

UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 30th March 2022

ITEM NO. 17

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Ward: Norcot

App No: 211127

Address: Ranikhet Academy Primary School, Tilehurst, Reading

Proposals: Complete redevelopment of Ranikhet Academy Primary School, comprising construction of a new two form entry, two storey school building, new Multi Use Games Area, Car Parking, playground areas and other landscaped features along with the demolitions of all existing school buildings

Applicant: Reading Borough Council

Deadline: Originally 06/10/2021, an extension of time agreed.

RECOMMENDATION:

As per the main agenda report with the following amendment to s106 heads of term no.2 and revised conditions to be secured:

S106/UU Heads of Terms no.2: (additional text in bold)

2. Provision of MUGA, Synthetic Turf Pitch (STP) and School Hall **for community use purposes no later than first occupation of the school within 3 months of substantial completion of external works to the MUGA** (unless otherwise agreed) and to make these available for community use in accordance with the submitted Community Use Agreement (CUA). For the lifetime of the development.

Revised Conditions: (additional text in bold)

5. Pre-commencement (including demolition) submission of demolition and construction method statement, including transport, environmental protection (dust, dirt and other airborne pollutants; noise; pest control) and phasing of all works **including temporary carparking, cycle spaces, refuse and recycling arrangements during the construction period.**

7. Vehicle parking spaces to be provided in accordance with the approved details ~~(prior to first occupation)~~ **(to be provided within 3 months of first use of the car park unless otherwise agreed in writing with the LPA)**

8. Cycle parking to be provided in accordance with the approved details ~~(prior to first occupation)~~ **(to be provided within 3 months of first use of the car park unless otherwise agreed in writing with the LPA)**

9. Refuse and recycling to be provided in accordance with the approved details ~~(prior to first occupation)~~ **(to be provided within 3 months of first use of the car park unless otherwise agreed in writing with the LPA)**

12. EV Charging points - details of the design and specification to be submitted to and approved by the LPA ~~(provision in accordance prior to first occupation)~~ **(to be**

provided within 3 months of first use of the car park unless otherwise agreed in writing with the LPA)

- 1. Clarifications over s106/Unilateral Undertaking and condition triggers**
- 1.1 As set out in the main officer report, the phased nature of the proposals requires occupation and beneficial use of the new school building to be undertaken before the existing school buildings can be demolished and before construction of the new MUGA can commence. The revised Heads of Terms in the Recommendation box above reflects this phasing requirement and is amended to require provision of the community use elements (MUGA, STP and School Hall) to be provided within 3 months of completion of the external works to the MUGA.
- 1.2 Similarly, given that the car park will be completed after occupation of the new school building, the vehicle parking, cycle parking, refuse and recycling and EV charging points can only be provided upon completion of the car park. The revised conditions above reflect this requirement. Temporary controls are to be secured under the CMS as described in Condition 5 above. This will include details of the layout, access arrangements and management of spaces to ensure acceptable provision in the period final to the car park taking its final form as per Condition 7 above.
- 2. Sustainability**
- 2.1 Further to the main Agenda report at paragraphs 6.69 to 6.73 in respect of sustainability measures, further clarification is provided here as to whether the proposals have considered the inclusion of combined heat and power (CHP) plant in the proposals as required by Policy CC4 (Decentralised Energy). In this instance, the re-use of the established 42 solar photovoltaics (PV) system was considered to be a feasible option and re-use of this is reasonable in this instance. The information provided states that the use of solar photovoltaics (a form of decentralised energy as noted in the Sustainable Design and Construction SPD) is capable of achieving 25% reduction of the site's total energy use. It is considered that this, together with the BREEAM 'Excellent' rating projected to be achieved and other sustainability measures proposed as detailed in the main officer report, would be a reasonable approach to meeting the Council's requirements.
- 3. Conclusion**
- 3.1 The officer recommendation remains to grant planning permission subject to the s106 heads of terms and conditions as outlined in the main report and the revised heads of term and conditions outlined above.

Case Officer: Ethne Humphreys