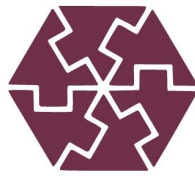


Planning, Reading Borough Council
Civic Offices, Bridge Street, Reading RG1 2LU

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



Reading

BOROUGH COUNCIL

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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)	Northing (y)
466951	173779

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

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.

Reference number

231644

Date of decision

02/02/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non Material Amendment(s) Sought

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Revision of Condition 2,5, 6 and 13 of the Planning Approval, which permits the following:
Condition 2: the development shall be carried out in accordance with the listed approved plans;
Condition 5: prior to occupation of the modular building, vehicle parking and EV charging points shall be provided;
Condition 13: prior to occupation of the modular building, all measures shown on the Biodiversity Plan (drawing 7005) are to be implemented.

Please state why you wish to make this amendment

Condition 2: Whilst the drainage strategy has remained constant i.e. to soakaway of the size approved at planning, the natural design progression from concept design to technical design has led to some design amendments by which the development should now adhere to. Further to this, the landscape information has also been amended in line with feedback received from RBC's Natural Environment Officer.

Condition 5: A shallow data cable has been unearthed in the area of the proposed car park and pedestrian path, and requires additional time and work by the statutory authority to rectify. This will impede progress of the proposed car park. This could delay the school from using their new teaching spaces by the arranged completion of the modular in January 2025, as currently they cannot occupy until the car park and footpath works are complete.

The pupils and staff moving into the modular will be from Years 1 and 2, who will be vacating the main Infants building to allow further refurbishment to take place.

The additional staff and pupils from the Junior School are not due to move to the infants until September 2025. With this in mind, the additional parking provision for these additional staff is not required for use until then.

It is proposed that the condition is revised to allow the contractor to complete the modular and play area for the pupils and staff to accommodate in January, with the completion of the car park and EV charging following shortly after (February Half Term). Pupils will continue to enter into site via the main pedestrian entrance off of Corwen Road and have safe access to teaching and play areas through completed landscape works, whilst visitors would continue using the existing mixed vehicular/pedestrian entrance to site until completion of the aforementioned works.

Condition 13: Some planting outlined in the biodiversity strategy cannot be planted until the spring, Feb/March 2025. It is requested that the condition does not implicate the occupation of the modular building. Orders have been placed and work scheduled for the end of February to ensure works are completed in line with the Biodiversity Strategy.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

E05323-Drainage Management Plan P01.1
E05323-Hydraulic Calcs- P.01
APP_B-E05323-SITE PLAN
APP_D-E05323-HYDRAULIC CALCS
APP_D-E05323-PRO DRAINAGE LAYOUT
APP_E-E05323-EXCEEDANCE PLAN
E05323-HCC-DR-L-7005_P4 Biodiversity Plan
E05323-HCC-02-00-DR-L-7001-P3-Infant School Site Strategy Plan
E05323-HCC-02-00-DR-L-7002-P5-Proposed General Arrangement Plan
E05323-HCC-02-00-DR-L-7010-S2-Combined Services Diagram

New plan/drawing numbers

E05323-HEH-XX-XX-DC-C-7501-C03
E05323 - Hydraulic Calcs- C03
E05323-HCC-DR-L-7005_C5 Biodiversity Plan
E05323-HCC-DR-L-7001_C4 Site Strategy Plan
E05323-HCC-02-00-DR-L-7002-C4-Proposed General Arrangement Plan
E05323-HCC-02-00-DR-L-7010-C5-Combined Services Diagram

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

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Julie was consulted on 5th November to discuss appropriate course of action regarding SUDs and landscape design updates that had occurred since the original planning application was submitted. It was agreed that a Section 96a application was suitable.

Julie was further consulted via email on 6th December regarding amendments to the pre-occupation conditions. Again it was suggested that these were to be captured within the Section 96a application. Julie stated the following regarding the request to amend the pre-occupation condition for the car park and EV charging:

'Transport have confirmed happy to agree to this but as said before the condition needs to be changed.'

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☒ Yes
☐ No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Declaration

I/We hereby apply for Non-Material Amendment 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

27/12/2024