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Borough Council
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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: Jones Lang LaSalle Limited
30 Warwick Street
London
W1B 5NH

Application No: 200564
Application type: Full Planning Approval

Applicant: The Department for Education on behalf of The Heights Primary School

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: Retention of two modular school accommodation blocks (Use Class D1) and associated facilities for use by the Heights Primary School until 31st August 2021

At: The Heights Primary School 82 Gosbrook Road Caversham Reading RG4 8BH

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: 23 July 2020

Head of Planning, Development
& Regulatory Services

RE

Application At: The Heights Primary School 82 Gosbrook Road Caversham Reading RG4 8BH

Application No: 200564

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CONDITIONS & REASONS

1. No later than 31 August 2021 all buildings and ancillary structures (including those previously approved by planning permissions 140940, 151283 and 180552) shall be removed from the site (including removal of all tarmac/asphalt areas) and the site shall be left in a clean and tidy condition.

REASON: as the design of the buildings and the landscaping are not suitable for permanent retention and to ensure the free flow of floodwater across the site in accordance with Policies EN7 and EN18.

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

Drawing no.s:

- Site Location Plan (Drawing no. E03620-A-PL-1000-C);
- Existing elevation (Drawing nos. 171111-RH-EE-A and 5249-001-G); - Proposed elevations (Drawing no. 171111-RH-PE-A and 5249-001-G); - Existing general arrangement (Floor Plans) (Drawing no. 171111-RH- GA-C and 5249- 001-G);
- Proposed general arrangement (Floor Plans) (Drawing no. 171111-RH- GA-A and 5249-001-G);
- Existing site plan (Drawing no. E03620-A-PL-1021);
- Proposed site plan (Drawing no. E03620-A-PL-1020-C);
- Proposed section (Drawing no. 171111-RH-SC-A);

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The external surfaces of the development hereby permitted shall be retained as follows:

- walls and roof: Plastisol Microrib, colour Goosewing Grey
- windows: double-glazed uPVC, colour white
- doors: powder coated aluminium, colour white
- permeable asphalt hardstandings and boundary treatments, as shown on the approved plans in condition no.2 above.

REASON: In the interests of visual amenity and ensuring the new development responds appropriately to the local context and character in accordance with Policy CC7

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4. In the event that contamination is found at any time when carrying out the approved development not previously identified, 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: in order to ensure that any unforeseen contamination is addressed and the site made suitable for the temporary use in accordance with Policy EN16.

5. No external lighting additional to that shown on the approved plans in condition 2 above shall be installed on the site until a report detailing the lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats.

The approved lighting plan shall thereafter be implemented as agreed.

REASON: To ensure that wildlife is not adversely affected by the proposed development in accordance with Policy EN12.

6. Two bird boxes and four bat boxes shall be retained on the site for the lifetime of the development.

REASON: To incorporate biodiversity in and around the development in accordance with Policy EN12.

7. No later than 6 months from the date of this planning permission, a scheme for boundary repair and replacement boundary tree/landscaping for the access between the Elizabeth House flats land and the St. Anne's School field land shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include planting plans and details including mixed native species, planting plans, stock sizes and maintenance regime. Following approval, the boundary repair and replacement boundary tree/landscaping scheme shall be carried out not later than 30 September 2021.

REASON: in the interests of the security of the area and to restore the hedge boundary which is required to be removed for siting and then removal of the temporary school hereby permitted/retained in accordance with Policy CC7.

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8. As a minimum a combined total of 60 cycle and/or scooter parking spaces shall be retained on site for use by the school for the lifetime of the development hereby permitted unless otherwise agreed in writing with the Local Planning Authority. The cycle and scooter parking spaces 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 the Local Planning Authority's approved transport policies CS23, CS24

9. With reference to the openings to be made within the site boundaries as shown on the approved plans in Condition 2 above, no later than 30 September 2021, the brick boundary wall shall be reinstated to match existing (in terms of brick type, brick bond, mortar colour and strike and any other details). These openings shall thereafter be left in a clean and tidy condition and all repairs made good.

REASON: as the development is not suitable for permanent retention and to ensure that the openings are suitably repaired in accordance with Policy CC7.

10. The development hereby permitted shall be retained for its lifetime in accordance with the sustainability measures set out in the following documents:

- E03620 The Heights Primary Planning Statement first issue March 2018; and
- Design and Access Strategy: (Inception to Completion) Scheme E03620 27/3/18.

REASON: to control the construction/insulation standards of these temporary buildings in accordance with Policies CC2 and CC3.

11. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-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 the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-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 shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policies CC8 and EN17.

12. The temporary school hereby permitted shall not operate outside of:

- 0730-1800hrs Monday to Friday

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- No use on Saturdays, Sundays or Bank/other holidays, other than no more than five School events per School Year, at weekends.

REASON: in the interests of the amenities of nearby properties in accordance with Policies CC8 and EN16.

13. In connection with the operation of the site hereby permitted as a temporary school, no music or other noise-generating lessons shall be conducted outside of the school buildings, as indicated on the approved plans in Condition 2 above.

REASON: in the interest of the amenities of nearby residential properties in accordance with Policies CC8 and EN16.

14. The temporary school use hereby permitted shall only operate in accordance with the approved School Travel Plan documents ref. 'The Heights Primary School Caversham: Travel Plan by RPS, reference

SRD/HB/adf/JNY9556-02a, dated 28/3/18 and 'Modeshift Stars The Heights Primary School - School Travel Plan' (DFE number 2017).

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policy TR1 and TR3.

15. In connection with the continued use of the buildings as a temporary primary school, all facilities of the school shall be provided on the ground floor for the use of disabled people/pupils.

REASON: as the school does not include a lift and this use will otherwise not provide equality of access for severely mobility- impaired people in accordance with Policy CC7.

16. The enclosed stair structure on the south side of the retained western modular building (as indicated on the approved plans in Condition 2 above) shall be retained so as to be permeable to floodwater.

REASON: as no details have been submitted and in order to allow free floodwater flows in accordance with Policy EN18.

17. Prior to removal of the temporary buildings, structures and hard surfacing from the site in accordance with condition 1, an arboricultural method statement to demonstrate how the trees on and adjacent to the site will be protected during removal and reinstatement works shall be submitted to and approved by the Local Planning Authority. No removal of buildings or reinstatement works shall take place other than in accordance with the approved method statement.

REASON: to protect trees on and adjacent to the site from harm during works to remove temporary buildings, structures and hard surfacing in accordance with Policy EN14.

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18. Both temporary modular buildings hereby permitted (as shown on approved plans in condition 2 above) shall be sited/operated in accordance with the recommendations of the submitted Flood Risk Assessment (The Heights Primary School, 82 Gosbrook Road, Caversham, Reading RG4 8BH by RPS Group, ref. HLEF62122/001R dated March 2018), including all floor levels to be set at a height of not less than 38.3m AOD.

REASON: to reduce the risk of flooding to the proposed development and future occupants in accordance with policy EN18 and paragraph 163 of the NPPF.

19. Within 8 weeks of the date of this planning permission detailed elevation drawings of both buildings showing the proposed void openings and spaces underneath the modular units will be submitted to, and approved in writing, by the local planning authority. The approved void openings and spaces shall be retained and maintained in accordance with the approved details for the lifetime of the development and kept open and free from obstructions to enable to free flow of flood water.

REASON: to ensure the development provides appropriate voids underneath the structures to make sure there is no loss of floodplain storage leading to an increase in flood risk elsewhere in accordance with Policy EN18 and paragraph 163 of the NPPF.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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. Please note the requirements of conditions above where submissions are required.

3. For the avoidance of doubt, the Local Planning Authority advises that the Established Use of the site at the end of temporary school siting will continue to be D1 (Education) use.

4. Tree Preservation Orders apply to this site. No works to these trees are approved in this planning permission and separate approval would be required.

5. As with the previous planning approvals on this site, the School is advised to retain and maintain its procedures for evacuation in a flooding event.

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6. You are advised that the development lies on a potentially contaminated site. Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

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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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.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.