



Reading
Borough Council

Working better with you

Neil Boddington
Via email only:
Neilboddington@boddingtonsplanning.com

Emma Gee
Acting Executive Director Economic
Growth and Neighbourhood Services

Civic Centre, Reading, RG1 7AE

☎ 0118 9373787

Our Ref: 210773

e-mail:
ethne.humphreys@reading.gov.uk

15 July 2024

Your contact is: Ethne Humphreys, Planning

Dear Mr Boddington,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 210773

Application type: Approval of Conditions

Address: Queen Anne School, Caversham, Reading

Proposal: Application for approval of details reserved by conditions 4 (Materials), 6 (CMS), 7 (ESTP), 8 (CEMP), 9 (WSI), 13 (Tree planting scheme), 14 (AMS/TPP), 21 (Drainage Strategy), 24 (Management maintenance AGP), 25 (Community use agreement), 27 (Cycle parking), 28 (EVC) of application 192049

I refer to your Approval of Conditions application as described above.

Condition 4 (Materials)

The details, as shown on the following:

Schedule of materials for ATP and Acoustic Fencing
Received 17th May 2021

Are acceptable and approved pursuant to condition 4.

Condition 6 (CMS)

The details, as shown on the following:

Construction Method Statement dated November 2021
Sports facilities master-plan QAC dated November 2019 Revised 17.04.20 Rev B
Received 2nd December 2021

Are acceptable and approved pursuant to condition 6.

Condition 7 (ESTP)

The details, as shown on the following:

Employment, Skills and Training Plan dated and received 27/10/2021

Are acceptable and approved pursuant to condition 7.

Condition 8 (CEMP)

The details, as shown on the following:

Construction Environmental Management Plan dated May 2022

Received 17th May 2022

Are acceptable and approved pursuant to condition 8.

Condition 9 (WSI)

The details, as shown on the following:

Project specification for an archaeological action dated 11th March 2020 prepared by Thames Valley Archaeological Services 21e32ra

Received 17th May 2021

Are acceptable in respect of 9.i) of the condition. 9.ii) requires archaeological work to be completed and report submitted to the LPA before the condition can be discharged in full.

Condition 13 (Tree planting scheme)

The details, as shown on the following:

Planting Plan and Summary prepared by Philip Bridger dated November 2023 Rev 10

Received 6th November 2023

Are acceptable and approved pursuant to condition 13. In addition, the Council's Natural Environment Officer has advised that, in approving these details, you should also be mindful of the requirements specified by condition 13 of planning permission 192049, relating to the timescales for carrying out hard and soft landscaping works and maintenance/replacement stipulations.

Condition 14 (AMS/TPP)

The details, as shown on the following:

Arboricultural Method Statement prepared by Philip Bridger dated March 2022 Rev 03

Received 17th March 2022

Are acceptable and approved pursuant to condition 14. In addition, the Council's Natural Environment Officer has advised that, in approving these details, you should be mindful of the requirements specified by condition 14 of planning permission 192049, that: 'The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan'. Hence confirmation of compliance with the condition (full discharge) could only be given if it is demonstrated through records of arb supervision (written and photographic records) and compliance with the AMS.

Condition 21 (Drainage Strategy)

The details as shown on the following:

Drainage Diagram

Edge Detail 1921/04

Received 27th October 2021

Drainage Strategy

Received 17th May 2021

Are acceptable and approved pursuant to condition 21. Drainage shall be constructed as such to prevent any rubber crumb particle from entering any watercourse. Drainage must not conflict with the approved landscaping. Any conflict will require a revision to the drainage design.

Condition 24 (Management maintenance AGP)

The details, as shown on the following:

Artificial Turf Carpet and Maintenance prepared by S&C Slatter

Received 17th May 2021

Are acceptable and approved pursuant to condition 24.

Condition 25 (Community use agreement)

The details, as shown on the following:

Agreement in relation to arrangements for community use dated 2 November 2020

Received 27th October 2021

Are acceptable and approved pursuant to condition 25.

Condition 27 (Cycle parking)

The details, as shown on the following:

Car park layout QAC P dated May 2021

Received 17th May 2021

Are acceptable and approved pursuant to condition 27.

Condition 28 (EVC)

The details, as shown on the following:

Scatalo Duo Power Pedestal Datasheet prepared by Sevadis Powering Electric Vehicles

Car park layout QAC P dated May 2021

Received 17th May 2021

Are acceptable and approved pursuant to condition 28.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via my email address or the direct line as above.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Principal Planning Officer

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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 <https://www.gov.uk/appeal-planning-decision>