

James, Chris

From: Chakadya, Ralph <Ralph.Chakadya@reading.gov.uk>
Sent: 29 June 2016 11:06
To: Roberts, Helen
Cc: 'chris.james2@hants.gov.uk'
Subject: 160882- Blessed Hugh Farringdon Catholic School

Helen/Chris

Following our meeting on 22/06/2016 regarding the above I can summarise planning issues regarding the proposals as follows:

Principle of the development

The proposals would accord with Core Strategy policy CS31 (Additional and Existing Community Facilities) that seeks to promote the extension or improvement of community facilities such as schools. Subject to satisfying other planning requirements, the principle for the additional block following demolition of existing modular building and caretaker's home is considered acceptable.

Design (Core Strategy Policy CS7 – Design)

As discussed, the flat roof design is not considered to enhance the appearance and character of the area given the prime corner location of the site. As advised you will need to revise the plans and introduce preferably a pitched roof to the single storey building. The elevational treatment of the proposed building along Fawley Road would need to be improved in terms of fenestration to avoid a long stretch of blank façade along this part of the site.

Landscaping and Ecology

Please refer to the comments from the Council's Natural Environment officer. An adequate buffer would need to be retained between the proposed building and the site boundary to allow for meaningful soft landscaping that would soften the impact of the building onto the street scene. The loss of the existing trees would need to be justified and therefore any planning application submission is expected to be accompanied by detailed landscaping proposals. In this regard you can liaise directly with Duckworth, Sarah Sarah.Duckworth@reading.gov.uk the Natural Environment Officer.

As advised by the Council's Ecologist (Sutton, Giles Giles.Sutton@reading.gov.uk), you will also need to submit a preliminary ecological appraisal to include a brief description of the habitats to be affected by the proposals and a preliminary bat roost assessment (and any follow up surveys) of the buildings to be demolished with any future application.

Transport issues

Please refer to the forwarded comments from the Council's Transport Officer. You indicated during our meeting that the proposals would not result in an increase in the number of students or staff. Such details would need to be well spelt out in terms of the planning application submission.

Conclusion

Subject to addressing the issues highlighted above the principle of the development is considered acceptable and you are therefore encouraged to submit a planning application.

Prior to the submission of any application please refer to the Councils Planning Application Checklist: <http://www.reading.gov.uk/businesses/planning/how-to-make-a-planning-application/formsandinformation/validation-checklist/> . This document explains that some items of information will now be required before officers validate a planning application.

This proposal should be accompanied by detailed proposed floor and elevations and information in relation to material details.

NB: This advice is given on a without-prejudice basis and in good faith and will not over-ride the formal consideration of a planning application by the Council. The target timing for a decision on a formal application is based on the Government's Best Value performance targets, but will depend on the complexity and quality of the application and whether the Council decides to seek amendments to the proposal before a decision is made. The responses received from consultees may also affect the decision period if matters are raised which were not addressed at pre-application stage or require consideration before a decision is made.

Ralph Chakadya
Senior Planning Officer
Reading Borough Council
Planning, Development and Regulatory Services
Bridge Street
Reading RG1 2LU
Telephone: 0118 937 2993
Mobile: 07855126057
Mobex: 86057
Fax: 0118 939 0435
Email: Ralph.chakadya@reading.gov.uk

This Council implemented its Community Infrastructure Levy (CIL) on 1st April 2015. Planning applications which are decided on or after 1st April 2015 may be liable to pay the levy. For more information please visit our website at <http://beta.reading.gov.uk/readingldf>

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