

TOWN AND COUNTRY PLANNING ACT 1990

Gale and Snowden Architects
Mr Lawrence Millyard
Exeter Bank Chambers
67 High St
Exeter
EX4 3DT

Applicant:
West Berkshire Council

PART I - DETAILS OF APPLICATION

Date of Application

3rd December 2024

Application No.

24/02607/COND

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Approval of details reserved by Conditions (17) Lighting and (21) Biodiversity of approved application 23/01552/REG3: It is proposed to replace the existing permanent 18 pitch Gypsy caravan site with a new 17 permanent pitch Gypsy caravan site. Each pitch is to consist of a hard standing area large enough for two twin axle caravans, car parking for two vehicles and a 30 sq m amenity building consisting of a kitchen/dayroom, bathroom, separate WC and utility area. In addition to the amenity buildings a recycle storage facility, children play area are to be located within the site.

Four Houses Corner Caravan Site, Reading Road, Ufton Nervet, Reading

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 17 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 condition as set out in the decision notice, and in accordance with the following approved details: Service routes plan-7834-/ME/0001/Rev F, Substation plan -7834/ME/0002/Rev E, Lighting Plan-7834/E/1010/B .
2. The details submitted in relation to Condition 21 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 condition as set out in the decision notice, and in accordance with the following approved details: Ecology Report for 4HC -ECO3178g.

Decision Date :- 29th January 2025

Bob Dray
Development Manager

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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.
- 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.