



Reading
Borough Council

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Highdown School
Highdown School
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Emmer Green
Reading, Berkshire
RG4 8LR

Giorgio Framaliccio
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Our Ref: 181522

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5 November 2018

Your contact is: **Nathalie Weekes, Planning & Building Control**

Dear Highdown School,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181522

Application type: Approval of Conditions

Address: Highdown School and Sixth form Centre, Surley Row, Emmer Green, Reading, RG4 8LR

Proposal: Application to discharge Condition 5 of 110907 relating to the trees.

I refer to your Approval of Conditions application as described above.

1. The following information has been submitted:

Letter from Dorothy Company, Highdown School and Sixth Form Centre to Lynette Baker dated 28th August 2018, received 28/08/2018

Order 395214 Invoice from Ashridge trees Limited to Highdown School and Sixth Form Centre on 11 September 2017, received 28/08/2018

Photo received 28/08/2018

RE: Highdown School planning application 181522 10/10/2018 from Dorothy Company, Highdown School and Sixth Form Centre, with photos:

Trees photo 1

Trees photo 2

Trees photo 3

Trees photo 4

Email RE: Highdown School planning application 181522 11/10/2018 from Dorothy Company, Highdown School and Sixth Form Centre
Site Plan for Tree planting - Proposed site plan 102 edited in publisher, received on 11/10/2018

Condition 5 of 110907 states (with officer responses in bold):

The submitted details shall include:

- Schedule of plants (species, sizes) - **This has been dealt with by the order from Ashridge Nurseries**
- Planting plans - **annotated Proposed Site plan 102, received 11/10/18 shows the position of the 7 trees (5 Pine & 2 Oak) but the hedging pointed out to us in photos is not shown. What has been planted would not function as a hedge due to the spacing, however, given that condition 6 refers only to tree planting, the additional 'hedge' planting is deemed sufficient.**
- Tree pit details - **Details have been provided in the email of 10/10/18 from Ms Company. There is a concern that the stakes as shown in the photos are not appropriate and it is advised that these stakes should be replaced with suitable staking as soon as possible.**
- Operations associated with plant establishment - **Details of operations have been provided in Ms Company's email of 11/10/18.**

The size of each individual Pine tree is not really appropriate and would not have been approved had the details been submitted in advance. However, as they have been planted, then within this context and on this occasion it is considered reasonable to accept them in this instance.

The above details are considered to be acceptable. However, as you are aware, the confirmation in this letter cannot be taken that the condition is discharged given this was a pre-commencement condition and the works have already been completed. However, subject to the information provided, it is considered that the main issues of Condition 5 have been actioned and as a result no further action will be taken by the Local Authority in respect of condition 5. Put another way, I can confirm that on the basis of the information provided there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

Please note that officers would strongly suggest that Highdown School and Sixth Form Centre remove what are considered to be inappropriate bamboo stakes and replace them with appropriate staking to aid establishment, in particular root growth stimulation, and to avoid damage to the trees from the bamboo stakes within their crowns.

Although no further action will be taken by the Local Authority in relation to condition 5 please be advised that Condition 6 will still remain in place and should be adhered to:

6. The tree planting works shall be carried out in accordance with the details approved pursuant to Condition 5. The works shall be carried out before the

floodlights for the synthetic turf pitch are first used or in accordance with a timescale which has been agreed in writing with the local planning authority. Any trees that, within a period of 3 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: To enhance the boundary screening to neighbouring residential properties. CS7 Design and the Public Realm CS34 Pollution and water resources CUD14 Standards of design in development

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.

I trust that this letter is suitable for your purposes. Should you have any further queries, please do not hesitate to contact me on the above number.

Yours sincerely

Nathalie Weekes

Nathalie Weekes

Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.co.uk