

04 September 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Church
Planning Application Reference:	PL/24/0785
Site Address:	The Ridgeway Primary School, Hillbrow, Reading RG2 8JD
Proposed Development	Retrospective retention of existing demountable 2 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works, without complying with condition 2 (approved plans) of application 231046/REG3 to provide 7 parking spaces on an area of existing hardstanding as part of the minor works.
Report author	Marcie Rejwerska
Applicant	Reading Borough Council
Deadline:	7 th November 2024
Recommendations	Grant planning permission, subject to conditions as follows:
Conditions	1. Time Limit (for s.73 variations) 2. Approved/Varied Plans 3. Boundary treatment (discharged condition)
Informatives	1. Terms 2. Building Control 3. Complaints about construction 4. Encroachment 5. Positive and proactive - approval

1. Executive summary

- 1.1. This report explains the proposal is to vary the approved plans of the recently granted permission to retain and extend temporary planning permission for a two-storey demountable unit. The amended site plan includes re-arrangement of the formal parking layout to provide dedicated parking for staff using the modular unit directly to the west.

2. Introduction and site description

- 2.1. The application is referred to Committee due to being a Reading Borough Council application from the Property Team.
- 2.2. The surrounding area is residential, and the school has existing access points from Willow Gardens and Hillbrow. The modular unit is set away from boundaries with nearest residential properties.

- 2.3. Planning permission was granted in October 2023 to retain and grant a further five-year temporary planning permission for the modular unit to be used as classrooms to accommodate SEND classes.
- 2.4. Site location plan:



3. The proposal

- 3.1. Planning permission is sought to vary the approved plans of planning permission 231046 to include dedicated parking spaces west of the existing demountable unit for the use of staff working with SEND students within the demountable unit.
- 3.2. Submitted plans and documentation:
- E02348_P_100 Location Plan, dated 19/05/2014, received 19/06/24
- WD-2023 SEND Satellite-06-ProposedSitePlan-P-02, dated Feb 24, received 02/08/24
- Planning Statement-02, dated 02/08/24, received 02/08/24
- WD-2023 SEND Satellite-06-Site Block Plan-P-01, dated Feb 24, received 02/08/24

4. Planning history

- 4.1. 970916/REG3 – Construction of modular nursery building. Demolition of existing swiftplan building – Application permitted.
- 4.2. 051149/REG3 - Single-storey extension to existing modular nursery building. – Application permitted
- 4.3. 130192/REG3 – Provision of one double-stack demountable modular double classroom and associated external works. – Application permitted
- 4.4. 130299/REG3 – The provision of three temporary single storey portable buildings to provide meeting rooms and small group teaching spaces – Application permitted
- 4.5. 141554/FUL – Expansion from 1FE school to 3FE school – Application permitted (Committee decision)
- 4.6. 150481/REG3 – Retention of temporary double stack demountable modular double classroom for a further 18 months – Application permitted

- 4.7. 231046/REG3 - Retrospective retention of existing demountable 2 storey modular classrooms and temporary permission to further retain the modular unit for 5 years and minor associated works (amended description) – Application permitted

5. Consultations

- 5.1. RBC Transport Development Control – No objections raised.
- 5.2. Site notices were displayed at access points to the site giving until 30th August 2024 to submit comments. No comments have been received so far but if any are received before your meeting these will be reported in an Update Report.

6. Legal context

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).
- 6.2. In this regard, the NPPF states that due weight should be given to the adopted policies of the Local Plan 2019 according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 6.3. Accordingly, the latest NPPF and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

Policies:

- CC1 Presumption in Favour of Sustainable Development
- CC7 Design and the Public Realm
- CC8 Safeguarding Amenity
- TR5 Car and Cycle Parking and Electric Vehicle Charging
- OU1 New and Existing Community Facilities

SPD

Revised Parking Standards and Design SPD 2011

7. Appraisal

- 7.1 The proposal seeks to amend the 231046/REG3 permission to include a rearrangement of the existing parking layout to provide 7 x formal parking spaces immediately west of the modular unit to be used by staff working within the unit. The area proposed to be used for parking is already made up of hard standing and therefore there is no loss of green space or any biodiversity loss on site.
- 7.2 The proposal will not result in an increase of parking spaces on site, as 10 x parking spaces as previously approved under the permission to expand the school in 2014 are currently not in use and are used as a playground. As such, the proposal does not result in additional or excessive increase in parking spaces.

- 7.4 Policy TR5 states that EV charging points should be provided for new development but this application is making use of existing buildings within the site for an alternative use. In this case, it would not be reasonable to request EV charging as they are altering the layout but not providing new parking spaces. Also, the permission is approving the retention of the existing unit for a further 5 years with staff parking on existing hard surfacing so it is felt unreasonable to impose a condition requiring that EV charging points are provided.
- 7.3 Overall, the proposed amendment to the approved plans is considered minor and to not result in harm neither to staff, pupils, nor the surrounding residents. The proposal will enable a more efficient use of space with the school site, in line with Policy OU1.

8. Equality implications

- 8.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

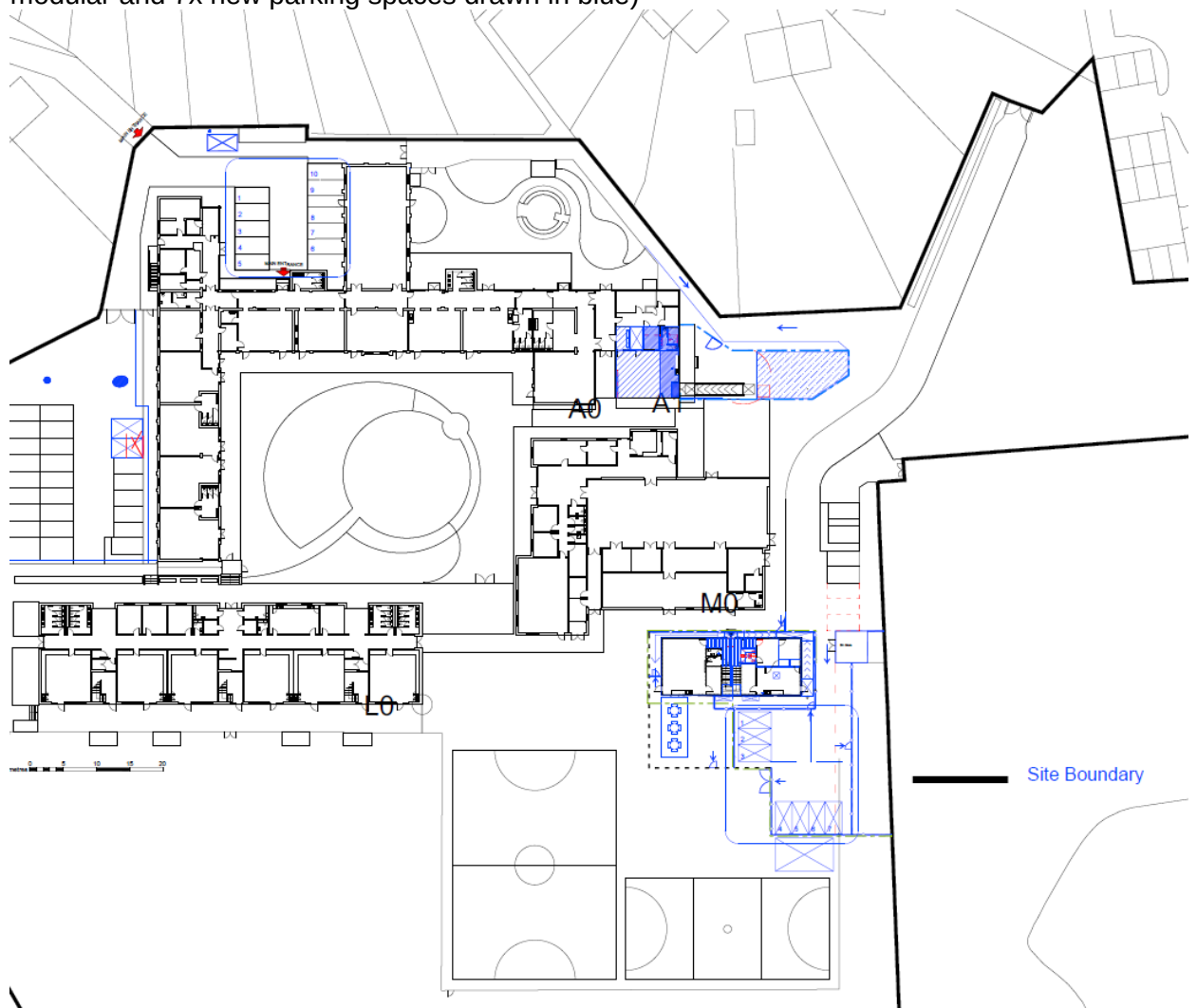
9. Conclusion & planning balance

- 9.1 The proposed works are minor and do not result in harm either to users of the site nor the neighbouring residential properties. The proposed works will enable a more efficient use of space on the application site, and better facilities for staff. As such, the recommendation is made to grant permission to vary the approved plans for the recently granted temporary permission to use the modular unit to accommodate additional classrooms.

Case Officer: Marcie Rejwerska

Plans

1. Proposed site plan (10x parking spaces to the north not in use outlined in blue, existing modular and 7x new parking spaces drawn in blue)



2. Photo of area to be used for parking



3. Aerial view of the site showing existing parking not in use (blue) and proposed parking area (red)

