

Appendix 1: App. 07/00785/OUT – Hotel permission documents

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER
1995)**

APPLICATION FOR OUTLINE PLANNING PERMISSION

To: University Of Reading
C/O John Seifert Architects
2-20 Capper Street
London
WC1E 6JA

Application No: 07/00785/OUT

Applicant: University Of Reading

READING BOROUGH COUNCIL as local planning authority GRANT OUTLINE planning permission for the following development:

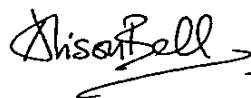
Proposal: Outline application for the erection of a 151 guestroom hotel and conference centre with adjacent carparking and a new carpark on Queens Drive totalling 400 spaces (access, scale, layout and landscaping) (re-submission of 06/01443/OUT)

At: University Of Reading Whiteknights Campus 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: 28/09/07



Head of Planning & Building Control

DB

Application At: University Of Reading Whiteknights Campus Reading

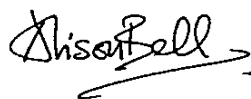
Application No: 07/00785/OUT

CONDITIONS & REASONS

1. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this outline permission.
Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall be begun before either:-
 - a) the expiration of three years from the date of this permission; or
 - b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.The development shall be carried out in accordance with the approved plans.
Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
3. No development shall take place until plans and particulars of all reserved matters not detailed in this outline application; namely detailed plans and drawings showing the appearance have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: to ensure a satisfactory form of development and in accordance with the provisions of Article 4 of the Town & Country Planning (General Development Procedure) Order 1995 (as amended).
4. This permission relates only to the application as changed by drawings:

Elevations dated 26 July 2007 received by Reading Borough Council as local planning authority on 27 July 2007;
Site Plan received by Reading Borough Council as local planning authority on 1 August 2007;
Ground Floor Plan JS0657/101 received by Reading Borough Council as local planning authority on 1 August 2007;
Typical Upper Floor Plan JS0657/102 received by Reading Borough Council as local planning authority on 1 August 2007;
Queens Drive Car Park layout 300.44/11A received by Reading Borough Council as local planning authority on 6 September 2007;
Planting proposal hotel site and soil sciences carpark 300.44/18 received by Reading Borough Council as local planning authority on 6 September 2007; and
Planting proposal - Queens Dr carpark 300.44/16A received by Reading Borough Council as local planning authority on 6 September 2007
Reason: as some plans were changed and to clarify which plans are approved.

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Head of Planning & Building Control 

5. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including the carpark surfacing; have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

RBLP Policy CUD14 - Standards of Design in Development

6. No building on any part of the development shall exceed 4 storeys in height.
Reason: to protect views in and out of the development in the interests of visual amenity

RBLP Policy CUD14 - Standards of Design in Development

7. The details to be submitted in pursuance of condition 3 above shall accord with the principles set out in the Design and Access Statement dated June 2007 submitted in support of the application.
Reason: to ensure that detailed proposals accord with the design and access principles set out in the Design and Access Statement, in the interests of achieving high standards of design and access.
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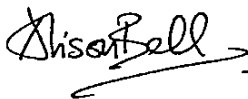
RBLP Policy CUD14 - Standards of Design in Development

8. No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The submitted details shall include:
- (a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc); and
 - (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc; and
 - (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
 - (d) other including tree pit details, maintenance and aftercare
- Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment.

RBLP Policy HSG5 - Residential Design Standards

RBLP Policy CUD14 - Standards of Design in Development

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or



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the completion of the development, whichever is the sooner. Any trees or plants which 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 ensure that the works are carried out as approved in the interests of the visual amenities of the area.

RBLP Policy CUD14 - Standards of Design in Development

10. The hotel is required to submit a car-parking management plan prior to the commencement of development stating how parking will be monitored and enforced to the satisfaction of the Local Planning Authority. Thereafter, this shall be implemented and updated for the lifespan of the development hereby permitted to the satisfaction of the Local Planning Authority.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to road users and to ensure vehicles enter and leave the highway in forward gear.

RBLP TRN12- Car Parking

11. No dwelling/building shall be occupied until the vehicle parking and turning spaces have been provided in accordance with a layout to be submitted to and approved in writing by the local planning authority.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to road users and to ensure vehicles enter and leave the highway in forward gear.

RBLP TRN12- Car Parking

12. No development shall take place until the access(es) has/have been constructed in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: in the interests of road safety.

RBLP Policy CUD14 - Standards of Design in Development

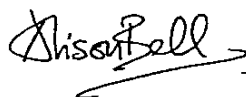
13. The covered bicycle storage spaces shown on the approved drawings shall be provided and equipped with secure cycle stands before occupation of the dwellings to which they relate. This area shall not thereafter be used for any purpose other than bicycle parking and storage.

Reason: To encourage travel by sustainable alternatives to driving a motor car in accordance with the Local Planning Authority's approved transport policies.

RBLP TRN4 - Cycle Routes

RBLP TRN5 - Cycle Parking

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Head of Planning & Building Control 

14. 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 of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - e) wheel washing facilities
 - f) measures to control the emission of noise, dust and dirt during construction
 - g) a scheme for recycling waste resulting from the construction programme
 - h) details of the construction hours

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

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

RBLP Policy NE 8 - Environmental Pollution

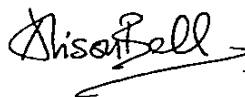
15. In connection with the implementation of this permission no demolition and construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority.
- Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission.

RBLP Policy NE 8 - Environmental Pollution

16. Details of any external lighting of the site (to include type and luminance) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The approved scheme shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written approval to any variation.
- Reason: To protect occupiers of nearby properties from light pollution

RBLP Policy CUD 14 - Standards of Design in Development
RBLP Policy NE 8 - Environmental Pollution

17. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.



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Date: 28/09/07

Reason: to ensure that such archaeological material and evidence of significance should be examined during this development and in the interests of protecting the archaeological heritage of the borough.

RBLP CUD11 - Ancient Monuments and other Important Archaeological Remains

RBLP CUD12 - Development Impact on Archaeological Remains

RBLP CUD13 - Preservation of Archaeological Sites

18. Prior to the occupation of the hotel hereby permitted, there shall have been submitted to the local planning authority, evidence of certification of the Building Research Establishment's Code for BRE rating, (to at least 'Code 3', or equivalent) for the new building. The evidence shall include a breakdown of the rating and thereafter, the development shall be implemented in accordance with the rating and retained as such, unless the local planning authority gives its prior written consent to any variation.
Reason: To ensure that the development is carried out in accordance with sustainable building standards.

BSP Policy EN8

RBLP Policy CUD14

LDF Core Strategy Document Submission Draft Policy CS1

SPD Sustainable Design and Construction

19. Mitigation measures shall be provided to the Local Planning Authority prior to the commencement of development in relation to noise and air quality and measures to enhance biodiversity on the site in accordance with Policies E2 and E7 of RPG9 and Policies NRM4, NRM7 and NRM8 of the draft South East Plan.

20. The health club/gym shall be an ancillary use of the Hotel with no public use unless prior consent is obtained by the Local Planning Authority.
Reason: to protect the amenities of the area and to enable the Local Planning Authority to control the use of the building in accordance with adopted RBLP Policy COM6.

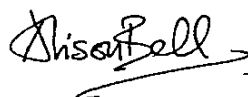
21. A plan showing the position and specification of tree protective fencing to BS5837:2005, method of construction of all hard surfacing within RPA's and other measures for tree protection, a schedule of tree works/removal, a timetable of arboricultural supervision and a plan showing the position of storage areas, site accommodation and site parking shall be submitted and approved by the LPA as part of the reserved matters application.
Reason: to ensure that proper protection is given to trees on the site.

RBLP Policy CUD14 - Standards of Design in Development

RBLP Policy NE5 - Trees, Hedges and Woodlands

22. No works on site, including vegetation clearance, demolition or construction, shall be commenced until a further bat survey has been conducted, by a Natural England

Date: 28/09/07



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licensed bat surveyor, and submitted with a full mitigation plan to the Local Planning Authority for approval. The report shall identify the extent of use by bat species, methods to ameliorate or reduce disturbance and mitigation for any loss of roosting site for bats within the buildings, large trees or hedgerows on site and the report shall state the survey dates and times.

RBLP Policy NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites

23. Prior to work commencing on site an emergence survey to determine the level of protected species, including detailed reptile, dormouse and stag beetle surveys, shall be undertaken by a suitably qualified professional. Mitigation measures shall be submitted to the LPA for approval and implemented in full.

RBLP Policy NE 6: Protecting Wildlife Habitats and Natural Features on or adjoining development sites

24. A plan showing all new and existing services (relative to existing and proposed trees) shall be submitted prior to commencement of development for approval of the LPA.
Reason: to ensure that proper protection is given to trees on the site.

RBLP Policy CUD14 - Standards of Design in Development
RBLP Policy NE5 - Trees, Hedges and Woodlands

25. Details of the resurfacing of the soil sciences carpark (along with RPA's and tree protection) are required to be submitted at the reserved matters stage for approval by the LPA.
Reason: to ensure that proper protection is given to trees on the site.

RBLP Policy CUD14 - Standards of Design in Development
RBLP Policy NE5 - Trees, Hedges and Woodlands

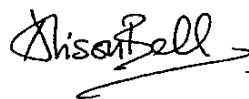
26. The applicant shall provide prior to occupation of the hotel a statement detailing how the development will achieve protection against crime to the satisfaction of the Local Planning Authority.

Reasons: To ensure crime prevention measures are implemented at the site in accordance with RBLP Policy COM 6

INFORMATIVES

1. The proposal is acceptable in planning terms, and in reaching the above decision, the Local Planning Authority has taken account of the following development plan policies: Policy COM 6 (Reading University), CUD 14 (Standards of Design in Development), NE 5 (Trees, Hedges and Woodlands), NE 6 (Protecting Wildlife Habitats and Natural Features on or Adjoining Development Sites), Policy KEY 3 (The Role of Development in

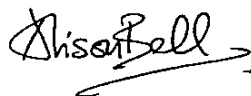
Date: 28/09/07



Head of Planning & Building Control 

Improving the Town), Policy NE 8 (Environmental Pollution), Policy TRN 1 (A balanced Transport Strategy), TRN 5 (Cycle Parking) and (TRN12 (Car parking) of the Reading Borough Local Plan.

2. Approval under the Building Regulations will also be required for the proposed development, access for firefighting and the disabled will need to be considered. Further advice can be obtained by telephoning Building Control on 01189 390449.
3. A Section 106 Agreement relates to this site that includes payments towards RUAP, requirements for a Green Travel Plan, a Pedestrian Refuge on Shinfield Road and priority to hotel and confence centre in the Queens Drive carpark.
4. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing highway. The applicants should contact the Council's Highways section at 2-4 Darwin Close, Reading, RG2 0RB, telephone 0118 9390138, to discuss arrangements for this.
5. The applicant will need to consult with the Royal Berkshire Fire and Rescue Service who requires the provision of a suitable fire hydrant(s) or other suitable emergency water supplies in relation to the proposed development.
6. All exterior lighting should have baffles fitted to minimise light spill over surrounding trees and woods to reduce nocturnal species disturbance.
7. No vegetation clearance should take place during the bird-nesting season (between beginning of March and August inclusive).
8. Where construction works, e.g. for parking and new access are within the RPA of a tree(s), two positions for fencing may be appropriate, i.e. one during main construction (covering whole RPA) and a secondary position in order to construct the structure within RPA.
9. There is scope to enhance this area with new development in accordance with Local Plan Policy NE3 (Wildlife Links). At this site these measures could include:
 - (i) Use swift boxes and bat bricks in the build to create additional roosting and breeding sites for protected species.
 - (ii) the provision of new wildlife habitats utilising the areas within land between the site and adjacent wooded copse, allowing longer grass areas to become established and using local providence wild flower seed mix to make the area more attractive to invertebrates.
 - (iii) the use of appropriate native vegetation in landscaping schemes such as field maple, ash, oak, rowan, hawthorn, blackthorn and wildflower/grass mix.
 - (iv) maintain any dead wood on site, create log piles to encourage dead wood invertebrates, especially stag beetles which have been recorded in the vicinity.



Head of Planning & Building Control *DB*

Date: *28/09/07*

APPEALS

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. Appeals must be made using an official form which is obtainable from Customer Support Unit, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN Phone: 0117 372 8000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 - Section 32

- (1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -
 - (a) That there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended, And
 - (b) That the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.
- (2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
- (3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.
- (4) Any person aggrieved by the action of the district council in rejecting plans under this section, may appeal to a magistrates' court.
- (5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

SECTION 76 TOWN AND COUNTRY PLANNING ACT 1990

- 76-(1) This section applies when planning permission is granted for any development that will result in the provision -
 - (a) Of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);
 - (b) Of any of the following (being in each case, premises in which persons are employed to work) -
 - (i) Office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;
 - (ii) Premises which are deemed to be such premises for the purposes of that Act; or
 - (iii) Factories as defined by section 175 of the Factories Act 1961,
 - (c) Of a building intended for the purposes of a university college or college, or of a school or hall of a university;
 - (d) Of a building intended for the purposes of an institution within the PCFC funding sector; or
 - (e) Of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.
- (2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted -
 - (a) In the case of such a building or premises as are mentioned in subsection (1)(a)
 - (i) To sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and
 - (ii) To the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code,
 - (b) In the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;
 - (c) In the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.
- (3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipe work) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made there under it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed. Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

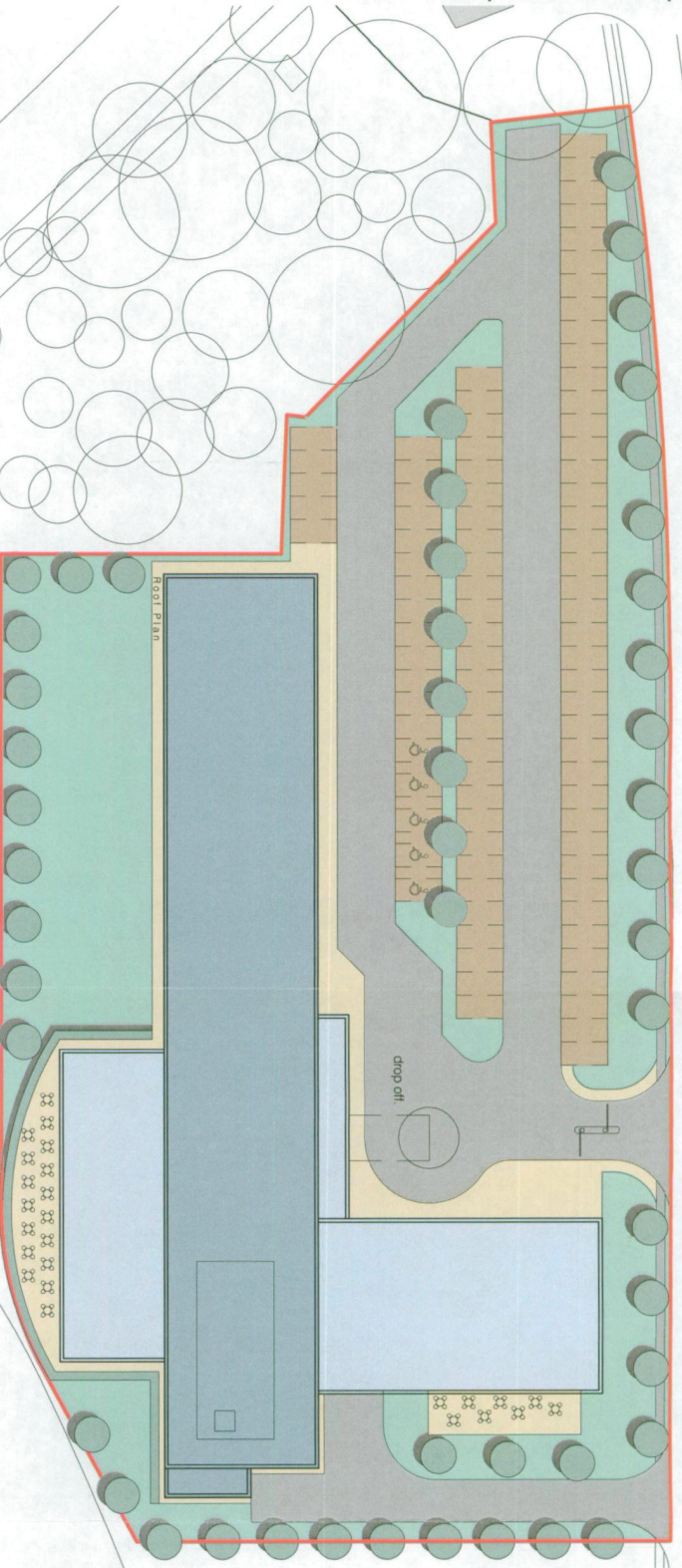
Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 0870 8506506

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

The Chancellors Way



Shirfield Road



Soil Science Building



Ica Architects
2 Orchard Court, Pearl Park, East Kilbride, G74 9PH
Tel: +44 (0)1355 578 070 Fax: +44 (0)1355 574 992
www.icaarchitects.co.uk
Ica architects Ltd
registered in Scotland company no 267772

project title:
READING
Marriott Courtyard

drawing title:
Site Plan
as Proposed

issue stage:
Feasibility

date:	drawn:	scale @ A3:
Oct07	IMP	1:500
drawing number:	revision:	
207/SK210	B	

DO NOT SCALE FROM THIS DRAWING.
If it is double checked, it is double checked.
This drawing is the property of Ica and must
not be copied, reproduced or disclosed
without written permission.

Revision:
Revision A 04/17.06.08
mezzanine level added to accommodate
additional bedroom. Proposals updated and
developed

Revision B 04/17.07.08
Client comments incorporated

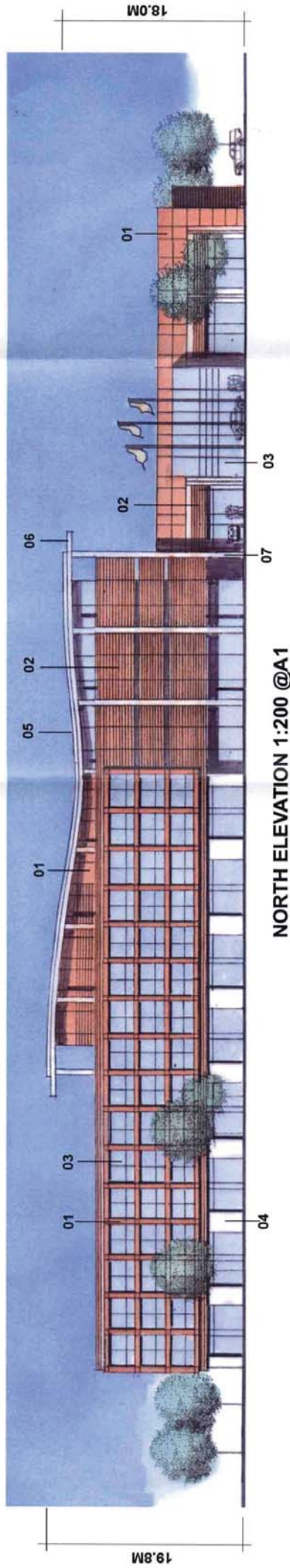
Schedule of Accommodation:

Height: 4 storeys
Bedrooms: 181
Meeting Rooms: 310 sq.m.
Building GIA: 7254 sqm
Ratio: 40.07sqm per room
Site Area: 1.965 acres

Subject to Planning and Survey

UNIVERSITY OF READING - HOTEL PROPOSAL

070785 | OUT



- 01 Ventilated Rainscreen facade system: Lignum external, solid high pressure laminate panels by Prodema Ltd. faced with natural wood veneer (Ayous or Okoume) and coated with protective film
Colour: reddish - brown (amber tinted)
- 02 Timber louvres (Ayous or Okoume or similar) on steel structure.
Colour: reddish - brown (amber tinted)
- 03 Double glazing (high performance clear glass) with polyester powder coated aluminium frames
- 04 External render painted
Colour: off white
- 05 Standing seam roofing system by Kalzip or similar
Colour: silver
- 06 Polyester powder coated aluminium fascia
Colour: grey
- 07 Steel columns, painted
Colour: grey

SOUTH ELEVATION 1:200 @A1

070785

READING DISTRICT COUNCIL

27 JUL 2007

ENVIRONMENTAL SERVICE

JOHN SEIFERT ARCHITECTS
26th July 2007

DRAWING No. JS 0657/04

Appendix 2: Demolition Decision Notice



Reading
Borough Council
Working better with you

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

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015**

To: Ridge LLP
Beaumont House
59 High Street
Theale
Reading
RG7 5AL

Application No: 151284
Application type: Demolition Prior Approval

Applicant: University of Reading

READING BOROUGH COUNCIL as local planning authority confirm **PRIOR APPROVAL IS NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for prior notification of proposed demolition.

At: The Chancellors Way 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: 21 September 2015

Head of Planning, Development
& Regulatory Services

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Application At: The Chancellors Way Reading

Application No: 151284

Application type: Demolition Prior Approval

1. In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the demolition shall be carried out in all respects in accordance with the submitted details including the following documents and plans:

Tree Constraints and Demolition Plan - TCDP-CC/1459 AR2699 Rev.0 - dated 16 September 2015

Tree Survey Schedule with Recommended Tree Works ref. CC/1459 AR2699 dated 15 September 2015

Tree Protection Specification contained within email from Ridge and Partners to Sarah Hanson, Natural Environment Officer dated 18 September 2015 (12.04pm)

Site Location Plan - 150911_A001 Rev.A dated 14 August 2015

Report by Ridge entitled Demolition of Rural History Building at University of Reading Whiteknights Campus August 2015, ref. 150911

Phase 2 Bat Survey Report by RSK ref. 855711 dated 12 August 2015

2. A Demolition Notice will be required under S.80 of the Building Act 1984, prior to any demolition works taking place.

3. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

4. The applicant should note that Buildings 6, 4 and 7 contain bat roosts and as such, prior to their demolition or any other works that will affect them, a licence for derogation from the provisions of The Conservation of Habitats and Species Regulations 2010 will need to be obtained from the statutory nature conservation organisation Natural England.

Date: 21 September 2015



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Head of Planning, Development
& Regulatory Services

Appendix 3: BuiltOffSite Site Layout Plan

University of Reading

Proposed Site Plan
1 : 200

Site Plan Key

- Hardstanding/Tarmac Area. Existing areas to be retained and overlaid with tarmac where required
- Graded Area. Existing Areas to be Retained and new areas to be seeded where required
- Indicative location for external VRV Condensers. To be housed in timber kit and miss fencing
- Proposed planting area - species of shrubs etc. to be confirmed
- Proposed timber knee rail at low level
- New electric cable from proposed 500A pillar to the building plant room
- 500 Blue MDPE from existing water supply below ground to rise in plant room
- Data cable in 100mm UPVC Rigi Duct to rise in server room
- Intruder Alarm Cable in 100mm UPVC Rigi Duct to rise in server room
- Fire Alarm Cable in 100mm UPVC Rigi Duct to rise in server room

PLEASE NOTE: BOS will provide services and drainage to a point on the site boundary or where shown on the site plan. All connect back to existing services and drainage past this point are to be carried out by others.

Rev	Description	By	Date
A	LAYOUT, services and drainage revised	TM	03/03/16
B	Updated Site Information	TM	11/03/16
C	Cycle Parking added	PB	23/03/16

CODE	SUITABILITY DESCRIPTION
S4	For Approval

STATUS	PURPOSE OF ISSUE

Proposed Site Plan Showing Services

PROJECT: University of Reading
DATE: 02/29/16
DRAWN BY: TM
CHECKED BY: GIFA
SCALE: (8 A1)
As indicated
PROJECT NUMBER: FQ16011
DRAWING NUMBER: 01-1140
REV: C

Proposed Site Plan

1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A1

DRAWING NUMBER	REV
01-1140	C

[illegible]

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE NOTED. DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS ARE NOMINAL AND MUST BE CHECKED ON SITE. ALL DRAWINGS ARE COPYRIGHT
OF BUILT OFFSITE AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF BUILT OFFSITE.

CODE S4	SUITABILITY DESCRIPTION For Approval
STATUS	PURPOSE OF ISSUE

BuiltOffSite
The Education Specialists

TITLE

Proposed Site Plan Showing
Services

PROJECT		University of Reading Whiteknights Reading Bathside RG6 6AH United Kingdom	
University of Reading			
DATE	DRAWN BY	CHECKED BY	GIFA
02/29/16	TM		3436 m ²
SCALE (@ A1)		PROJECT NUMBER	
As indicated		FQ16011	
DRAWING NUMBER			REV
01-1140			C

Appendix 4: Pre-application response

FAO Mr. Perrins
Turley Associates
6th Floor North
2 Charlotte Place
Southampton
SO14 OTB

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 151895

Direct: ☎ 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

23 February 2016

Your contact is: **Mr Stephen Vigar, Planning**

Dear Mr. Perrins,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Enquiry Reference: 151895

Address: Rural History Centre, Whiteknights Campus, University of Reading, Reading, RG6 6UR

Proposal: Temporary Accommodation units comprising 3 400 square metres of floor space provided over 2 floors as an initial phase.

Thank you for your enquiry.

Trees

A tree survey would be needed at application stage. In addition, although it appears that that Phase 1 would have a similar impact on trees to the recently approved demolition works, an Arboricultural Impact Assessment should also be submitted at application stage to confirm this. This AIA would also need to address any conflicts between the new building and tree roots or canopies. If the AIA advises that an Arboricultural Method Statement is required, it is recommended that this should also be provided at application stage to avoid a pre-commencement condition.

Phase 2, as shown on drawing 17003 Rev.02, would lead to a significant loss of trees that currently form a small woodland area that contributes positively to the visual amenity of the area and forms part of the parkland setting of the campus as well as forming part of the setting of the Grade II listed Blandford Lodge. The loss of these trees to make way for a temporary building is not considered to be acceptable and would be harmful in visual terms (as well as the loss of other benefits associated with trees). It is unlikely that Phase 2 would be granted permission for this reason.

Policies CS33 and CS38 of the Adopted Core Strategy (Altered 2015) apply.

Scale and Appearance

The two storey scale referred to in the pre-app submission reflects that of the demolished building on the site and is considered appropriate on that basis, subject to details of its appearance. The lapsed hotel permission 10/01162/EXT involved a building rising to 4 storeys. Given the tree constraints described above, it may be appropriate to increase the height to a maximum of four storeys to compensate for the limited opportunity to extend laterally. It is important to note that the temporary nature of the current proposal means that direct comparison between the hotel and the temporary accommodation is not appropriate. I.e. the scale of the hotel does not necessarily justify a temporary building of the same size.

Transport

It has been stated within the additional information that 'the first phase of the temporary accommodation is required for a period of 5 years in order to support the implementation of the various development projects across the campus over this time'. On this basis the proposal is unlikely to generate an increase in trips to and from the site however this would need to be clarified within any full planning application.

If the proposal would result in an increase in trips as a result of the additional floor space a provision of car and cycle parking will be required in line with the Council's Revised Parking Standards and Design SPD.

It is recommended that the Construction Management Plan should be submitted alongside the planning application at application stage as the proposals are likely to affect the adjacent Public Right of Way. The CMS will need to be in accordance with the Council's 'Guidance Notes for Activities on The Public Highway' which sets out the information required.

The CMS should also include details of how noise and dust are to be minimised on site.

Policies CS20, CS24, and Sites and Detailed Policies Document (2012) policies DM4, DM12 and Revised Parking Standards and Design SPD apply.

Archaeology

Berkshire Archaeology advise that the site is located within an area of archaeological potential. Within the Historic Environment Records for the surrounding area there are a number of entries which include prehistoric worked flint 'findspots', an excavation approximately 500m to the south recorded part of what is thought to have been quite an extensive Roman settlement complex, a possible Bronze Age barrow located in the grounds of Leighton Park School to the south. A desk based assessment is needed which considers the archaeological potential of the site along with past and proposed impacts. Berkshire Archaeology would be consulted on this and may decide that further trial trenching is required prior to the determination of any future application. You may wish to discuss the detail of this directly with Berkshire Archaeology. Policy CS33 applies.

Environmental Sustainability / Energy

Policy CS1, supported by the Sustainable Design and Construction SPD (2011) would require the buildings to meet BREEAM Very Good standard with a minimum score of 62.5 points (equating to an average of the 50:50 split between Very Good and Excellent referred to in

Policy CS1). It is acknowledged that the temporary nature of the scheme may make it difficult to comply with some aspects of the BREEAM standards. The Council would be open to

considering a relaxation of the requirements, provided that these are fully explained and justified in detail. This is on the basis that the buildings would be of a temporary nature and this would mitigate long term environmental harm that may otherwise occur.

Temporary Period

There is a strong relationship between the quality of architecture proposed, the scale of building and the degree of compliance with Planning policy and the length of time that a temporary consent would be granted. For example, it would not be appropriate for a building of a more functional appearance, rising to several storeys, but with relatively poor environmental performance, to remain for any significant length of time.

A five year period would seem appropriate initially. It may be possible to extend this by a further application in the future. Although it should be noted that government guidance is that “it will rarely be justifiable to grant a second temporary permission - further permissions should normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning of planning permission should be granted permanently”. The circumstances on site and the planning policy context would need to be taken into account at the time of any second application and cannot be accurately predicted at this stage.

Conclusion

In summary, it would appear to be appropriate to provide temporary accommodation up to a maximum of four storeys on the site of the former MERL building, i.e. the footprint of ‘Phase 1’, subject to the final details of its massing and overall appearance.

However it is not considered appropriate for temporary accommodation to extend across the undeveloped land to the east which is currently occupied by woodland trees of amenity value due to the visual harm that would occur.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours sincerely

pp. *A. Amoah*

Mr Stephen Vigar
Principal Planning Officer

Appendix 5: LPA Archaeology response

Will De Cani

From: Leary, Kathelen <Kathelen.Leary@reading.gov.uk>
Sent: 16 March 2016 14:33
To: Prowse, Graham
Cc: Robert David Shankland; Shah, Imran; Mervyn McFarland
Subject: RE: University of Reading - Temporary Accommodation - Archaeology

Hi Graham

Thanks for consulting us and for sending the plans on, these are very helpful.

As discussed, as the scale of the proposal has been reduced and the location sited over the previous buildings footprint I am happy to change our response to the pre-application information. The potential impact on archaeological remains are now likely to be minimal and as such a desk-based assessment is no longer required. If there are areas of new impact outside the existing foundations it would be suitable for these to be dealt with by small scale archaeological investigations, such as a watching brief. As I we spoke about earlier this consists of an archaeologist being present on site during groundworks to record any archaeological deposits disturbed. Any such work could be carried out post-determination under a condition attached to any planning permission granted and the details agreed once full plans are available.

Based on these most recent plans therefore no pre-determination archaeological works are necessary for the planning application. I will email Steve Vigar to let him know about the change in our response.

I hope this is of help but please feel free to contact me if you have any further questions.

Kind regards
Ellie

Ellie Leary
Archaeology Officer
Berkshire Archaeology
0118 9374105

My working hours are 8.30am - 2.30pm Monday - Wednesday and Friday.
If your enquiry is urgent please contact the main Berkshire Archaeology office on 0118 937 5976 and one of my colleagues should be able to help.

From: Prowse, Graham [mailto:graham.prowse@pbworld.com]
Sent: 16 March 2016 13:42
To: Leary, Kathelen
Cc: Robert David Shankland; Shah, Imran; mervyn.mcfarland@turley.co.uk
Subject: University of Reading - Temporary Accommodation - Archaeology
Importance: High

Elly,

Many thanks for calling me and for the discussion about the requirements for a DBA for the site for the University's temporary accommodation.

As we discussed, this is for a temporary modular building that we are now placing on the exact foot print of the pre-existing building which was demolished. The site has several concrete slabs (from the previous building) which have been retained, and will not be removed at this stage.

We will be placing a series of 600 mm x 600 mm piers across the site to support the buildings, which will in turn sit on pad foundations. The pads will vary in size depending on their location, but the largest of which is 1950 mm x 1950 mm. Their depth varies from 1.2 m to 2.5 m depending on the loads within the structure. In total there are 250 pads. The design team are working on this at the moment, so when the design is finalised I can let you have this if you need it.

I have attached several drawings (which you can have in dwg format if you need), showing site location/layout, services and landscaping. This should help you situate the building in relation to the pre-app information and the existing building.

I can send you the tree survey as well, but not sure if you need that. If there are any other drawing that you need please let me know.

From our discussion, I understand that we may not need a DBA, and would welcome your advice on this once you have reviewed the attached. Please confirm what requirements are needed for the planning application, and how the Planning Officer is kept informed of them. If you are able to come back to me as soon as you can, that would be greatly appreciated.

If you need anything else please let me know, or if you wish to discuss anything, please just call.

Many thanks for your help

Kind Regards

Graham



Graham Prowse
Project Director
Sustainable Building Solutions

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