

**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: Hampshire County Council
Three Minsters House
76 High Street
Winchester
SO23 8UL

Application No: 180552
Application type: Full Planning Approval

Applicant: Reading Borough Council

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: Extension to the existing planning approval ref 151283 until 31st August 2020. Erection of a new build 2 storey, 6 classroom modular unit on part of the St. Anne's School site, to allow the school to expand towards a capacity of 325 pupils on the temporary school site until 31st August 2020. Associated external works (amended description).

At: The Heights Primary School 82 Gosbrook 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: 27 September 2018



Head of Planning, Development & Regulatory Services *JW*

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

Application No: 180552

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

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. No later than 31 August 2020, all buildings and ancillary structures (including those previously approved by planning permissions 140940/151283) 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.

Policies: CS7, SA16, CS35

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

E03620-A-PL-1000 Rev. A Site Location Plan

E03620-A-PL-1020 Rev. E Proposed Site Plan

5249-001 Rev. F General Overview [plans and elevations of new modular block]

18108 Rev. B Drainage Layout

2009-RH-GAB Rev. B Proposed General Arrangement

2009-RH-EL-A Rev. A Proposed Elevations

2009-RH-SP-A Rev. A Proposed Site Plan

Reason: for the avoidance of doubt and in the interests of proper planning.

4. No siting of the new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above) shall take place until a detailed remediation scheme to bring the site for the buildings to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Reason: as the supporting documentation



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submitted with the planning application indicates that the site is contaminated and must be made suitable for the temporary use.

Policies: CS34

5. The remediation scheme as to be approved in Condition 4 above shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development. Reason: to ensure that appropriate remediation works are carried out to ensure it is made suitable for the temporary use.

Policies: CS34

6. 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.

Policies: CS34

7. No development involving siting of the new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above) shall commence until a report detailing the lighting scheme for any lighting (additional to that shown on the approved plans in Condition 3 above) 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.

Policies: CS36

8. No development involving the siting of the new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above) shall commence until details of biodiversity enhancements, to include bird and bat boxes, tiles or bricks, and wildlife-



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friendly planting (as may be required), have been submitted and approved in writing by the Local Planning Authority. The enhancements shall thereafter be installed prior to first occupation of the new modular units and retained thereafter.

Reason: To incorporate biodiversity in and around developments. Policies: CS36

9. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development.
Policy CS36

10. The construction works shall take place in accordance with the approved document, 'The Heights, Reading: Construction Management Plan' by REDS10 and the appended site set-up plan, which was received by the Local Planning Authority on 3/4/2018. The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the Local Planning Authority.

Reason: In the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety.

Policies: DM12

11. During the course of construction, tree protection shall be as set out in the submitted Arboricultural Impact Assessment's Tree

Retention/Removal & Protection Plan JMK10024 RPS-FIGURE 2 Rev. A, which was received by the Local Planning Authority on 3/4/2018. Reason: in the interests of the health of the trees.

Policies: CS38

12. The materials to be used in the construction of the external surfaces of the development shall be 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 3 above.

Reason: in the interests of ensuring that the new development is of a suitable quality and is acceptable in terms of the amenities of the area.

Policies: CS7, SA16



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13. With reference to the openings to be made within the site boundaries as shown on the approved plans in Condition 3 above, no later than 30 September 2020, 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), and the chain-link fence towards Elizabeth House boundary repaired to match. 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.

Policies: CS7

14. No later than first occupation of the new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above), cycle parking for the school shall have been supplied in accordance with plan E03620 A-L-1050 Proposed Landscape Plan. Thereafter the bicycle parking facility 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.

Policies: CS23, CS24

15. No later than one year from the date of this permission and then again within one further year afterwards, an arboricultural report and inspection shall be submitted to and approved in writing by the Local Planning Authority. The report will survey all trees on the site for safety/disease/fungus, etc. and include recommendations and action. Any action identified by the report shall thereafter be carried out within one month of approval by the Local Planning Authority, unless the Local Planning Authority gives its written consent to any variation.

Reason: in the interests of the long-term health of the trees and site safety.

Policies CS38, DM18

16. No later than the first occupation of the new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above), boundary repairs for access between the Elizabeth House flats land and the St. Anne's School field land (as shown on the approved plans in Condition 3 above) shall have taken place, consisting of the repair and secure closure of the chain-link fence in materials to match and made good. Furthermore, no later than 18 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 2020.



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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.

Policies: CS7, CS38

17. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of nearby residents. Policies: CS34, DM4, DM12

18. All buildings, including the additional two-storey modular building hereby approved (as shown on approved plan x in Condition 3 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 ensure the free flow of flood water in a flood event and to maintain safe/dry access.

Policies: CS35

19. The additional two-storey modular building hereby approved (as shown in the approved plans in Condition 3 above) shall be fitted with one or other of the following ball protection measure options, prior to first use as a classroom:

(a) The glazing of the windows of the North-East elevation shall be at least 15mm toughened glass for the outer pane and laminated glass for the inner pane; OR

(b) The windows of the North-East Elevation, where unprotected by the 2.1m steel weldmesh fence as shown on plan x in Condition 3 above) shall be fitted with external protecting grilles.

Such ball protection measures shall thereafter be retained during the siting of this classroom building.

Reason: to allow continuous use of the playing field whilst protecting pupils in the new building.

Policies: CS7, CS28

20. The new modular buildings hereby permitted (as shown on the approved plans in Condition 3 above) shall be constructed/supplied and fitted out in accordance with the construction/insulation standards as set out in the following submitted documents: E03620 The Heights Primary Planning Statement first issue March 2018; and Design and Access Strategy: (Inception to Completion) Scheme E03620 27/3/18 and retained in accordance with such thereafter. Reason: to control the construction/insulation standards of these temporary buildings.



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Policies: CS1, CS7

21. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The predicted rating level, L_{Ar},T_r (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, L_{A90},T when all plant/equipment (or any part of it) is in operation. The plant shall 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.
Policies CS34 and DM4

22. In connection with the use hereby permitted/retained as a temporary school, the School shall not operate outside of:

- 0730-1800hrs Monday to Friday
 - 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. Policies: CS34, DM4, DM12

23. In connection with the operation of the site as a temporary primary school hereby permitted, no music or other noise-generating lessons shall be conducted outside of the school buildings, as indicated on the approved plans in Condition 3 above.

Reason: in the interest of the amenities of nearby residential properties.
Policies: CS34, DM4

24. The use shall only be operated in accordance with the approved School Travel Plan, 'The Heights Primary School Caversham: Travel Plan by RPS, reference SRD/HB/adf/JNY9556-02a, dated 28/3/18.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway
Policies: CS23.

25. No later than one Calendar Year from the date of this planning permission (and annually thereafter for the duration of the use) there shall be an annual review of the Travel Plan, which shall include a detailed survey of the number of movements generated by the school. This shall be compared with the initial survey carried out under the terms of Condition x above (the control level) and in the event of any reduction not being secured the school shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.



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Reason: In order to minimise danger, obstruction and inconvenience to users of the highway.

Policies: CS23

26. 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.

Policies: CS5

27. The enclosed stair structure on the south side of the retained two- storey modular building (as indicated on the approved plans in Condition 3 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.

Policies: CS35

INFORMATIVES

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

2. 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.

3. 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.

4. 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.

5. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

6. 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



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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.

7. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

9. 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.

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.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.