

## TOWN AND COUNTRY PLANNING ACT 1990

Kings Meadow Homes Ltd  
Ian Green  
7 Ringstead Road  
Sutton  
Surrey  
SM1 4SE

**Applicant:**  
Kings Meadow Homes Ltd

### PART I - DETAILS OF APPLICATION

**Date of Application**

24th June 2024

**Application No.**

**24/01322/COND**

### THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Application for Approval of Details Reserved by Conditions 3 (Schedule of materials), 4 (SUDS), 5 (Biodiversity measures), 6 (External Lighting), 9 (Electric Charging Point), 10 (Construction method statement), 12 (Footway/cycleway provision) and 13 (Visibility splays) of planning permission 23/02038/FUL - Erection of 4no. 3 bed dwelling houses.

9 Windmill Road, Mortimer Common, Reading, RG7 3RN

### PART II - DECISION

**In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the details submitted in relation to the condition(s) specified in Part I of this notice.**

1. The details submitted in relation to Condition 3 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

Materials Information received on 24 June 2024

2. The details submitted in relation to Condition 4 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document/drawings:

Flood Risk Assessment and Drainage Strategy Report reference 200.23053-ACE-ZZ-XX-RP-C-0001-P03 dated October 2024 received on 29 October 2024  
200.23053-ACE-00-ZZ-DR-C-1031-T2 Private Drainage Details 24 June 2024  
200.23053-ACE-00-ZZ-DR-1010 (Temporary Drainage Layout) received on 1 October 2024

200.23053-ACE-00-ZZ-DR-1000 (Drainage Layout) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0001-P3 (Drainage Calculations 100 Year Storm) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0002-P3 (Drainage Calculations 30 Year Storm) received on 1 October 2024  
WM-MOT-XX-XX0-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024  
200.23053-ACE-00-ZZ-CA-C-0003-P3 (Drainage Calculations 2 Year Storm) received on 1 October 2024

3. The details submitted in relation to Condition 5 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

Condition 05: Biodiversity Enhancements received on 24 June 2024

4. The details submitted in relation to Condition 6 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

Drawing no. WD\_P\_860 P01 (Proposed External Lighting Locations) received on 24 June 2024  
Brochure Xcite LED Lighting received on 24 June 2024

5. The details submitted in relation to Condition 9 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

Condition 09: EV Charger Locations received on 24 June 2024  
Data Sheet by ROLECEV received on 24 June 2024

6. The details submitted in relation to Condition 10 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

Construction Phase Health and Safety Plan by Kings Meadow Homes Revision C issued on 5 September 2024 received on 6 September 2024

7. The details submitted in relation to Condition 12 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved document:

WM-MOT-XX-XX-DR-C-0200 B (Site Clearance) received on 1 October 2024

WM-MOT-XX-XX-DR-C-0300 B (Setting Out) received on 1 October 2024  
WM-MOT-XX-XX-DR-C-0700 B (Construction Areas) received on 1 October 2024  
WM-MOT-XX-XX-DR-C-0311 B (Proposed Levels, Contours and Drainage) received on 1 October 2024

8. The details submitted in relation to Condition 13 are hereby approved by the Local Planning Authority. To fully comply with this condition, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved drawing:

WM-MOT-XX-XX-DR-C-0100 C General Arrangement and Visibility Splay received on 1 October 2024

Decision Date :- 5th November 2024

**Bob Dray**  
**Development Manager**

## TOWN AND COUNTRY PLANNING ACT 1990

### Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

#### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority 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 you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planninginspectorate.gov.uk](http://www.planninginspectorate.gov.uk).
- 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.

#### 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.