

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 25 December 2024

Application Number: 242433

Location: Riseley Business Park, Basingstoke Road, Riseley, Wokingham, RG7 1NW

Proposal: Application to vary conditions 2, 3, 4, 5 and 6 of planning consent 240150 for the change of use from office to education use with associated external alterations and its curtilage including provision of a fenced multi use games area. Condition 2 refers to the approved details and the variation is for amendments to parking, the entrance area and fenestration, addition of a bin store and relocation of the MUGA; condition 3 relates to a Parking Management Strategy, 4 to a Travel Plan, 5 to biodiversity enhancements and 6 to landscaping details, and the variation is to change the wording of those conditions following submission of related information.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 0020 Rev.J (received 24/09/2024)
- 0021 Rev.A (received 24/09/2024)
- 0120 Rev.C (received 24/09/2024)
- 0220 Rev.C (received 24/09/2024)
- 0221 Rev.B (received 24/09/2024)
- Bike-S Street 6 Cycle Storage Modules Specification Sheet (received 22/04/2024)
- Arboricultural Implications Assessment – Bound Oak Tree Consultants Limited – ref: J64.67 – 22nd April 2024 (received 22/04/2024)
- Flood Risk Assessment and Drainage Strategy – Considine – ref: 5999 FRADS – 11th January 2024 (received 18/01/2024)
- Construction Management Plan Revision B – Eden – 3rd June 2024 (received 03/06/2024)
- D3379-FAB-00-XX-DR-L-1000 PL03 (received 24/09/2024)
- D3379-FAB-00-XX-DR-L-1001 PL04 (received 24/09/2024)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Condition 3 now reads:

The development hereby approved shall be carried out in complete accordance with the Parking Management Plan - Paul Basham Associates - September 2024. The management of the parking shall remain in accordance with the approved details in perpetuity.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Condition 4 now reads:

The development hereby approved shall be carried out in complete accordance with the Travel Plan Statement - Outcomes First Group Ltd - September 2024. The travel plan shall be fully implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Condition 5 now reads:

The development hereby approved shall be carried out in complete accordance with the Biodiversity Enhancements Plan (ref: 0021 Rev.A). The biodiversity enhancements shall be installed as approved and retained/maintained in perpetuity.

Reason: To incorporate biodiversity in and around developments in accordance with the National Planning Policy Framework.

Condition 6 now reads:

No development shall take place except in complete accordance with the landscaping plans numbered D3379-FAB-00-XX-DR-L-1000 PL03 & D3379-FAB-00-XX-DR-L-1001 PL04. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

All other conditions of planning permission 240150 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

7. Pupil limit - The total number of pupils enrolled at the school shall not exceed 64 at any one time.

Reason: In the interests of highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

8. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Cycle parking to be provided - No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing (s)/details. The cycle parking/ storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

10. Unexpected land contamination - If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

11. Hours of work - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 19.11.2024

REMEMBER - The earliest date for a decision on this application is: **23 October 2024**