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Our Ref: 210993

Your Ref:

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20 August 2021

Your contact is: Julie Williams, Planning

Dear Kirstie Ryan,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210993

Application type: Approval of Conditions

Address: Elvian School 61 Bath Road Reading RG30 2BB

Proposal: Confirmation that the Conditions 29, 32, 34, 42, 43, & 50 of Planning Permission 151175 and Conditions 25, 59, 68, 69, & 38 of the Reserved Matters application 161877 have been discharged.

I refer to your request regarding the status of a number of planning conditions on the site of the previous Elvian School as described above.

It needs to be clarified that application 151175 was a hybrid application. The residential element of the scheme was the subject of the full planning permission being sought while the school was the subject of the outline planning permission being sought. The planning permission for 151175 contained conditions 1 - 23 for the full planning permission and conditions 24 - 54 for the school and a final group applicable to the whole site being conditions 55 - 62.

Therefore, for my reply to your enquiry, I have investigated the status of conditions: 25, 29, 32, 34, 38, 42, 43, 50, & 59. The decision notice for the Reserved Matters application 161877 only contained 7 conditions.

We have since exchanged emails to clarify and you have confirmed:

In the main I agree the conditions stated below (25, 29, 32, 34, 38, 42, 43, 50, & 59) are the ones I am requesting. The only difference I think is Condition 13. Residential Travel plan which also required approval from the Local Authority. This seems to have been denied at some point, was this rectified and approved?

My reply:

Condition 25 - Submission of details required as reserved matters

This condition was met with the submission of the Reserved Matters application 161877, which was received on 3rd October 2016 and Permission issued on 20th December 2016.

Condition 29 - vehicle access and off site highways works were needed to have been completed in accordance with the approved plans and detailed specifications that should have previously been submitted to and approved in writing by the Local Planning Authority before the School Development was occupied

I can find no record of information being submitted to meet this condition, but the school has been open for some years and I am not aware of any concerns with the accesses or highway works that would warrant the Council taking action now. The condition is no longer enforceable as the site is completed and has been occupied for some years without complaint or enforcement investigation.

Condition 32 - This condition required secure cycle parking facilities to be provided before the school development was occupied in accordance with plans to be approved.

I can find no record of information being submitted to meet this condition, but the school has been open for some years and I am not aware of any concerns with the cycle parking facilities that would warrant the Council taking action now. The condition is no longer enforceable as the site is completed and has been occupied for some years without complaint or enforcement investigation.

Condition 34 - This condition was about the school travel plan. It required on the first anniversary of the School Travel Plan being approved by the Local Planning Authority and yearly thereafter that an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the school, shall be submitted to the local planning authority for approval.

I can find no record of information being submitted to discharge this condition. However, the Council would encourage the school to provide us with their school travel plan and any subsequent reviews for while the first part of the condition cannot be complied with now the condition is for the life of the development and annual reviews of the travel plan should be submitted for agreement by the Council.

This may also have been the case with Condition 13 - Residential Travel Plan. I am not aware of further information being submitted to meet this condition. The first attempt came in before any of the properties were occupied so missed the point of how to comply with the condition.

Condition 38 - External Lighting

This condition was met with the submission of the Reserved Matters application 161877, which was received on 3rd October 2016 and Permission issued on 20th December 2016.

Condition 42 - noise assessment for air conditioning plant etc required

This condition was met with the submission of the application to discharge condition reference 180559, which was received on 6th April 2018 and approval issued on 21st May 2018.

Condition 43 - BREEAM certificate required

This condition was met with the submission of the application to discharge condition reference 181974, which was received on 9th November 2018 and approval issued on 28th November 2018.

Condition 50 - Management plan for artificial pitch

This condition was met with the submission of the application to discharge condition reference 181974, which was received on 9th November 2018 and approval issued on 28th November 2018.

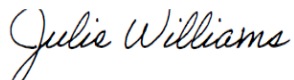
Condition 59 - Archaeology

This condition was met with the submission of the applications to discharge condition references 161878 & 162042, which were received on 3rd and 27th October respectively. Discharge was confirmed on 5th January 2017 and 4th November 2018 respectively.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

A handwritten signature in cursive script that reads "Julie Williams".

Julie Williams
Acting Planning Manager