

**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: NVB Architects
Rook Lane Chapel
Bath Street
Frome
BA11 1DN

Application No: 152304
Application type: Full Planning Approval

Applicant: Leighton Park School

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: Removal of existing portacabin style teaching building. Provision of new foyer facilities to existing theatre and single storey teaching block. Creation of new parking area and improved landscaping to front of Old School building.

At: Leighton Park School Shinfield Road Reading RG2 7DD

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: 29 February 2016



Head of Planning, Development
& Regulatory Services

Application At: Leighton Park School Shinfield Road Reading RG2 7DD

Application No: 152304

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CONDITIONS & REASONS

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

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

2 001 Site Location Plan issue A dated 23 December 2015
2 060 Demolition Plan issue A dated 23 December 2015
2 100 Proposed Plan - Lower & Upper Ground issue B dated 23 December 2015
2 101 Proposed Plan - New Balcony & Theatre Balcony issue B dated 23 December 2015
2 102 Proposed Roof Plan issue B dated 23 December 2015
2 110 Proposed Plan - Lower Ground issue B dated 23 December 2015
2 111 Proposed Plan - Upper Ground issue B dated 23 December 2015
2 112 Proposed Plan - New Balcony & Theatre Balcony issue B dated 23 December 2015
2 200 Proposed Sections issue B dated 23 December 2015
2 300 Proposed Elevations - North West and North East issue B dated 23 December 2015
2 301 Proposed Elevations - South East and South issue B
2 700 Block Plan A dated 23 December 2015
2 710 Landscape Plan issue H dated 9 February 2016
2 711 Tree Removal Plan issue C dated 29 February 2016

Reason: to clarify which drawings have been approved.

3. The development hereby approved shall not be commenced until a Tree Protection Plan showing the position and specifications of tree protective fencing and other necessary measures to BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority; and paragraphs a) and b) below shall have effect until one year from the date of occupation of the development hereby approved.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved Tree Protection Plan. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Recommendations for Tree Work).

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b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the local planning authority.

c) The erection of fencing and other measures for the protection of retained trees shall be undertaken in accordance with the approved Tree Protection Plan before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area protected in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels, or excavations, shall take place within these areas. No drains, pits, ditches or trenches shall be dug in or run across the protected areas at any time before, during and after the development of the site, unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that appropriate protection is given to trees within and adjacent to the site in accordance with Policy CS38 (Trees, Hedges and Woodlands) of the Reading Borough LDF Core Strategy 2008 (altered 2015).

4. The development hereby approved shall not be commenced until an Arboricultural Method Statement to BS5837:2012 for all works within, or affecting, Root Protection Areas has 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 Arboricultural Method Statement at all times thereafter.

Reason: to ensure that appropriate protection is given to trees of amenity value on and surrounding the site in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008.

5. 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.



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- (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) Measures to control dust and noise emanating from the site during demolition and/or construction.

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 and neighbouring residents; and highway safety. In accordance with Policies CS20 and 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).

6. The development hereby approved shall not be commenced (excepting demolition works), until details and samples of the materials to be used in the construction of the external surfaces of the development 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 details.

Reason: In the interests of the appearance of the building, the appearance of the wider school site and the setting of the adjacent listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

7. No development shall take place within the site (excepting demolition works above the existing ground floor slab level of the building to which they relate) until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation, which shall 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 detailed scheme approved pursuant to this condition.

Reason. To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interests of protecting the archaeological heritage of the borough. In accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

8. LANDSCAPING:

- i) The development hereby approved shall not be occupied until full details of both hard and soft landscaping, to be in accordance with the principles shown on approved



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drawing 2710 H, have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials;
- (b) planting plans (including tree planting) - 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).
- (c) a landscaping maintenance and management plan, including long term objectives, management responsibilities and maintenance schedules for the landscaped areas.

ii) The landscaping shall be carried out before the end of the first available planting season following occupation of the development in accordance with the approved details. The landscaping shall be maintained in accordance with the approved landscaping maintenance and management plan at all times thereafter.

iii) Any trees or plants that, within a period of 5 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 suitable landscaping is provided and maintained in the interests of the appearance of the development and the setting of listed buildings in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

9. No building shall be occupied until the vehicle parking spaces have been surfaced and marked out in accordance with the approved drawings.
The spaces shall thereafter be kept available for parking at all times.

Reason: To ensure sufficient car parking is provided to serve the development in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies 2012 (altered 2015).

10. 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 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

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11. BREEAM:

No part of the development shall be occupied until a Post- construction review demonstrating compliance with the BREEAM Very Good standard has been submitted to and approved in writing by the local planning authority.

Reason: to ensure an appropriate standard of environmental sustainability in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Sustainable Design and Construction SPD 2011.

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant at both pre-application and application stages to resolve matters relating to the effect on the setting of the listed building and the impact on trees in order to allow permission to be granted within a reasonable timeframe.
2. No works to protected trees, other than facilitative pruning (minimum required to allow for construction) are allowed by virtue of this planning consent. Any other works to protected trees required formal approval through the normal process.
3. 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) attached 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.
4. A Building Regulations application may be required for submission prior to the commencement of any building operations involved as a result of the proposed development. Please contact Building Control on 0118 937 2449 for further advice.

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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.