with the operating schedule. Any conditions imposed must be appropriate for the promotion of the licensing objectives; there is no power for the licensing authority to attach a condition that is merely aspirational. For example, conditions may not be attached which relate solely to the health of customers rather than their direct physical safety. Any conditions added to the licence must be those imposed at the hearing or those agreed when a hearing has not been necessary.

9.40 Alternatively, the licensing authority may refuse the application on the grounds that this is appropriate for the promotion of the licensing objectives. It may also refuse to specify a designated premises supervisor and/or only allow certain requested licensable activities. In the interests of transparency, the licensing authority should publish hearings procedures in full on its website to ensure that those involved have the most current information.

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

Licensing Act 2003

The Licensing Act 2003 under Section 18 (6) also states that any relevant representation should be considered in the context of:

(a) the likely effect of the grant of the premises licence on the promotion of the licensing objectives.

Therefore, in the context of the grant of a licence, it is reasonable for the Licensing Authority to base its decision on an application on what the likely effects of granting a licence would have on the promotion of the licensing objectives.

13. Relevant Case law for consideration:

(R) on the application of Hope and Glory Public House v Westminster City Council (2011) EWCA Civ31 illustrates that licensed premises, and the activities that take place in those premises, exist in a dynamic environment and should not be looked at entirely in isolation and confirms that this can include the impact that licensable activities have on a range of factors such as crime, the quality of life for residents and visitors to the area, and demand for licensed premises.

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) (2016) this underpins the principles widely acknowledged within the Licensing Act 2003 that the licensing objectives are prospective, and that the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to the twin considerations of prevention and deterrence.

R (on application of Daniel Thwaites plc) v Wirral Magistrates' Court and Others (2008) EWHC 838 (Admin) The case recognises that Responsible Authorities are experts in their fields, and that weight should be attached to their representations.

14. Appendices

Appendix MG-1: Premises Licence Application Form

Appendix MG-2: Agreed conditions between Reading Borough Council's Licensing Team, Thames Valley Police, and the Applicant

Appendix MG-3: Reading Borough Council - Planning Department Objection

Appendix MG-4: Reading Borough Council - Planning Department Decision Notice

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LICENSING ACT 2003 - PUBLIC NOTICE:

Notice is hereby given that: We, Tesco Stores Limited, have applied to the Licensing Authority at Reading Borough Council on 02/08/2023 for the grant of a premises licence in respect of the premises which will be known as Tesco Express, located at:

Ground Floor Retail Unit C01, Western Building, Huntley Wharf, Kenavon Drive, Reading, RG1 3DH.

OS Grid Ref: SU 72178 73620

The proposed relevant licensable activities to be carried on from the premises are:

- The provision of late-night refreshment (indoors) on the following days: Monday-Sunday, 23:00-00:00
- The sale by retail of alcohol for consumption off the premises on the following days: Monday-Sunday, 06:00-00:00

The postal address where the public register of the Licensing Authority is kept is Reading Borough Council, Licensing Section, Civic Offices, Bridge Street, Reading, RG1 2LU where the record of the application may be inspected by prior arrangement between the normal office hours of Monday-Friday, 09:00-17:00. Contact the Licensing Authority on 01189 373762 or email licensing@reading.gov.uk to arrange an appointment.

Any responsible authority or interested party may make representations in respect of this application. Representations shall be made in writing to the postal address below or via email to: licensing@reading.gov.uk.

Reading Borough Council, Licensing Section, Civic Offices, Bridge Street, Reading, RG1 2LU

The last date by which an interested party or responsible authority may make representations to the licensing authority is 30/08/2023.

It is an offence, under Section 158 of the Licensing Act 2003, to knowingly or recklessly make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form, please read the guidance notes at the end of the form. If you are completing this form by hand, please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We **Tesco Stores Limited** (Insert
name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description			
Ground Floor Retail Unit C01, Western Building, Huntley Wharf, Kenavon Drive, Reading, RG1 3DH			
OS Map Survey Grid Reference: SU 72178 73620			
The location and extent of the premises can be viewed on the layout plan enclosed with this application.			
Post town	Reading	Postcode	RG1 3DH
Telephone number at premises (if any)	01707 940740		
Non-domestic rateable value of premises	£ Unrated - Property is not on the VOA yet. The site is being redeveloped. Payment made in Band C for premises under construction.		

Part 2 - Applicant details

- Please state whether you are applying for a premises licence as **Please tick as appropriate**
- a) an individual or individuals * please complete section (A) b) a person other than an individual * i as a limited company/limited liability partnership please complete section (B) ii as a partnership (other than limited liability) please complete section (B) iii as an unincorporated association or please complete section (B) iv other (for example a statutory corporation)
 - please complete section (B) c) a recognised club please complete section (B)
 - d) a charity please complete section (B)
 - e) the proprietor of an educational establishment please complete section (B)
 - f) a health service body please complete section (B)
 - g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales complete section (B)
 - ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)



h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

We are carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or

a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over <input type="checkbox"/>		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		<input type="checkbox"/>	Please tick yes
Nationality					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town		Postcode			
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Tesco Stores Limited
Address Tesco House, Shire Park, Kestrel Way, Welwyn Garden City, Hertfordshire, AL7 1GA
Registered number (where applicable) 00519500
Description of applicant (for example, partnership, company, unincorporated association etc.) Private Limited Company
Telephone number (if any) 01707 940740
E-mail address (optional) Licensing.Team@tesco.com

Part 3 Operating Schedule

When do you want the premises licence to start?

DD
MM

YYYY

If you wish the licence to be valid only for a limited period, when do you want it to end? DD MM YYYY

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Please give a general description of the premises (please read guidance note 1)

Retail premises (supermarket) selling a range of goods and services. This includes the sale of alcohol for consumption off the premises. Sales of alcohol for consumption off the premises are made from the supermarket sales floor as shown on the enclosed plan.

If 5,000 or more people are expected to attend the premises at any one time,

please state the number expected to attend.	N/A
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What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

- Please tick all that
plays (if ticking yes, fill in box
- Provision of regulated entertainment (please read guidance note 2) apply a)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G) anything of a similar description to that falling within (e), (f) or (g) h)
- (If ticking yes, fill in box H)
- Provision of late-night refreshment** (if ticking yes, fill in box I)
- Supply of alcohol** (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>

Mon			<u>Please give further details here</u> (please read guidance note 4)
Tue			
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)
Thur			
Fri			<u>Non-standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur					
Fri			<u>Non-standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					

Sun		

C

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)	
Day	Start	Finish		
Mon			State any seasonal variations for indoor sporting events (please read guidance note 5)	
Tue				
Wed				
Thur				Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
Fri				
Sat				
Sun				

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>	
Mon			Please give further details here (please read guidance note 4)		
Tue					

Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)
Thur			
Fri			<u>Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Sat			
Sun			

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non-standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon				<u>Please give further details here</u> (please read guidance note 4)	
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)		
Thur					
Fri			<u>Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon				<u>Please give further details here</u> (please read guidance note 4)	
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		

Thur			<p><u>Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)</p>
Fri			
Sat			
Sun			

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 4)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)</p>		
Fri					
Sat			<p><u>Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6)</p>		
Sun					

--	--	--

I

Late-night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late-night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)					
Mon	23:00	00:00						
Tue	23:00	00:00						
Wed	23:00	00:00				<u>State any seasonal variations for the provision of late-night refreshment</u> (please read guidance note 5)		
Thur	23:00	00:00						
Fri	23:00	00:00				<u>Non-standard timings. Where you intend to use the premises for the provision of late-night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat	23:00	00:00						
Sun	23:00	00:00						

J

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
Mon	06:00	00:00			
Tue	06:00	00:00			
Wed	06:00	00:00			

			<u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)</u>
Thur	06:00	00:00	
Fri	06:00	00:00	
Sat	06:00	00:00	
Sun	06:00	00:00	

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Mr. Steven Nicholas Andrzejuk	
Date of birth 23/08/1983	
Address 21 Barley Way Elsenham Bishops Stortford	
Postcode	CM22 6GX
Personal licence number (if known) NHPER/1869	
Issuing licensing authority (if known) North Herts District Council	

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).</p> <p>N/a</p>
--

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)	
Day	Start	Finish		
Mon	06:00	00:00		
Tue	06:00	00:00		
Wed	06:00	00:00		
Thur	06:00	00:00		Non-standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)
Fri	06:00	00:00		
Sat	06:00	00:00		
Sun	06:00	00:00		

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d, and e) (please read guidance note 10)

Tesco is a large national operator with a range of head office and local support. The company has devised policies, procedures, systems, and training to ensure that they sell alcohol in a responsible manner.

There is a detailed programme which ensures that comprehensive training is provided to employees having regard to their role and the responsibilities and such training is regularly reviewed, and records kept.

b) The prevention of crime and disorder

We will have a digital CCTV system that covers the premises, including the main area which will be used for display of alcohol. Images will be retained for 31 days.

A member of the management team will be on the premises all the time the store is open. This colleague will have responsibility for the premises and will be the initial point of contact for any issues that may arise.

c) Public safety

The premises licence holder is fully aware of its responsibilities under a range of health and safety related legislation and has policies and procedures in place to be confident of complying with the relevant obligations which arise.

d) The prevention of public nuisance

The company has a “good neighbour” ethos which seeks to ensure that the premises plays an active part in the local community.

e) The protection of children from harm

The premises will operate a Think 25 policy. The checkouts will be programmed to prompt the customer assistant when an alcohol product is scanned at the checkout to follow the Think 25 policy.

All colleagues will receive training in relation to the underlying law and Tesco policy, systems, and procedures. This training will be documented, and refresher training will be provided on a regular basis.

Checklist:

Please tick to indicate agreement

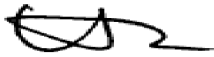
- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	02/08/2023
Capacity	Ms. Hardish Purewal – Licensing Manager Duly authorised agent, for and on behalf of Tesco Stores Limited

For joint applications, signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature	
Date	
Capacity	
Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Tesco Licensing Team, Shire Park, Kestrel Way,	
Post town	Welwyn Garden City
Postcode	AL7 1GA
Telephone number (if any)	01707 940740
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Licensing.Team@tesco.com	

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Tesco Stores Limited

Ground Floor Retail Unit C01, Western Building, Huntley Wharf, Kenavon Drive, Reading, RG1 3DH

Proposed Conditions

CCTV

1. The premises licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. Data recordings shall be made immediately available to an authorised officer of Thames Valley Police or Reading Borough Council together with facilities for viewing upon request subject to the provisions of the Data Protection Act and GDPR legislation. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system.

2. Signage advising customers that CCTV is in use shall be positioned in prominent positions.

Age Verification Policy

3. The premises shall at all times operate a Challenge 25 age verification policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme) are to be accepted as identification.

4. Posters advertising the premises' Challenge 25 policy shall be displayed in prominent positions on the premises.

5. The Premises Licence Holder shall display a copy of their written age verification policy on checking proof of age in a prominent position on the premises.

Staff Training

6. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:

- The premises age verification policy
- The law relating to underage sales
- Dealing with refusal of sales

- Proxy purchasing
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- The four licensing objectives

7. All staff involved in the sale of alcohol shall be trained to operate the digital checkout refusal system. This will remind the cashier to Think 25 and record any refusal.

- Details of the time and date the refusal was made
- The identity of the staff member refusing the sale

(a) A report shall be available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police.

8. All staff to be trained to record any incident which has an impact on any of the four licensing objectives, or instances when authorised officers from Reading Borough or Thames Valley Police have attended the premises. It must be completed within 24 hours of the incident and will record the following:

- a) all crimes relating to the premises
- b) all ejections of persons
- c) any incidents of disorder
- d) any faults in the CCTV system
- e) any visit by a relevant authority or emergency service.

The log shall be made available for inspection to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

9. A monthly review of the incident register shall also be carried out by the DPS or their nominated representative.

Public Nuisance

10. The Premises Licence Holder shall implement a policy to actively disperse customers from the premises and the immediate vicinity. The policy must be in written format and made available for inspection to authorised officers of the licensing authority and Police. All members of management and security shall be trained in this policy.

11. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.

Other Initiatives

12. The premises licence holder shall not sell super strength beer, lager or cider with an alcohol content of 6.5% ABV (alcohol by volume) or greater. This restriction shall not apply in respect of the specialist branded, premium priced, products - for example craft ales, local or micro brewery specialist products, boxed gifts or national celebratory/commemorative beer, lager or cider with an alcohol content of 6.5% ABV or greater.

13. Spirits (with the exception of spirit mixers and pre-mixed spirit drinks) shall be located behind the counter unless otherwise agreed in writing with Thames Valley Police.

14. The licence holder shall actively participate in initiatives set up by the Police, licensing authority or local initiatives such as Community Alcohol Partnerships and including initiatives to tackle drunken behaviour and street drinking.

15. An adequate number of waste receptacles for use by patrons shall be provided outside of the premises and it shall be the responsibility of the licensee to empty and dispose of the collected refuse at a frequency to be agreed with the licensing authority.

16. The immediate vicinity outside of the premises and in any external areas associated with the premises shall be kept clear of litter.

Prevention of Crime & Disorder

17. The requirement for door supervisors to be employed on any day shall be risk assessed. A written risk assessment shall be carried out by the DPS or nominated representative and produced upon request to authorised officers of Reading Borough Council and Thames Valley Police upon request. The risk assessment must take cognisance of local events such as Fresher's Week, Major Sporting Events, Bank Holiday weekends, Christmas and New Years Eve as non-exhaustive examples.

If the applicant is agreeable to the above proposed conditions being attached to any premises licence that may be granted in respect of the above premises, then, based on current information, Thames Valley Police & Reading Borough Council shall not make a representation against the application.

Please respond by: 16/08/2023



Robert Smalley
Licensing Enforcement Officer

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Groves, Mark

From: Richards, Sian
Sent: 25 August 2023 12:54
To: Smalley, Robert; Narancic, Peter; Masson, Clyde
Subject: REP - Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading
Attachments: 170509 - Kenavon Drive - decision notice.pdf

Sorry all,

I know now is not the time. But just want to make you aware of planning email below re Tesco grant app. I think it's a rep. Consult ends 30/08/2023.

Should you need anything further please do not hesitate to contact me.

Kind regards

Sian Richards
Business Support Officer
Licensing | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council
Civic Offices | Bridge Street | Reading | RG1 2LU

Hybrid working

In accordance with the Council's recent revisions to working arrangements, many of our staff continue to work mainly from home. Letters sent to the office may not reach us straight away, and it will take us longer to reply by post. We ask that whenever possible you communicate with us by email please and telephone on very rare occasions. For operational reasons e-mails may be sent outside office hours, however there is no expectation that they are responded to at those times.

Reading Borough Council collects personal information when you contact us to help provide a service to you. We will not share your information with third parties for marketing purposes unless required to do so by law. For more information on how we protect and use your information please see our privacy notice at www.reading.gov.uk/dataprotection

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From: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Sent: 14 August 2023 18:16
To: Richards, Sian <Sian.Richards@reading.gov.uk>
Cc: Eatough, Richard <Richard.Eatough@reading.gov.uk>
Subject: RE: Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

Hi Sian,

From a planning perspective, please note that as part of the original permission the permitted hours of use of this unit would be:

0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;

This is as per condition 61 of permission 170509, with the proposed use being what was at the time a Class A1 use (subsequently this is a Class E(a) use following the 2020 changes to the Use Classes Order).

The condition in full is extracted below and the decision notice as a whole is attached for your convenience:

Principles of Policy 61 of the Reading Borough LDF Core Strategy 2008 (Altered 2015)

61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

**Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class A2: 0800-2200 daily;
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday 0800-2200 Sundays and Bank/Statutory Holidays;
Class B1a&b: 0800-2000 daily.**

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

As such, there is a conflict between the hours permitted through the planning permission and sections I, J and L of the Licensing application. More specifically, with direct reference to element 'L' (hours) the proposals are seeking to open one hour later Monday to Saturday (0000, rather than 2300) and two hours earlier (0600, rather than 0800) and later (0000, rather than 2200) on Sundays than is permitted via planning condition 61.

I would seek for the proposed hours at sections I, J and K to be amended to align with the planning condition hours, to protect existing and future local residents from unreasonable disturbance arising from the proposed hours of use and prevent a conflict between the planning and licensing arrangements.

Please feel free to contact me should you wish to discuss this further.

Yours sincerely,

Jonathan Markwell
Principal Planning Officer
Planning Section | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council
Civic Offices,
Bridge Street,
Reading,
RG1 2LU

07971 015 688

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The information in this e-mail (and its attachments) may contain data which constitutes 'personal data' or 'sensitive personal data' and it is provided to you on the understanding that you are (a) entitled to receive such data (b) that you will store and safeguard this data and (c) that you will take all reasonable care not to distribute this data to other parties not entitled to receive it – either deliberately or inadvertently. Furthermore, the information is provided on the understanding that it will only be used for the purposes that it was disclosed to (or requested by) you and you will safely & securely destroy / delete this data once it has been used for that purpose/s or otherwise store it in accordance with the guidance set down by the Council from time to time. Failure to adhere to these requirements may lead to a breach of the Data Protection Act, data storage requirements set down by the Council and could result in significant fines and / or adverse publicity.

In addition, please note that the advice contained within this email (and attachments – if applicable) is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council.

From: Planning Administration <Planning.Administration@reading.gov.uk>

Sent: 03 August 2023 12:12

To: Eatough, Richard <Richard.Eatough@reading.gov.uk>

Subject: FW: Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

From: Richards, Sian <Sian.Richards@reading.gov.uk>

Sent: 03 August 2023 12:11

To: Brunsden, Tessa <Tessa.Brunsdn@reading.gov.uk>; LADO Team <LADO@brighterfuturesforchildren.org>;

Consumer Protection <Consumer.Protection@reading.gov.uk>; declan.smyth

<declan.smyth@thamesvalley.pnn.police.uk>; Environmental Protection

<Environment.ProtectionTeam@reading.gov.uk>; Fire Safety <westhubfiresafety@rbfrs.co.uk>; Immigration

(alcohol@homeoffice.gov.uk) <alcohol@homeoffice.gov.uk>; Moon, Rebecca <Rebecca.Moon@reading.gov.uk>;

Planning Administration <Planning.Administration@reading.gov.uk>; Savill, Ian <ian.savill@reading.gov.uk>; TVP

(Licensing@thamesvalley.police.uk) <Licensing@thamesvalley.police.uk>; Wellbeing Service

<Wellbeing.Service@reading.gov.uk>

Subject: Consultation - grant premises licence Tesco - Huntley Wharf, Kenavon Drive Reading

Good afternoon,

Please find attached an application for the grant of a premises licence.

Consultation ends 30/08/2023.

Should you need anything further please do not hesitate to contact me.

Kind regards

Sian Richards

Business Support Officer

Licensing | Directorate for Economic Growth and Neighbourhood Services

Reading Borough Council

Civic Offices | Bridge Street | Reading | RG1 2LU

Hybrid working

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whenever possible you communicate with us by email please and telephone on very rare occasions. For operational reasons e-mails may be sent outside office hours, however there is no expectation that they are responded to at those times.

Reading Borough Council collects personal information when you contact us to help provide a service to you. We will not share your information with third parties for marketing purposes unless required to do so by law. For more information on how we protect and use your information please see our privacy notice at www.reading.gov.uk/dataprotection

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**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: PRP Planning
10 Lindsey Street
London
EC1A 9HP

Application No: 170509
Application type: Full Planning Approval

Applicant: London and Quadrant

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: Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)

At: Kenavon Drive 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: 10th October 2018

Head of Planning, Development
& Regulatory Services LEB

Application At: Kenavon Drive Reading

Application No: 170509

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

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

Existing Site Plan Location AA5990-2000 Rev A, as received 29/03/17
Existing Site Plan AA5990-2001 Rev A, as received 29/03/17
Existing plan with areas Homebase AA5990-2070, as received 28/04/17
Existing plan with areas Toys R Us AA5990-2071, as received 28/04/17
Existing Site Context Elevation North Kenavon Drive AA5990-2030, as received 28/04/17
Existing Site Context Elevation South River Side AA5990-2031, as received 28/04/17
Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032, as received 28/04/17
Existing Site Context Car Park Elevations AA5990-2033, as received 28/04/17
Existing Sections AA5990-2072, as received 28/04/17
Comparative Cross Sections Sheet 1 of 2 AA6086-2100, as received 28/04/17
Comparative Cross Sections Sheet 2 of 2 AA6086-2101, as received 28/04/17
Site Plan Proposed Ground Level AA5990-2005 Rev B, as received 20/11/17
Site Plan Proposed First Floor AA5990-2006 Rev B, as received 20/11/17
Site Plan Proposed Roof Plan AA5990-2007 Rev B, as received 20/11/17
Site Plan Ground Floor GA AA5990-2010 Rev C, as received 15/12/17
Site Plan Level 1 AA5990-2011 Rev B, as received 15/12/17
Site Plan Level 2 AA5990-2012 Rev B, as received 15/12/17
Site Plan Level 3 AA5990-2013 Rev B, as received 15/12/17
Site Plan Level 4 AA5990-2014 Rev B, as received 15/12/17
Site Plan Level 5 AA5990-2015 Rev B, as received 15/12/17
Site Plan Level 6 AA5990-2016 Rev B, as received 15/12/17
Site Plan Level 7 AA5990-2017 Rev B, as received 15/12/17
Site Plan Level 8 AA5990-2018 Rev A, as received 29/03/17
Site Plan Level 9 AA5990-2019 Rev A, as received 29/03/17

Date: 10th October 2018



Head of Planning, Development
& Regulatory Services LEB



Site Plan Level 10 AA5990-2020 Rev A, as received 29/03/17
Site Plan Level 11 AA5990-2021 Rev A, as received 29/03/17
Site Sections North / South AA5990-2060 Rev A, as received 29/03/17
Site Sections East / West AA5990-2061 Rev A, as received 29/03/17
Site Context Elevation South AA5990-2062 Rev B, as received 20/11/17
Site Context Elevation North AA5990-2063 Rev A, as received 29/03/17
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev C, as received 20/11/17
Site Context Elevation Palmer Street AA5990-2065 Rev A, as received 29/03/17
Site Context Elevation Huntley Street AA5990-2066 Rev B, as received 28/04/17
Site Context East and West Internal Elevations AA5990-2067, as received 28/04/17
Site Context Internal Elevation AA5990-2068, as received 28/04/17
West Block Ground Floor AA5990-2100, as received 29/03/17
West Block First Floor AA5990-2101, as received 29/03/17
West Block Second Floor AA5990-2102, as received 29/03/17
West Block Third Floor AA5990-2103, as received 29/03/17
West Block Fourth Floor AA5990-2104, as received 29/03/17
West Block Fifth Floor AA5990-2105 Rev B, as received 28/04/17
West Block Sixth Floor AA5990-2106 Rev B, as received 28/04/17
West Block Seventh Floor AA5990-2107, as received 29/03/17
West Block Eighth Floor AA5990-2108, as received 29/03/17
West Block Ninth Floor AA5990-2109, as received 29/03/17
West Block Tenth Floor AA5990-2110, as received 29/03/17
West Block Roof Plan AA5990-2111, as received 29/03/17
Middle Block Ground Floor AA5990-2140, as received 29/03/17
Middle Block First Floor AA5990-2141 Rev B, as received 28/04/17
Middle Block Second Floor AA5990-2142, as received 29/03/17
Middle Block Third Floor AA5990-2143, as received 29/03/17
Middle Block Fourth Floor AA5990-2144 Rev B, as received 28/04/17
Middle Block Fifth Floor AA5990-2145, as received 29/03/17
Middle Block Sixth Floor AA5990-2146, as received 29/03/17
Middle Block Seventh Floor AA5990-2147 Rev B, as received 28/04/17
Middle Block Eighth Floor AA5990-2148, as received 29/03/17
Middle Block Ninth Floor AA5990-2149, as received 29/03/17
Middle Block Tenth Floor AA5990-2150, as received 29/03/17
Middle Block Roof AA5990-2151, as received 29/03/17
East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17
East Block Second and Third AA5990-2181, as received 29/03/17
East Block Fourth and Fifth AA5990-2182, as received 29/03/17
East Block Six and Seventh AA5990-2183, as received 28/04/17
East Block Eighth and Ninth Floor AA5990-2184, as received 29/03/17
East Block Tenth and Eleventh Floor AA5990-2185, as received 29/03/17
West Block North Elevation AA5990-2200, as received 29/03/17

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West Block South Elevation 1 AA5990-2201, as received 29/03/17
West Block South Elevation 2 AA5990-2202, as received 29/03/17
West Block East Elevation 1 AA5990-2203, as received 29/03/17
West Block East Wing Ends AA5990-2204, as received 29/03/17
West Block North West Elevation AA5990-2205, as received 29/03/17
West Block South West Elevation AA5990-2206, as received 29/03/17
West Block West & South Wing Ends AA5990-2207, as received 29/03/17
West Block Courtyard West Elevation AA5990-2208, as received 29/03/17
West block Courtyard East Elevation AA5990-2209, as received 29/03/17
West Block Courtyard North Elevation AA5990-2210, as received 29/03/17
West Block East Elevation 2 AA5990-2211, as received 29/03/17
West Block Courtyard West Elevation 2 AA5990-2212, as received 29/03/17
West Block - Terraces between top floor flats elevations AA5990-2213, as received 28/04/17
Middle Block North Elevation AA5990-2220, as received 29/03/17
Middle Block North East Elevation AA5990-2221, as received 29/03/17
Middle Block South & North Elevations AA5990-2222 Rev B, as received 28/04/17
Middle Block East Elevation AA5990-2223, as received 29/03/17
Middle Block East Wing Ends AA5990-2224, as received 29/03/17
Middle Block West Elevation AA5990-2225, as received 29/03/17
Middle Block West Wing Ends AA5990-2226, as received 29/03/17
Middle Block Courtyard South Elevation AA5990-2227 Rev B, as received 28/04/17
Middle Block Courtyard East Elevation AA5990-2228, as received 29/03/17
Middle Block Courtyard West Elevation AA5990-2229, as received 29/03/17
Arrival Space Block North Elevation AA5990-2230 Rev B, as received 28/04/17
Arrival Space Block South Elevation AA5990-2231 Rev B, as received 28/04/17
Arrival Space Block East Elevation AA5990-2232 Rev B, as received 28/04/17
Arrival Space Block West Elevation AA5990-2233 Rev B, as received 28/04/17
Middle Block Courtyard Ends AA5990-2234, as received 28/04/17
East Block North Elevation AA5990-2240, as received 29/03/17
East Block South Elevation AA5990-2241, as received 29/03/17
East Block East Elevation 1 AA5990-2242, as received 29/03/17
East Block East Elevation 2 AA5990-2243, as received 29/03/17
East Block West Elevation 1 AA5990-2244, as received 29/03/17
East Block West Elevation 2 AA5990-2245, as received 29/03/17
East Block Courtyard North Elevation 1 AA5990-2246, as received 29/03/17
East Block Courtyard North Elevation 2 AA5990-2247, as received 29/03/17
East Block Courtyard South Elevation 1 AA5990-2248, as received 29/03/17
East Block Courtyard East Elevation 1 AA5990-2249, as received 29/03/17
East Block Courtyard East Elevation 2 AA5990-2250, as received 29/03/17
East Block Courtyard West Elevation 1 AA5990-2251, as received 29/03/17
East Block Courtyard West Elevation 2 AA5990-2252, as received 29/03/17
East Block Courtyard South Elevation 2 AA5990-2253, as received 29/03/17

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East Block Courtyard Ends AA5990-2254, as received 28/04/17
East Block - Terraces between top floor flats AA5990-2255, as received 28/04/17
West Block Sections AA5990-2300, as received 29/03/17
Middle Block Sections AA5990-2320, as received 29/03/17
Middle Block Sections AA5990-2321, as received 29/03/17
East Block Sections AA5990-2340, as received 29/03/17
Bay Study 1 - Block E1 AA5990-2500, as received 29/03/17
Bay Study 2 - Block E1 AA5990-2501, as received 29/03/17
Bay Study 3 - Block E3 AA5990-2502, as received 29/03/17
Bay Study 8 - Block E4 Houses AA5990-2503, as received 29/03/17
Bay Study 4 - Block M1 AA5990-2520, as received 29/03/17
Bay Study 7 - Block M2 AA5990-2521, as received 29/03/17
Bay Study 9 - Block M2 AA5990-2522, as received 29/03/17
Bay Study 10 - Block M2 AA5990-2523, as received 29/03/17
Bay Study 5 - Block W1 AA5990-2540 Rev B, as received 20/11/17
Bay Study 6 - Block W1 AA5990-2541, as received 29/03/17
West Block 7th floor Terrace AA5990-2550 Rev B, as received 20/11/17
Area Proof West Block AA5990-2600, as received 28/04/17
Area Proof West Block AA5990-2601, as received 28/04/17
Area Proof Middle Block AA5990-2630, as received 28/04/17
Area Proof Middle Block AA5990-2631, as received 28/04/17
Area Proof GEA East Block AA5990-2660, as received 28/04/17
Area Proof GEA East Block AA5990-2661, as received 28/04/17
GIA Schedule and Area Proof AA5990-2975, as received 15/12/17
GIA Schedule and Area Proof AA5990-2980, as received 15/12/17
GIA Schedule and Area Proof AA5990-2990, as received 15/12/17
Tree Removal and Retention Plan AL6086-2102 Rev B, as received 27/07/17
Tree Strategy AL6086-2002 Rev B, as received 27/07/17
Planting Strategy AL6086-2003 Rev A, as received 29/03/17
Levels Strategy Ground Floor (1 of 4) AL6086-2004 Rev A, as received 29/03/17
Levels Strategy Ground Floor (2 of 4) AL6086-2005 Rev A, as received 29/03/17
Levels Strategy Ground Floor (3 of 4) AL6086-2006 Rev A, as received 29/03/17
Levels Strategy Ground Floor (4 of 4) AL6086-2007 Rev A, as received 29/03/17
Sitewide Plan External Lighting and lux levels MLM-W1-GF-DR-E-2100 Rev P02, as received 28/04/17
Street Frontages Kenavon Drive Edge AL6086-2102, as received 28/04/17
Street Frontages Palmers Street & Jopling Mews AL6086-2103, as received 28/04/17
Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages), as received 29/09/17
Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/17
Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2010 Rev B, as received 05/12/17
General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B, as received 20/11/17

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General arrangement plan Sheet 2 of 4 AL6086-2104 Rev B, as received 20/11/17
General arrangement plan Sheet 3 of 4 AL6086-2105 Rev C, as received 05/12/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. The development shall be carried out in accordance with the approved phasing details specified on drawing: Indicative Phasing Plan AA5990- 2010 Rev A, as received 03/10/2017.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

4. No development (barring demolition) within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

5. No development associated with the construction of Block M2 shall commence until details (exact form, font, wordage, materials and maintenance strategy) of the super graphic specified on drawings Arrival Space Block North Elevation AA5990-2230 Rev B as received 28/04/17 and Arrival Space Block West Elevation AA5990-2233 Rev B as received 28/04/17, are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any residential unit within Block M2 and maintained as such thereafter.

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Reason: In the interests of providing suitable public art in the development, safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan 2009.

6. No development (including demolition, other than demolition above ground level) shall take place within the site until the applicant, or their agents or their successors in title, have secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

7. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

8. No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:



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- A) 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
- B) location on site for storage of plant and materials used in demolishing and constructing the development
- C) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- D) any footpath closures or road closures needed during demolition and/or construction
- E) wheel washing facilities on site
- F) a scheme for recycling waste resulting from the demolition and/or construction works
- G) construction and environmental management plan for biodiversity

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, biodiversity and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

9. The dwelling(s)/building(s) hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

10. No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

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Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

11. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

12. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for visitors / commercial unit bicycle parking can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

13. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby / future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

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14. No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. No development on land which is a public right of way within the application site shall commence until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990 and details of signage advising cyclists travelling through the site against using the ramp to the lower level are specified, in accordance with details to be submitted to and approved by the Local Planning Authority. The approved signage details shall be provided prior to the first use of the lower level public right of way and maintained as such thereafter.



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Reason: To protect the public right of way and pedestrian/cyclist safety, in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the roads/private drive serving the dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

19. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how service vehicle deliveries / refuse vehicles to the site will be managed (associated with residential units within the relevant phase of development) shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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20. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: in the interests of pedestrian and highway safety, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

21. Any gates provided to serve vehicular parking areas shall not open over the highway and shall be automated to reduce vehicles queuing on the adjoining highway(s).

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

22. No dwelling/building hereby permitted within phase 2 of the development (as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the proposed gates to serve the vehicular parking areas are provided, in accordance with a layout to be submitted to and approved by the Local Planning Authority. There will be shown to be no conflict with the refuse collection area associated with the same block. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

23. The glazing and ventilation shall be installed in accordance with the specifications recommended within the following documents hereby approved: Stage 3 Acoustic Assessment Report by MLM Consulting Engineers Ref MS/101307/MS/R2 Rev 04, dated and received 28/04/17; Ventilation and Extract Statement by MLM Consulting Engineers Ref GRH/714698/CKN Rev 01 dated 27/04/17, as received 28/04/17.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered



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2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

24. The noise and dust mitigation measures, as specified within the Code of Construction Practice Part A: General Requirements by Temple Group Ltd Version 2.0 dated 13/03/17, as received 29/03/17, shall be adhered to during the demolition and construction stages of the development.

Reason: in the interests of air quality and protecting the amenity of local land uses or neighbouring residents, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Sites and Detailed Polices Document 2012 (Altered 2015).

25. No development (including demolition) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- a) human health,
- b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- c) adjoining land,
- d) groundwaters and surface waters,
- e) ecological systems,
- f) archaeological sites and ancient monuments.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

26. No development (including demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial

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options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

27. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

28. In the event that contamination not previously identified is found at any time when carrying out the approved development, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and 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 CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

29. No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first

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occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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 due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

30. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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 due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

31. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

32. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

33. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment

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shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

34. Prior to the first occupation of any Class D2 gym use, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of any gym use within the relevant unit, and retained/maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises, residential occupiers and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

35. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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36. No development (including demolition) shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. This Arboricultural Method Statement shall include details of the phased removal of the riverside Plane trees. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

37. The development hereby approved shall not be carried out other than in accordance with the subsequently approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

38. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and
- (d) Tree pit specifications.

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Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

39. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the first residential units within the relevant phase of development hereby permitted (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

40. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

41. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas (covering a minimum time period of 10 years) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RC5 and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Polices Document 2012 (Altered 2015).

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42. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of biodiversity enhancements (including in total across the development a minimum of 6 wall boxes for bats and 70 bird nesting sites as shown on Fig 9.3 of the ES, and the bug hotels detailed in 9.6.24 of the ES) has been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved biodiversity enhancements (within the relevant phase of development) have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RC5 and RC14 of the Reading Central Area Action Plan (2009).

43. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of a lighting scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The scheme shall also include details on the impact on the nearby railway) have been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved lighting scheme (within the relevant phase of development) has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

44. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

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Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Polices Document 2012 (Altered 2015).

45. The development will be carried out in accordance with the measures hereby approved within the Flood Risk Assessment by Peter Brett Associates LLP Ref 37454/4001/R001 - Rev 2, dated 27/03/17, as received 29/03/17.

Reason: To ensure that the development reduces the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

46. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until the relevant part of the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details within Surface Water Drainage Strategy by Peter Brett Associates LLP Rev 3 Ref R001 - Rev 3, dated 27/03/17, as received 29/03/17. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

47. Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The buildings proposed are likely to require deep foundations and piling through contaminated soils will have the potential to mobilise pollutants into the Secondary Aquifer, Principal Aquifer and the River Kennet. The geology under this site is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer) and the River Kennet flows along the entire southern boundary of the site. The Environment Agency has advised of the need to protect the aquifers and the River Kennet from any historic contamination that could potentially be mobilized during development of this site. The Environment Agency considers the new development will include buildings where a deep piling solution bedded into the Chalk will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).



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48. No infiltration of surface water drainage into the ground at Kenavon Drive, Reading RG1 3DH is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The underlying geology is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer). In order to protect these aquifers from mobilisation of contamination due to the use of soakaways, the Environment Agency has advised of the need to know the contaminative status of this parcel of land. The results of the additional site investigation (including within the footprints of the existing warehouses) will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

49. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

50. The development will be carried out in accordance with the energy measures hereby approved in the Energy Statement by MLM Consulting Engineers Ref GH/714777/CKN Rev 06 dated 21/03/17, as received 29/03/17.

Reason: To ensure that the development contributes adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

51. (i) Prior to the commencement of the relevant part of the development, final design stage BREEAM assessments (a) Retail - Shop; b) Education - Pre-School; c) Retail - Café) shall be submitted to and approved, in writing, by the Local Planning

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Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points is to be achieved.

(ii) Prior to the first occupation of the of the relevant unit(s), a final BREEAM certificate (a) Retail - Shop; b) Education - Pre-School; c) Retail - Café) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

52. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (within the relevant phase of development) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

53. Prior to the first occupation of any residential unit hereby approved within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017), details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved (within the relevant phase of development) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the

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wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

54. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RC5 of the Reading Central Area Action Plan (2009).

55. The roof area of the buildings hereby permitted shall not be used as balconies, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where specified on the plans hereby approved.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

56. Notwithstanding the provisions of Parts 1 and 2, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (erection or construction of a porch outside any external door) of Part 1 and Class A (gates, fences and walls etc), Class B (means of access to a highway), Class C (exterior painting) of Part 2 shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site, the consistent design approach to the masterplan of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the single dwelling house(s) and the area in general and should therefore be controlled, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC5 of the Reading Central Area Action Plan

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(2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

57. Prior to the first occupation of commercial unit 3 in Block W4 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17), unit 4 in Block M1 (as shown on Middle Block Ground Floor AA5990-2140, as received 29/03/17) or unit 5 within Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) hereby permitted, details of a moorings strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the moorings strategy shall be implemented prior to the first occupation of unit 3, 4 or 5 and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

58. Prior to the first occupation of any Class A5 use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the Class A5 use and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

59. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, unit 1 in Block W3 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17) and unit 5 in Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) shall only be used for the following uses within Class D1/D2 use class: Community Room; Museum / Library; Art Gallery / Exhibition Hall; Health Club / Gym; Cinema / Conference; and Bowling Alley uses; 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: Other alternative uses of these units which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and/or excessive on-

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street parking and in accordance with Policies CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

60. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor non-residential units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class A2: 0800-2200 daily;
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class B1a&b: 0800-2000 daily.

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

62. The 10 wheelchair adaptable units hereby approved within Block M3, as detailed within Response to Local Authority Enquiries by PRP, dated July 2017, as received 27/07/17 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy CS3 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

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INFORMATIVES

1. 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.
2. 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.
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. 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.

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.
5. The occupiers of the residential units will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
6. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
7. A section 106 Agreement has been completed for this development (Ref 4342). A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
8. You are advised that if implemented, the alternative use permission hereby granted (for the 5 commercial units - 1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2,

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1x flexible Class A1-A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses, as per the locations specified on the approved plans) gives flexibility of use for 10 years from the date of this permission. After 10 years the lawful use would revert to whichever of the uses is taking place at the time.

9. You are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

10. 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 (and others prior to any development, barring demolition). 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

11. 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 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.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

12. You are advised to bear in mind the following guidance supplied by Network Rail:

Access to railway

All roads, paths or ways providing access to any part of the railway undertaker's land both temporary and permanent, shall be kept open at all times (24/7, 365 - around the clock) during and after the development. The proposal must not encroach onto any Network Rail access road, paths or ways of access to any part of Network Rail land. This also includes emergency vehicles ability to access and exit Network Rail land. The applicant is reminded that Network Rail has a specific right of way and as such any developer is requested to contact the Network Rail Operational Property Services Team to discuss the impact of the proposal upon our access.

Drainage



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Soakaways, as a means of storm/surface water disposal must not be constructed near/within 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Once water enters a pipe it becomes a controlled source and as such no water should be discharged in the direction of the railway. Full details of the drainage plans are to be submitted for approval to the Network Rail Asset Protection Engineer. No works are to commence on site on any drainage plans without the approval of the Network Rail Asset Protection Engineer.

Tower cranes

With a development of a certain height that may/will require use of a tower crane, the developer must bear in mind the following. Tower crane usage adjacent to railway infrastructure is subject to stipulations on size, capacity etc. which needs to be agreed by the Network Rail Asset Protection Engineer prior to implementation. Tower cranes have the potential to topple over onto the railway; the arms of the cranes could over-sail onto Network Rail air-space and potentially impact any over-head lines, or drop materials accidentally onto the operational railway.

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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.co.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

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

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.

By virtue of paragraph(s) 1, 2, 3, 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

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