

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: Planning Insight
73 Watling Street
London
EC4M 9BJ

Application No: 161734
Application type: Variation of Condition

Applicant: St Josephs College

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Installation of two Multi Use Games Areas (MUGA) together with associated fencing and floodlights for 1 MUGA and installation of steps and a gate for access. Erection of single storey changing room building and removal of bike sheds but with varied conditions 5 and 6 of planning permission 151719 to extend the hours of use to 9pm for one day per year.

At: St Josephs College 64 Upper Redlands Road Reading RG1 5JT

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: 3 October 2017



Head of Planning, Development
& Regulatory Services

Application At: St Josephs College 64 Upper Redlands Road Reading RG1 5JT

Application No: 161734

Application type: Variation of Condition

CONDITIONS & REASONS

1. The development to which this permission relates must begin not later than the expiration of three years beginning with the date on which the permission was granted on 12 April 2016

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. This permission relates only to the following plans and drawings:

- Block Plan [marked as location plan]- Drawing no: NSSJCR001, received 19th February 2016
- Proposed Site Layout - Drawing no: SIS-MUK1453 01 Rev C, received 19th February 2016
- Proposed Layout - Drawing no: SIS-MUK1453 02 Rev C, received 19th February 2016
- Proposed Line Marking Plan - Drawing no: SIS-MUK1453 03 Rev C, received 14th March 2016
- Proposed Isometric - Drawing no: SIS-MUK1453 04 Rev C, received 19th February 2016
- Proposed Elevations - Drawing no: SIS-MUK1453 05 Rev B, received 19th February 2016
- Proposed Floodlighting - Drawing no: HLS0919.1, received 13th January 2016
- New Stairs for Blenheim Gardens - Drawing no: 11725/2/11 Rev A, received 12th January 2016
- Shower Changing Facility - Drawing no: 16889P, received 21st March 2016
- Tree Constraints Plan Proposed Site - Drawing no: TCP_ST Josephs_3 Rev A, received 18th December 2015
- Archaeological Watching Brief, Written Scheme of Investigation, prepared by John Moore Heritage Services, received 18th December 2015
- Arboricultural Impact Assessment, prepared by Arboricultural Solutions, received 18th December 2015
- Revised Method Statement for the construction of a synthetic turf MUGA 40 x 30m and resurfacing of existing netball court 30 x 19m, prepared by SIS UK Ltd, received 19th February 2016.

3. The materials for the changing block to be as on the approved plan and the Red Western Cedar cladding to be maintained at a minimum interval of every two years starting from the date of first use.

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Reason: To ensure that the appearance is maintained for the life of the building.
Adopted Core Strategy (2008, altered 2015) Policy CS7: Design and Public Realm

4. The hours of use of the smaller MUGA, closest to Blenheim Gardens, to be 8am - 6pm Monday to Friday and no use at all on Saturdays, Sundays or Bank Holidays.

Reason: To protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012) Policy DM4: Safeguarding Amenity

5. VARIED CONDITION

The hours of use of the larger MUGA, closest to Upper Redlands Road, to be 8am to 7pm Monday - Friday, and 10am - 6pm Saturday and no use at all on Sundays or Bank Holidays. Except for on one school open evening per calendar year (Autumn term) when the MUGA can be used until 9pm (M-F).

Reason: To protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012) Policy DM4: Safeguarding Amenity

6. VARIED CONDITION

The hours of use of the floodlights for the larger MUGA to be 3.30pm - 7pm Monday-Friday and 3.30pm - 6pm Saturday during the winter months (October 1st to 31st March) and no use at all on Sundays or Bank Holidays. Except for on one school open evening per calendar year (Autumn term) when the floodlights can be used until 9pm (M-F). Automatic cut-off switches to be fitted and used.

Reason: To protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012) Policy DM4: Safeguarding Amenity

7. The erection of floodlighting columns for the MUGAs shall not commence until details of the cowls for the lights have been submitted to and approved in writing by the local planning authority. The cowls shall be installed in accordance with the approved details before floodlights are used and thereafter maintained.

Reason: To protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012, altered 2015) Policy DM4: Safeguarding Amenity

8. No megaphones, loud speakers or other amplified sound shall be used on, or used in connection with the use of the MUGAs.

Reason: To protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS34: Pollution and Water Resources and Adopted Sites and Detailed Policies Document (2012) Policy DM4: Safeguarding Amenity



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9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1:500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1:500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during construction.

(G) Footpath Closures / Road Closures needed during construction

(H) Traffic Management needed during construction.

(I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(J) Provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.

The approved Construction Method Statement shall be adhered to throughout the development process unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this information is needed before any works start in the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Adopted Core Strategy (2008) Policy CS20: Implementation of Reading Transport Strategy and Adopted Sites and Detailed Policies Document (2012) Policy DM4: Safeguarding Amenity, and DM12: Access, Traffic and Highway- related Matters.

10. 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 without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Adopted Sites and Detailed Policies Document 2012) Policy DM4: Safeguarding Amenity.

11. Development shall take place in accordance with the approved Archaeological Written Scheme of Investigation.

Reason : to ensure that any archaeological remains within the site are adequately investigated and recorded in situ in the interest of protecting the archaeological heritage of the Borough. Adopted Core Strategy (amended 2015) Policy CS33: Protection and Enhancement of the Historic Environment



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12. No works can commence to the larger MUGA until a revised Arboricultural Impact Assessment and an Arboricultural Method Statement are submitted to and approved by the Local Planning Authority and works undertaken in accordance with the approved Method Statement

Reason: In the interests of the visual amenities of the area and to protect trees on site in accordance with Adopted Core Strategy (Altered January 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm

13. If within 10 years of completion of the development the lime trees nos. 9-11 (if safely retained) on plan / are identified for removal, based on their condition, then the applicant will be required to replace the 3 lime trees on the frontage with a species and in a location to be agreed with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and to protect trees on site in accordance with Adopted Core Strategy (Altered January 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm

14. If during implementation of the consent it is determined that Lime Trees T9-T11 cannot safely be retained as a result of root severance, 3 replacement Lime trees (species to be agreed) of a minimum 12-14cm girth will be planted prior to the MUGA coming into use.

Reason: In the interests of the visual amenities of the area and to protect trees on site in accordance with Adopted Core Strategy (Altered January 2015) Policy CS38: Trees, Hedges and Woodlands, and Policy CS7: Design and the Public Realm

15. The details of a soft landscaping scheme for the area on the northern boundary adjacent to the end of Blenheim Gardens, to be submitted to and approved by the Local Planning Authority in consultation with ward councillors, prior to the construction of the new access, and to be implemented in accordance with the approved details and retained as approved in perpetuity.

Reason: In the interests of the visual amenities of the area and to protect residential amenity in accordance with Adopted Core Strategy (Altered January 2015) Policy CS38: Trees, Hedges and Woodlands, Policy CS7: Design and the Public Realm and Adopted Sites and Detailed Policies Document(2012) Policy DM4: Safeguarding Amenity.

INFORMATIVES

1. 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.

2. The applicant's attention is drawn to condition 9, which needs to be discharged prior to the commencement of development.

3. The construction and demolition of the development will be subject to environmental health law and the applicant is referred to <http://www.reading.gov.uk/businesses/EnvironmentalProtection/construction-demolition>

4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application, which led to a number of amendments to the scheme, responding to amenity issues raised through consultation.

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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.