

Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
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Reading
BOROUGH COUNCIL

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	130
Suffix	
Property Name	Park Lane Primary School Junior Department
Address Line 1	School Road
Address Line 2	Tilehurst
Address Line 3	Reading
Town/city	Reading
Postcode	RG31 5BD

Description of site location must be completed if postcode is not known:

Easting (x)	466551	Northing (y)	173573
Description			

Applicant Details

Name/Company

Title

Mrs

First name

Helen

Surname

Roberts

Company Name

Reading Borough Council

Address

Address line 1

Civic Offices

Address line 2

Bridge Street

Address line 3

Town/City

Reading

County

Country

Postcode

RG21 2LU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Replacement of current windows with double glazed aluminium windows. Internal refurbishment works, demolition of annexe building on Downing Road and extension of car park.

Reference number

231707

Date of decision (date must be pre-application submission)

01/02/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4 and 8

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Addressing condition 4, Drawing E05323-HCC-01-XX-DR-A-1602-C1-Junior Contractor Access Strategy highlights the measures intended to provide safe contractor access to work areas around the externals of the school, as well as the proposed scheduling of the works. Details are also given as to the location of protective fencing, along with contractor pedestrian and vehicular access points. The drawing also illustrates the negligible impact that the temporary scaffolding/access requirements will have on the existing trees.

The school has recently undergone extensive re-roofing works in 2023/2024, which required more extensive scaffolding for a longer duration than what is proposed within this scope of works. There has been no signs of damage to nearby trees from this previous installation. For this project, the duration and extent of scaffolding/alternative access required to replace the windows are minimal, and therefore we believe the impact on adjacent trees is negligible when considered alongside the previous scaffolding installation.

As per the drawing, our proposal is to include full-height scaffolding in small areas around the building to access works for soffits and fascia repairs (in orange). The duration of these works will be for 4 weeks. Scaffolding should not encroach any further than 2 meters from the exterior of the school building and there will be no lopping of branches required.

Once complete, the window replacement works will commence. There are a variety of access requirements, with a small area of scaffolding being retained at low level to provide level access for tower scaffolding/MEWPs (in purple hatch and illustrated in section). The majority of the works will require localised tower scaffolding/MEWP access, with plywood boarding laid in grassed areas to provide suitable ground protection. These works are scheduled to occur between w/c 25th November 2024 - w/c 17th February 2025 and the maximum time that the level access scaffolding platform will need to be in place, in the root protection zone, will be 8 weeks. Over this 8 week period the MEWP/tower will work it's way along, with it being in one place for 2-3 days maximum, before moving to the next section. Further tower scaffolding/MEWP access around the hall will be erected on existing asphalt surfacing.

A Construction Method Statement completed by the Contractor has been submitted to address condition 8.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

230821

Date (must be pre-application submission)

06/07/2023

Details of the pre-application advice received

Natural Environment –

Proposals on the Junior School appear to be supportable in tree and landscape terms.

Transport –

No concerns raised in principle although double parking proposed is discouraged for Junior school.

Design considerations -

For the Junior school site, the proposed removal of the annexe building to allow use of the land for staff parking does not raise any particular design concerns. The proposed internal and external alterations have already been discussed with the former conservation offices and on balance found to be acceptable albeit there were initial concerns given the age and fine detailing of the Victorian (1890) school.

Amenity -

For the junior school car park proposal the site lies between existing and soon to be occupied residential properties. Consideration needs to be given to protecting these residents from noise and disturbance from vehicles accessing this site. Boundary screening would help and a car park management plan to regulate the use outside of school times.

Email correspondence with J Williams - 01/10/2024:

It was explained at the time that a simple method statement confirming how the trees can be protected would be sufficient and I feel you have provided this within your email and attachments. My advice is that you combine this with information to be submitted for the CMS so I can confirm acceptable.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ryan Stevens

Date

03/10/2024