

UPDATE COMMITTEE REPORT

**BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2nd February 2022**

ITEM NO. 13

Ward: Tilehurst

App No.: 211399

Address: The Avenue School, The Avenue Centre, Conwy Close, Tilehurst

Proposal: Redevelopment of school playing field to erect a mixed used educational centre to include special needs school, community uses and ancillary educational staff offices and conference facilities for the Reading Education Centre, incorporating new access road, parking and highway works with associated landscaping and re-provision of public open space without complying with condition 5 of planning permission 06/00253/REG3 (060436)

Applicant: Reading Borough Council

Deadline: 24/11/2021 - extended to 4/2/2022

RECOMMENDATION:

Recommendation - Grant with conditions (as on the original permission) but with the requested amended condition 5 plus amended approved plans condition 3 plus requested additional car parking conditions:

Condition 1 - Implement within 3 years

Condition 2 - Implement as shown on approved plans

Amended Condition 3 - APPROVED PLANS

Y9223/PL 16 Landscape Masterplan 8 May 2006

ED5074-HCC-ZZ-XX-SK-A-0101 P6 PROPOSED SITE PLAN PARKING LAYOUT

ED5074-A-SK0120-SPACE ALLOCATION DIAGRAM - NEW FLOOR PLANS

PL07 Rev. D Proposed Roof Plan 2 March 2006

PL08 Rev. D Proposed Elevations 2 March 2006

PL09 Rev. D Proposed Sections 2 March 2006

PL17 Fencing Layout 2 March 2006

PL18 Fencing Details 2 March 2006

Condition 4 - materials

Amended Condition 5 - restricted use

The building and associated land shall be used as a school and training facility, with community use of facilities, only and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Condition 6 - disabled access

Condition 7 - play field time restriction

Condition 8 - lighting details

Condition 9 - landscaping details required

Condition 10 - tree protection

Condition 11 - CMS

Condition 12 - boundaries

Condition 13 - Archaeology

Condition 14 - contaminated land - desk top

New Condition 15 - VEHICLE PARKING (to be provided as specified)

New Condition 16 - CAR PARKING MANAGEMENT PLAN implemented

New Condition 17 - ANNUAL REVIEW OF TRAVEL PLAN

New Condition 18 - EV CHARGING POINTS to be provided

1. Additional Information

1.1 The applicant has provided additional information with an updated Site Plan - Proposed Parking Layout, Travel Plan and Parking Policy explaining how the shared use of the Sport Centre car park will be managed.

1.2 They confirm that in conjunction with the proposed expansion and increase in school staff numbers, they have increased school car parking by 4 spaces and obtained agreement to utilise 53 Sports Centre car parking spaces between the school day of 08.00-16.00. Whilst the number of spaces required based on Parking Standards is 77 as a maximum, the data collected in a staff survey supports a reduction in number to 53 as a number of staff have confirmed that they use other methods of transport. Furthermore, the school has effectively managed the existing parking spaces and have a number spare throughout the school day.

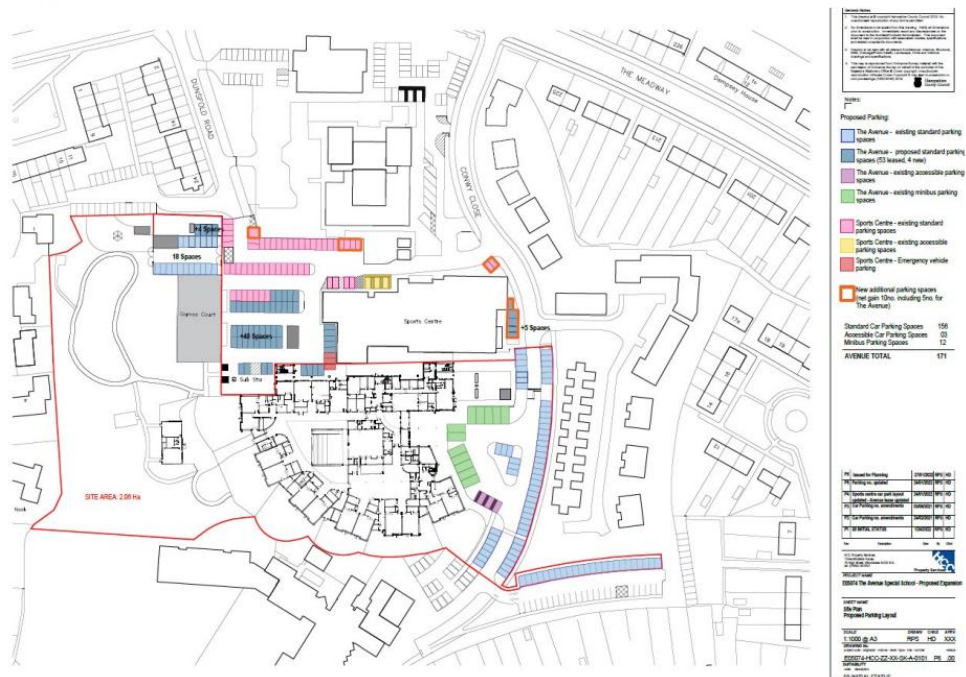
2. Transport Development Management comments

2.1 The proposed increase in car parking now meets the demand required and therefore complies with Policy. The proposed parking provision does include a section of tandem parking spaces and as such a car park management plan will be required but I am happy that this can be covered by way of a condition.

2.2 The minor increase in parking will result in a negligible increase in vehicle movements during the peak periods however overall the proposal will result in a significant reduction in traffic flows as a result of losing the previous use.

2.3 The Highway Authority therefore can confirm we have no objection to the proposal subject to conditions as set out above.

Proposed Site Plan



Claire Ringwood.