

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full Planning Permission

To: Anthony Hoskins
MH Architects Limited
Ground Floor, Bicentennial Building,
Southern Gate,
Chichester,
PO19 8EZ

Application No: PL/26/0304
Application type: Full Planning Permission

Applicant: John Seaber

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Site alterations including new hard and soft landscaping and electric gates, with the erection of an outbuilding and a yurt with associated works (part retrospective)

At: HAMILTON ACADEMY, 40 CHRISTCHURCH ROAD, READING, RG2 7AY

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: 8 October 2026



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

Application At: HAMILTON ACADEMY, 40 CHRISTCHURCH ROAD, READING, RG2 7AY

Application No: PL/26/0304

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
0020 P05 PROPOSED SITE PLAN received 2/10/26
ARBORICULTURAL METHOD STATEMENT prepared by Broad Oak Tree Consultants Limited received 21/9/26
062_0023_P01_ProposedPlan&ElevationsYurt received 30 Jun 2026
23-062_0024_P01_ProposedPlan&ElevationsPod received 30 Jun 2026
L6615 Groveside School Landscape Proposal V8 LANDSCAPE SPECIFICATION & MANAGEMENT PLAN L6615 received 30 Jun 2026
23-062 GRO MHA XX XX DR A 0022 P01- Street scene received 19 Mar 2026
Design and Access Statement 23-062 received 6 Mar 2026
Location Plan received 6 Mar 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 materials to be used in the construction of the external surfaces of this development shall be as specified on the plans and/or application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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4. Tree-protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the ARBORICULTURAL METHOD STATEMENT prepared by Broad Oak Tree Consultants Limited received 21/9/26.
REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.
5. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority

REASON: In order to ensure the satisfactory implementation of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

6. The development hereby approved shall operate an “open gate” procedure during pupil drop off and collection times. During these periods, both access gates shall remain open to allow vehicles to pull clear of the highway and footway, and pupils shall be dropped off and collected under the supervision of school staff. The gate management arrangements shall be implemented prior to the first use of the development and shall thereafter be maintained in accordance with the approved procedure unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety, pedestrian safety, and the free and safe flow of traffic, in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

INFORMATIVES

1. Advice about TPO.d trees and trees in Conservation Areas
You are advised that no tree works are approved by virtue of this consent. Any works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
2. Advice to adhere to approved Arboricultural Methods Statement
You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any

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other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

3. Advice that PD rights do not override tree legislation
You are advised that Permitted Development (PD) rights (provided via the Town and Country Planning (General Permitted Development) Order) do not override a Tree Preservation Order or the status of trees within a Conservation Area. Any grounds works and methods of construction of any structure within Root Protection Areas (defined as per BS5837:2012) and/or any pruning of such trees, required to implement Permitted Development, must be approved in writing by the Local Planning Authority (LPA) prior to works taking place. You are further advised that the LPA's agreement to tree pruning in order to alleviate concerns relating to proximity of structures built under Permitted Development will have limited weight in tree work applications, as future conflict should be considered from the outset.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

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 this is 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 this is 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 for 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 via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

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