

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 4 December 2024

Application Number: 242561

Location: Reading Blue Coat School, Sonning Lane, Sonning, Wokingham, RG4 6SU

Proposal: Application to vary conditions 2 and 3 of planning consent 232925 (as amended by application 242223) for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping. Condition 2 refers to the approved details and 3 to external materials, and the variation is to allow for changes to footprint, bulk and appearance and to incorporate changes to the Surface Water Drainage Strategy.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

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

- 0058-200-P1 Revision P1
- 7119-GBS-XX-RP-DR-A-105-P03
- 7119-GBS-XX-XX-DR-A-106-P01
- 7119-GBS-XX-XX-DR-A-107-P02
- 7119-GBS-XX-XX-DR-A-108-P02
- 7119-GBS-XX-XX-DR-A-109-P02
- 7119-GBS-XX-XX-DR-A-110-P01
- 7119-GBS-XX-01-DR-A-111-P01
- 7118-GBS-XX-XX-DR-A-201-P01
- 7118-GBS-XX-XX-DR-A-202-P05
- 7118-GBS-XX-XX-DR-A-203-P06
- 7118-GBS-XX-XX-DR-A-204-P09
- 7118-GBS-XX-XX-DR-A-205-P08
- Surface Water Drainage Strategy (Stantec, October 2024, Project Ref: 330511026, Doc Ref: R001 Rev 02)

received by the local planning authority on 24/11/2023, 08/10/2024 & 17/10/2024. 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.

Condition 3 now reads:

3. External materials - The materials to be used in the construction of the development hereby permitted are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by the local planning authority. Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

All other conditions of planning permission 232925 (as amended by application 242223) 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).

4. Prior to the occupation of the development details of biodiversity enhancements such as bug hotels, bird/bat boxes, tiles or bricks and native and wildlife friendly landscaping shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. Reason: To incorporate biodiversity in and around developments in accordance with the National Planning Policy Framework.

5. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site during demolition and construction in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is partially within red and amber risk zones according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. Amber zones contain suitable habitat and Great Crested Newts are likely to be present. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. 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: **7 November 2024**