



Reading
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: Turley Southampton
6 th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Application No: 160574
Application type: Full Planning Approval

Applicant: University of Reading

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: Temporary Academic and Office Accommodation

At: University of Reading Shinfield Road Reading RG6 6UR

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: 17th June 2016

Head of Planning, Development
& Regulatory Services

Application At: University of Reading Shinfield Road Reading RG6 6UR

Application No: 160574

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The building which is the subject of this permission shall be removed and the land shall be restored to its former condition not later than the expiration of five years beginning with the date on which this permission was granted, in accordance with a scheme of works which shall first have been submitted to and approved in writing by the local planning authority.

Reason. The appearance of the building is unsuitable for this location in the long term, in the interests of the character of the area. The drainage system does not fully address the need for a sustainable drainage solution. The building does not fully comply with the Council's sustainable building standards. In accordance with Policies CS1, CS7 and CS35 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policies DM1 and DM2 of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015) and Sustainable Design and Construction SPD 2011.

2. The development hereby approved shall not be carried out other than in accordance with the following drawings only:

01-1101 Existing Topographical Overlay dated 17 February 2016
01-2100.1 Rev D Elevations Option 1 dated 8 March 2016
01-2101.1 Rev D Elevations Option 1 dated 8 March 2016
01-1140 Rev C Proposed Site Plan Showing Services dated 23 March 2016
01-1170 Rev C Site Logistics & Enabling Works, dated 11 March 2016
01-2000 Rev F General Arrangements, dated 9 March 2016

Reason: to clarify which drawings have been approved.

3. The materials to be used in the construction of the external surfaces of the development shall be in accordance with as described in the submitted Design and Access Statement (ref UNIW3010, dated 23 March 2016) and indicated on the approved drawings.

Reason: In the interests of the character of the area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. Notwithstanding drawing 01-1170 Rev C, the development hereby approved shall not be commenced until an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan for all trees to be retained within and adjacent to

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the site, to include T36 Sycamore, have been submitted to and approved in writing by the local planning authority. The development shall not be carried out other than in accordance with the approved documents at all times thereafter.

Reason: to ensure from the start that appropriate protection is given to trees of amenity value on and adjacent to the site in accordance with Policy CS38 (Trees, Hedges and Woodlands) of the Reading Borough LDF Core Strategy 2008.

5. No part of the development hereby approved shall be occupied until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority to include new tree planting, including a replacement for False Acacia T46.

The submitted details shall include:

(a) hard surfacing materials;

(b) planting plans - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate).

Reason: to ensure that suitable landscaping is provided to compensate for trees to be removed, and in the interests of the visual appearance of the development and wider area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

6. No part of the development hereby approved shall be occupied until an implementation timetable for the provision of all approved hard and soft landscaping has been submitted to and approved in writing by the local planning authority.

The approved landscaping shall be provided in accordance with the approved timetable.

Reason. to ensure that appropriate landscaping is provided in the interests of the appearance of the development and the character of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

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7. Landscaping Maintenance:

i) No part of the development hereby approved shall be occupied until maintenance details for all landscaped areas have been submitted to and approved in writing by the local planning authority.

The landscaping shall be maintained in accordance with the approved details for the period of the permission.

ii) Any trees or plants that, within a period of 5 years from the date of permission, 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 ensure that suitable landscaping is maintained in the interests of the appearance of the development and the character of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

8. The development hereby approved shall not be carried out other than in accordance with the submitted Construction Method Statement comprising:

Built Off Site Construction Method Statement

Drawing FQ16011-01-1170 dated 11 March 2016

Email from Mervyn McFarland dated 26 May 2016 regarding HGV delivery times.

Reason: In the interests of safety; protecting the amenity of local land uses and neighbouring residents; and highway safety. In accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

9. No part of the development shall be occupied until full technical details of the drainage system for all surface water within the site, in accordance with the submitted preliminary details and including details of its implementation and future maintenance have been submitted to and approved by the Local Planning Authority. The scheme shall give priority to SuDS infiltration measures where possible. The approved scheme shall be provided in full prior to first occupation and thereafter managed and maintained in accordance with the approved details for the lifetime of the development.

Reason. To minimise the flood risk arising as a result of the development and in the interests of preserving or improving groundwater quality. In accordance with Policies CS1 and CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM1 of the Sites and Detailed Policies Document 2012 (altered 2015), NPPF Paragraph 103 and associated Practice Guidance.

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10. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved by the local planning authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained to the same standard.

Reason: to minimise the effects of noise arising from the development on the amenity of neighbouring land uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

11. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 (Pollution and Water Resources) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

12. The development hereby approved shall not be carried out other than in accordance with the submitted Energy and Sustainability Statement ref. UNIW3010, dated March 2016.

Reason. To ensure that the development contributes adequately to sustainable development in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at both pre-application and application stages to allow permission to be granted within a reasonable timescale.

2. 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

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subject to environmental health law. Further details are available on the Council's website.

3. A section 106 Agreement relates to this site, linked to this permission and relating to Employment Skills and Training provision. A full copy of the S106 Legal Agreement ref.4223 is available on the Public Register of Planning Applications held by Reading Borough Council.

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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.