

**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: 200512
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 fenced off area of the Westfield Park Recreation Ground for educational use during school hours for use by the Heights Primary School until 31st August 2021

At: Westfield Road Recreation Ground Westfield Road Caversham Reading

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: Westfield Road Recreation Ground Westfield Road Caversham Reading

Application No: 200512

Application type: Full Planning Approval

CONDITIONS & REASONS

1. No later than 31 August 2021 all fencing, gates and associated ancillary structures shall be removed from the site (including removal of any tarmac/asphalt or other hardstanding areas) and the site shall be left in a clean and tidy condition to allow the hard and soft landscaping reinstatement works under condition 6 to be carried out.
REASON: as the use/installation is not considered to be suitable for permanent retention and to ensure the free flow of floodwater across the site in accordance with Policy CC7, 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 1060 A);
- Existing site plan (Drawing no. E03620 A PL 1063);
- Proposed site plan (Drawing no. E03620 A PL 1062 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 fencing hereby permitted to shall be retained in the following materials for the lifetime of the development:

- bow-top railings: galvanised steel, green PPC
- dark green PPC weldmesh fencing
- hi-visibility PPC yellow access gates.

unless otherwise approved in writing by the Local Planning Authority.

REASON: to confirm the materials proposed and in the interests of the amenities of the area and the public open space in accordance with Policy CC7.

4. In connection with the use hereby permitted as a temporary education area, the educational use of the land shall not operate outside of:

- 1040-1530hrs Monday to Friday
- No use on Saturdays, Sundays or Bank/other holidays

REASON: in the interests of the amenities of surrounding occupiers and public enjoyment of the playing fields in accordance with Policies EN7, CC8 and EN16.

5. Prior to removal of the temporary fencing, gates and other ancillary structures form the site in accordance with condition 1, an arboricultural method statement to

Date: 23 July 2020



Head of Planning, Development & Regulatory Services *RE*

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

6. No later than 6 months from the date of this permission a scheme of hard and soft landscaping for reinstatement of the land shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify means of treatment for hard surfaced areas, specify species all planting and must include a timetable of works and maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

The scheme of hard and soft landscaping for reinstatement of the land shall be carried out no later than 30th September 2021 and in accordance with the approved timetable of works or any alternative timetable agreed in writing with the Local Planning Authority. Any planting, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. REASON: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7.

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 for further information to satisfy the relevant conditions above.

3. For the avoidance of doubt and in relation to Condition 1 above, the land shall return to Recreational use only from 31 August 2021.

4. Please note the requirements of s59 of the Highways Act 1980, which allows the local Highway Authority to recover expenses due to damage to the highway as a result of the development/works.

Date: 23 July 2020



Head of Planning, Development & Regulatory Services *RE*



Reading
Borough Council

Working better with you

Date: 23 July 2020

A handwritten signature in grey ink, appearing to read 'P. Li'.

Head of Planning, Development
& Regulatory Services

RE

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.