

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
APPLICATION FOR PRIOR APPROVAL**

To: Katie Hogendoorn
Walsingham Planning
Bourne House
Cores End Road
Bourne End
Buckinghamshire
SL8 5AR

Application No: PL/26/0672
Application type: Prior approval Part 3 Class
T: Business, hotels, etc. to state-funded
schools

**Application to determine if prior approval is required for a proposed:
Change of Use from Commercial/Business/Service (Class E), Hotels (Class C1),
Residential Institutions (Class C2/C2A), to State-Funded School (Class F1(a)).
Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 3, Class T**

Applicant: Daniella Reynard

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is required and **GIVEN** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Change of use of building from Class E (office) to Class F1(a) (a state funded school for learning and non-residential institutions for the provision of education). Prior Notification under Class T, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

At: 59 GLOUCESTER ROAD, READING, RG30 2TH

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 7th September 2026



RE
**Acting Director, Planning, Transport &
Public Protection**

Application At: 59 GLOUCESTER ROAD, READING, RG30 2TH

Application No: PL/26/0672

Application type: Prior approval Part 3 Class T: Business, hotels, etc. to state-funded schools

CONDITIONS & REASONS

1. This development under Class T is permitted subject to it beginning within a period of 3 years starting with the prior approval date on this decision notice.

Reason: To comply with the requirement of paragraph T.2.—(2) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Site Location Plan – 59 Gloucester Road, Reading, RG30 2TH
- Ground Floor Plan

As both received on 20/05/2026

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The site is to be used as a state-funded school falling within Class F.1(a) of Schedule 2 to The Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of the site as such a state-funded school.

Reason: To comply with the requirement of paragraph T.2.—(1) (a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The development shall be implemented in accordance with the approved remediation scheme within the Remediation Method Statement by Paddock Geo Engineering Ref P26-231rms Issue 1 dated 03/08/2026, as received 12/08/2026. A validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and approved by the Local Planning Authority before the first use of any external area within the application site associated with the approved use.

Date: 7th September 2026



RE
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Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

5. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

6. No music shall be played within the building in such a way to be audible within any building which adjoins the application site boundary or on the Gloucester Road highway.

Reason: To effectively manage the noise impacts of the proposed use on the amenity of surrounding occupiers and the area generally, in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

7. The use hereby approved shall not take place outside of the hours of 08:00 to 22:00 on any day.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

8. There shall be a maximum of 30 people occupying the inside of the building at any one time, as shown on Ground Floor Plan, as received on 20/05/2026.

Date: 7th September 2026



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Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

9. There shall be a maximum of 30 people within external areas of the site at any one time, as shown on Site Location Plan – 59 Gloucester Road, Reading, RG30 2TH, as received 20/05/2026.

Reason: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

10. Prior to the first outdoor activity associated with the use hereby approved taking place, a noise and nuisance management plan associated with the outdoor use shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall include a) a code of conduct for all users of the outdoor space in terms of measures to minimise noise and b) separate measures to seek to minimise nuisance from any smoke created at the site. The development shall thereafter be carried out in accordance with the measures within the approved management plan.

Reason: To effectively manage the noise, nuisance and potential air quality impacts of the proposed use on the amenity of surrounding occupiers and the area generally, in accordance with Policies CC8, EN15 and EN16 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The proposal meets the relevant criteria set out in Class T, subject to conditions.
2. The applicant is advised that this decision represents the determination of the Local Planning Authority in respect of Schedule 2, Part 3, Class T of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as to whether Prior Approval is required in respect of the change of use only. Class T does NOT afford any permitted development rights for any associated operational development, such as potential boundary fences, provision of a future pond, earthworks and erection of a shed/summerhouse witnessed during the officer site visit on 09/06/2026. It is advised that such an application should be forthcoming shortly to avoid the need to pass the matter onto Planning Enforcement. As part of this, you should also be mindful of paragraphs T.2.—(3) and (4) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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3. The correct storage and disposal of waste, and prompt collection of bins is essential to maintain residential amenity, control odour, prevent fires and minimise service vehicle obstructions.

This Prior Approval decision has now been issued. Whilst bin storage (for waste and recycling) are not matters to be considered in Prior Approval applications, you may have been advised during the course of the application that there is a potential bins issue. In any event, careful planning and preparation for waste management will be essential to the success of your scheme.

For best practice when considering implementation of your development which will rely on the Council's household waste collection service, please contact the Council's Waste Services Team at the earliest opportunity to alert them to the need for supplying bins to your development, and scheduling in bin collections. The Council requires at least 6 weeks' notice prior to a development being occupied to ensure bins can be delivered and collections scheduled. Find out more here: [Household Waste Collection Service Standards - Reading Borough Council](#)

Commercial waste must be collected separately to any household waste. Please note the requirements for commercial waste management may be relevant for your development, and there may need to be enforcement under the Environmental Protection Act 1990 if suitable waste standards are not being complied with: [Commercial waste advice - Reading Borough Council](#)

4. There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve significant bin storage areas, there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to operators not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste and for the correct waste bin capacity to be provided so that waste is not deposited outside of bins.
5. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic. Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

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6. Staff and visitors to the site are unlikely to gain an on-street car parking permit in the vicinity of the site. There is on and off-street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
7. A Building Regulations application may be required for the proposed development. Please go to our website for more advice. <https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/> You can also find advice and submit an application using the Planning Portal.
8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
9. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow prior approval to be granted within the agreed extended timescale for the decision to be issued.
10. You are advised that no tree works are approved by virtue of this prior approval. Any works to trees subject to a Tree Preservation Order will require submission of a tree works application or Section 211 Notice respectively.
11. In respect of conditions 8 and 9, for the avoidance of any possible future doubt, this permits a maximum of 30 people within the building at any one time and 30 people outside of the building within the external areas of the site at any one time. Therefore, the maximum site capacity at any one time is 60, with 30 inside the building and 30 outside the building.

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