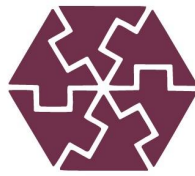


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

Website: www.reading.gov.uk
Tel: 0118 9373787



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	55
Suffix	
Property Name	Park Lane Primary School Infants Department
Address Line 1	School Road
Address Line 2	Tilehurst
Address Line 3	Reading
Town/city	Reading
Postcode	RG31 5AS

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

Easting (x)	466951	Northing (y)	173779
Description			

Applicant Details

Name/Company

Title

First name

Helen

Surname

Roberts

Company Name

Reading Borough Council - Brighter Futures

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

Infant School:
Proposal: Demolition of an existing modular building and installation of a double stack modular building (GIFA approx. 360sqm). Further internal refurbishment of a number of rooms within the existing main building with modifications to external areas, including new play areas, replacement boundary and internal fencing and a new pedestrian access off School Road, to segregate vehicles and pedestrians entering the site, with new staff car parking.

Junior School:
Proposal: 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

Infant School: 231644
Junior School: 231707

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

02/02/2024

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

Condition number(s)

Infant School:
Conditions 7 (Car Park Management Plan) and 8 (Cycle Storage Plans)

Junior School:
Condition 6 - (Car Park Management Plan)

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

22/07/2024

Has the development been completed?

- ☐ 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

A combined plan showing the Infant and Junior school proposed car park management strategy, with further details illustrating the proposed cycle and scooter storage to be provided at the Infant School.

Drawing E05323-HCC-DR-L-7210-P1_Car Park, Cycle and Scooter Storage Management Plan (plus signed copy by Park Lane School)

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

Surname

Email comms

Date (must be pre-application submission)

13/11/2024

Details of the pre-application advice received

[08/11/2024] J Williams:

'Cycle parking provisions for staff and pupils should also be reviewed to ensure the right provision is provided on the infant school site. In accordance with the Council's Parking Standards, cycle parking provision should be provided at a ratio of 1 space per 5 FTE staff and 1 space per 15 pupils (years 1-3).

We don't have specific standards for scooter storage but I know that younger children often use scooters more than bicycles so it seems reasonable for part of the provision to be substituted with scooter. If they can provide some information about the existing provision and the total number of staff and student numbers once Year 3 are relocated then I can give some better guidance before they discharge the condition.

In regards to the second question, I will accept new cycle storage provisions just for the extra number of staff and pupils moving to the infant school'

[08/11/2024] R Stevens:

'The Infant School has 10 cycle spaces (5 silver hoops - picture attached), which is an under-provision of two spaces based on the school's current pupil and FTE Staff numbers. Based on the new number of pupils and staff transferring across, the infant school would see an increase of 60 Yr 3 Pupils and 4.4 FTE Staff. This would mean we would be required under the condition to provide 4 new pupil spaces and 1 new staff space. Based on these figures, could you advise what would be a reasonable combination of cycle and scooter storage spaces? My feeling is that staff will have more use of the existing cycle hoops, so perhaps we can provide the scooter equivalent of 5 new pupil spaces as opposed to 4 Pupil and 1 staff?'

[13/11/2024] J Williams: 'Transport colleagues have commented that It's not a surprise that cycle parking facilities underutilised given that the stands are not provided within a covered shelter or on area of hardstanding. Whilst it is accepted that scooter parking can be provided instead of cycle parking to offset the new pupils moving across, the existing facilities need to be upgraded given that the facilities are so poor.

Can you improve the [existing] situation by putting...at least 2 Sheffield stands and a provision of secure scooter parking within a covered store positioned on a hardstanding surface in addition to the existing facilities.'

NOTE - existing situation is 4 Sheffield Stands on grass.

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

06/12/2024