



**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992**

APPLICATION MADE UNDER REGULATION 3/4

To: c/o Hunter And Partners
Sussex Business Village
Lake Lane
Barnham
West Sussex

Application No: 06/00253/REG3/RE

Applicant: RBC Directorate Of Education And Childrens Services

READING BOROUGH COUNCIL as local planning authority PASS a resolution in accordance with Regulation 3 Planning Approval of the above regulations to the effect that the following development may be carried out in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Redevelopment of school playing field to erect a mixed used educational centre to include special needs school, community uses and ancillary educational staff offices and conference facilities for the Reading Education Centre, incorporating new access road, parking and highway works with associated landscaping and re-provision of public open space

At: Meadway Comprehensive School The Meadway Tilehurst Reading Berkshire

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: 13/1/2006

David Gwerty

Head of Planning and Transport *DB*

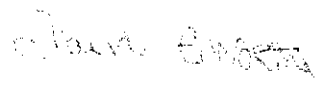
Application At: Meadway Comprehensive School The Meadway Tilehurst Reading Berkshire

Application No: 06/00253/REG3

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development to which this permission relates shall be carried out in accordance with the approved plans and details before the building(s) are occupied. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place and in accordance with CUD14 in the Reading Borough Local Plan (1998).
3. This permission relates only to the application drawings, received by the Local Planning Authority on the date indicated in each case:
Y9223/PL 16 Landscape Masterplan 8 May 2006
PL03 Rev. E Proposed Site Plan 2 March 2006
PL04 Rev. D Proposed Ground Floor Plan 2 March 2006
PL05 Rev. D Proposed First Floor Plan 2 March 2006
PL06 Rev. D Proposed Second Floor Plan 2 March 2006
PL07 Rev. D Proposed Roof Plan 2 March 2006
PL08 Rev. D Proposed Elevations 2 March 2006
PL09 Rev. D Proposed Sections 2 March 2006
PL17 Fencing Layout 2 March 2006
PL18 Fencing Details 2 March 2006
Reason: to clarify which plans are approved and to comply with Policy CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).
4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and mortar colours and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area and to be in accordance with policies CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).
5. The building and associated land shall be used as a school, and for childrens' services with related offices and training facility, with community use of facilities only and for

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no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification). Reason: as a case has been made for permitting this particular use as an exception to Council policy; to enable the local planning authority to control the use of the building in relation to intensity of use and trip generation and to be in accordance with policies COM9 (Community Facilities) and TRN11B (Development and Traffic) of the Reading Borough Local Plan (1998).

6. Prior to the commencement of development, there shall have been submitted to and approved in writing by the Local Planning Authority, details to demonstrate an acceptable standard of access for disabled persons, with no external areas exceed 1:20 gradient. Once approved, the development shall be implemented in accordance with the approved details. Reason: in order to maintain a satisfactory standard of access for disabled people, in accordance with policies KEY1 Equality of Access to Development and CUD14 (Standards of Design in Development) of the Reading Borough Local Plan (1998).
7. The area shown as playing field on the approved plans (including pitches and games area) shall not to be used outside the hours of 8am-9pm. Reason: in order to control noise emanating from the school playing field, in the interests of the amenities of immediately adjoining neighbours, in accordance with Policy NE8 (Environmental Pollution) of the Reading Borough Local Plan (1998).
8. Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. Such details should relate to the external (hard-surface) areas of the development only and no floodlighting of the games area/pitches/playing field should be provided. Reason: to provide an acceptable level of external lighting to provide security, whilst maintaining surrounding residential amenity and wildlife protection, in accordance with policies CUD14 (Standards of Design in Development) and NE8 (Environmental Pollution) of the Reading Borough Local Plan (1998).
9. No development shall take place until full details of both hard and soft landscaping, in accordance with the Landscape Masterplan, have been submitted to and approved in writing by the local planning authority. The submitted details shall include:
 - (a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, including permeable highway construction details, structures and ancillary objects (refuse bins, lighting columns etc); and

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David Givorty

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- (b) proposed and existing functional services above and below ground (e.g drainage, 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 and biodiversity areas); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment in accordance with Policy CUD14 of the Reading Borough Local Plan (1998).

10. In this condition 'retained tree' means an existing tree which is to be retained in accordance with approved plans and particulars; and paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work)

b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

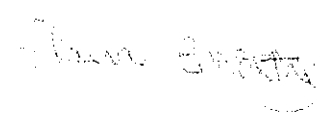
c) The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

d) A construction method statement for highways construction adjacent to retained trees including a "no dig" method of construction within the rooting area of the retained London Plane tree.

Reason: to ensure that proper protection is given to trees on the site and to comply with CUD14 of the Reading Borough Local Plan 1998.

11. No development to be commenced until a construction method statement and construction programme has been submitted to and approved by the local planning authority. The construction method statement and programme shall include details of:

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- a) construction access routes from The Meadway in accordance with approved plan, PL02;
- b) the closure of existing access from Usk Road;
- c) the treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary
- d) the provision of a replacement car park for Church End School;
- e) the times, routes and means of access into the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway);
- f) the construction vehicle compound, site compound (including any site huts) and access;
- g) details of the areas to be used for loading and unloading and storage of plant and materials;
- h) means for the suppression of noise from the construction site;
- i) Measures to be used for the suppression of dust and dirt throughout the course of construction with no materials produced as a result of the site development or clearance to be burnt on site. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress;
- j) construction hours to be between 8am - 6pm Monday to Friday; 8am - 1pm Saturdays and not at all on Sundays or Bank Holidays without the prior written approval of the local planning authority;
- k) emergency contact details for adjacent residents;
- l) a scheme for recycling waste resulting from the construction programme;
- m) details of phasing of the construction programme; and
- n) the methods of supervision to ensure that workers have knowledge of the method statement and to ensure compliance with the method statement. The approved Demolition & Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason: as the site lies adjacent to residential properties, a public sports centre and a school that will remain operational during construction it is considered necessary to be able to ensure that unacceptable disturbance is not caused to residents and other neighbours and to comply with the requirements of policy HSG4 (Non-Residential Uses in Residential Areas) and NE8 (Environmental Pollution) of the Reading Borough Local Plan 1998.

- 12. Before any development is commenced details of all boundary treatments, including the retention of trees and shrubs on the boundaries to residential properties, shall be submitted for approval by the local planning authority. Thereafter the approved boundary treatment shall be installed before the approved development is available for use. Reason: As these details have not yet been provided and in accordance with Policy CUD14 of the Reading Borough Local Plan 1998.
- 13. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological

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Head of Planning and Transport
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work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the district in accordance with Reading Borough Local Plan 1998 policies CUD12 - Development Impact on Archaeological Remains and CUD13 - Preservation of Archaeological Sites.

14. No development shall take place until a contaminated land Phase I report (Desk Top Study) shall be carried out by a competent person to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site. The Desk Top Study shall be submitted to, and approved in writing by, the local planning authority.

Following approval of the Desk Top Study, a Phase II report (Site investigation) shall be carried out by a competent person to fully and effectively characterise the nature and extent of any land and/or groundwater contamination and its implications. The method and extent of this site investigation shall be agreed with the local planning authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

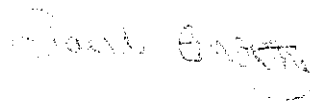
Reason: The proposed development is located on a potentially contaminated site, due to its historic land use. To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy KEY2A - Conservation of the Environment and Natural Resources and NE 8 - Environmental Pollution of the Reading Borough Local Plan 1998.

15. Following completion of the desk top study and site investigation required by the above condition, a remediation scheme to deal with any contaminants identified must be submitted to and approved in writing by the local planning authority. The scheme shall include an implementation timetable, monitoring proposals and a remediation verification methodology. The remedial scheme must be carried out before the development commences unless otherwise agreed in writing by the local planning authority.

Should any unforeseen contamination be encountered during the development, the local planning authority shall be informed immediately. Any further investigation/remedial/protective works shall be carried out to agreed timescales and approved by the local planning authority in writing.

A Site Completion Report shall be submitted to, and approved in writing by, the local planning authority. The report must detail the conclusions, actions taken and verification methodology at each stage of the works and shall include a sampling and analysis programme to confirm the adequacy of decontamination. An appropriately qualified person shall oversee the implementation of all remediation. The construction of buildings shall not commence until the investigator has provided a report, which shall include confirmation that all remediation measures have been carried out fully in

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accordance with the remediation scheme. The report shall also include results of the verification programme of post-remediation sampling and monitoring in order to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the local planning authority upon completion of the development. Reason: To enable to the local planning authority to ensure that appropriate measures are taken to avoid any threat which the proposed development might pose to health and safety and/or the environment in accordance with Policy KEY2A - Conservation of the Environment and Natural Resources and Policy NE8 - Environmental Pollution of the Reading Borough Local Plan 1998.

16. Details of the location and design of proposed air conditioning units to be provided for approval and thereafter only the approved units are to be installed. Reason: as such details have not yet been provided and in the interests of the design of the building and the amenity of neighbours in accordance with Policy CUD14 (Standards of Design in Development) and NE8 (Environmental Pollution) of the Reading Borough Local Plan 1998.
17. Details of the location and design of the proposed chimney/vent for the kitchen extractor are to be submitted for approval by the local planning authority and thereafter installed only as approved. Reason: As these details have not yet been provided and in the interests of the design of the building and the amenity of neighbours in accordance with Policy CUD14 (Standards of Design in Development) and NE8 (Environmental Pollution) of the Reading Borough Local Plan 1998.
18. Details of the location and design of fencing enclosing the play pitches are to be provided for approval and thereafter only the approved fencing shall be installed. Reason: as such details have not yet been provided and in the interests of the appearance of the site and the amenity of neighbours in accordance with Policy CUD14 of the Reading Borough Local Plan 1998.
19. Secure, covered and lockable bicycle storage spaces shall be provided and equipped with secure cycle stands in accordance with a layout and details to be submitted to and approved in writing by the local planning authority before occupation of the dwellings to which they relate. This area shall not thereafter be used for any purpose other than bicycle parking and storage. Reason: To encourage travel by sustainable alternatives to the motor car in accordance with Reading Borough Local Plan (1998) policies TRN4 - Cycle Routes and TRN5 - Cycle Parking.
20. No part of the building shall be occupied until space for vehicle parking and turning and deliveries has been provided in accordance with the approved drawing. This area shall not thereafter be used for any purpose other than parking and turning or deliveries. Reason: To ensure that the development is provided with adequate parking and turning facilities and to reduce the likelihood of roadside parking which could be a

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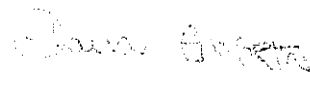
danger and inconvenience to other road users in accordance with Reading Borough Local Plan 1998 policies TRN12 - Car Parking and TRN13 - Off-Street Servicing.

21. The building shall not be occupied until a scheme of security measures for the car parking and external areas (including CCTV) has been submitted for approval and the approved scheme has been made operational. Thereafter the approved security scheme shall be maintained. Reason: To ensure that the development is provided with adequate security facilities in accordance with policy CUD14 (Standards of Design in Development) of the Reading Borough Local Plan 1998.
22. No sound reproduction or amplification equipment which conveys messages by voice or otherwise (including public address systems, tannoy or loudspeakers) that is audible outside the site boundary shall be installed or operated on the site without the prior written consent of the local planning authority. Reason: to protect the occupants of nearby residential property from noise disturbance and in accordance with policies HSG4 and NE 8 of the Reading Borough Local Plan 1998.
23. Full details of bin storage areas shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. Bin storage shall be carried out and retained in accordance with the agreed information and made available prior to the first occupation of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Reason: as not details have been submitted and in accordance with the requirements of policy CUD 14 of the Reading Borough Local Plan 1998.
24. The parking area to the south of the access road from the point marked "automated traffic barrier", as shown on the approved plans shall not be used for the parking of vehicles until such time as this barrier is brought into operation. An automatic barrier shall thereafter be retained in this position. Reason: in order to control the level of parking in the area to the south of the barrier and to discourage pick-up/set-down of pupils by car, to encourage alternative means of accessing this area than the private car, in accordance with policies TRN1 (A Balanced Transport Strategy) and TRN12 (Car Parking) of the Reading Borough Local Plan (1998) and the principles of National transport guidance in PPG13: Transport.

INFORMATIVES

1. The proposal has been found to be acceptable in planning terms and complies with adopted local plan policies: KEY1 (Equality of Access to Development), KEY3 (The Role of Development in Improving the Town), EMP2 (Control of Major Development Throughout the Borough), TRN1 (A Balanced Transport Strategy), TRN5 (Cycle Parking), TRN6 (Pedestrians), TRN11B (Development and Traffic), TRN12 (Car Parking), TRN16 (On-Street Parking), CUD7 (New Development in Conservation Areas), CUD14 (Standards of Design in Development), LEI1 (Loss of Open Space), LEI3 (The provision and Improvement of Leisure and Recreation Facilities), LEI4 (Neighbourhood Recreation Areas), COM4 (Surplus Educational Land and Property), COM5 (The Dual Use

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of Schools and Other Community Buildings), COM9 (Community Facilities), NE5 (Trees, Hedges and Woodlands).

In terms of the Berkshire Structure Plan 2001-2016, the principal policies relevant are: DP2 (Major Development other than Employment, Housing, Retail or Leisure), DP5 (Quality of Urban and Suburban Areas), EN8 (Renewable Energy and Energy Conservation), H3 (Location of Housing Development), T4 (Travel Impacts), T5 (Car Parking).

Additionally, National guidance in PPS1 (Planning for Sustainable Development); PPG/S3 (Housing); PPS6 (Planning and Town Centres); PPG13 (Transport) and PPG17 (Planning for Open Space, Sport and Recreation) are relevant.

2. A section 106 Agreement relates to this site, which includes a requirement for the dual use of the facilities on the site by the general community to comply with the requirements of policy COM5, No commencement of education centre beyond substructure level until Redgra open space area upgraded and made available for use by the public, Maintenance and retention of improved Redgra area in perpetuity, Contribution of £350,000 towards relocation of the Multi-Use Games Area (MUGA) on commencement of access road works/closure of the present MUGA, whichever is the sooner, operation of car parks in accordance with submitted Car Park Management Plan and Green Travel Plan, with annual reviews, Improvements (under Section 278 of the Highways Act) to secure the formation of a vehicular access and other related works to construct access road to The Meadway. A full copy of the S106 Legal Agreement 1394 is available on the Public Register of Planning Applications held at Reading Borough Council.
3. The above boundary treatment condition is only to be discharged in consultation with the local Ward councillors.

Date: 13/2/2005.

David Gwosdz

Head of Planning and Transport *DB*

NOTES

APPEALS

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made using an official form which is obtainable from Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Phone: 0117 372 8000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

- (1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -
 - (a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And
 - (b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

- 76-(1) This section applies when planning permission is granted for any development that will result in the provision -
- (a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
 - (b) Of any of the following (being in each case, premises in which persons are employed to work) -
 - (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) Premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) Factories as defined by section 175 of the Factories Act 1961,
 - (c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;
 - (d) Of a building intended for the purposes of an institution within the PCFC funding sector; or
 - (e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.
- (2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -
- (a) In the case of such a building or premises as are mentioned in subsection (1)(a)
 - (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,
 - (b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 0870 8506506

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.