



Report to Buckinghamshire Council – Central Planning Committee

Application Number:	22/01827/APP
Proposal:	Installation of plant equipment within approved plant store area of Kingsbrook Secondary School
Site location:	Kingsbrook Secondary School, Land East Of Aylesbury, Broughton Crossing, Bierton, Buckinghamshire
Applicant:	Morgan Sindall Construction
Case Officer:	Mrs Sue Pilcher
Ward affected:	ASTON CLINTON & BIERTON
Parish-Town Council:	KINGSBROOK
Valid date:	18 May 2022
Determination date:	
Recommendation:	Approve

1.0 Summary and Recommendation

- 1.1 This application seeks full planning permission for the installation of various plant equipment within the plant store area approved as part of the permission for the secondary school. The key issues are considered to be the impact on the character and appearance of the area and on residential amenities.
- 1.2 The application, submitted by Buckinghamshire Council, is reported for determination by the Central Planning Committee in line with the Buckinghamshire Council Constitution and Planning Protocol.
- 1.3 The scheme is considered to be acceptable in terms of its relationship with the school building and its setting (which has already been accepted in principle through the grant of permission of the secondary school development) and it would not adversely harm residential amenities. There would be benefits to the scheme in terms of investment in construction and through the provision of air source heat pumps which would enable the generation and use of renewable energy.
- 1.4 It is recommended that permission be **GRANTED** subject to conditions as set out later in the recommendation section in this report.

2.0 Description of Proposed Development

2.1 This application seeks full planning permission for the installation of various plant equipment within the plant store area approved as part of the permission for the secondary school (ref: 20/04007/APP). The plant area is surrounded by a 1.8m high timber louvred panel fence. The plant area is accessed via the approved maintenance road and by adjoining pedestrian routes within the school grounds.

2.2 The application includes the following:

- **LV Switch Room**

A low voltage (LV) switch room is proposed to contain various components associated with the electrical supply to the school. The switch room is to be located in the eastern part of the external plant area. It comprises a flat roofed building 3.9m in width, 4.8m in length and 3.4m in height with an access door on the west elevation and air transfer grilles on the south and east elevations. The proposed building is blockwork with a painted finish.

- **Electrical Substation**

Directly adjacent to the east of fencing to the external plant store area it is proposed to install an electrical substation constructed of dark green Glass Reinforced Plastic (GRP). The housing is 2.8m in width, 3.1m in length and 2.3m in height. The enclosure is required to provide a safe housing for electrical facilities associated with the school.

- **External Air Source Heat Plant**

Within the central part of the external plant area it is proposed to install a series of air source heat pumps with connecting pipework to provide a sustainable heating solution to the school.

- **Sprinkler Tank and Pumping Station**

A Sprinkler Tank and Pumping Station are proposed to the western part of the external plant area. The circular sprinkler tank will be 3.1m in height to the top of the tank, 3.6m to the top of the ball valve housing and 4.3m in overall height with a diameter of 3.9m. The adjoining pumping station will be 2.5m in height and 3.2m in width and depth with an access door on the east elevation and constructed of Glass Reinforced Plastic (GRP). The Sprinkler Tank and Pumping Station are required in conjunction with the school's fire protection system.

2.3 The application is accompanied by:

- Plant Site Location Plan – DN483877-AHR-ZZ-00-DR-A-0551 S2 P01;
- External Plant (Proposed Plan and Elevations) – DN483877-AHR-ZZ-00-DR-A-0550 P02;
- External LV Room (Plan and Elevations) – DN483877-AHR-ZZ-00-DR-A-2010 C02;
- Electrical substation Plan and Elevation – TR18 SSE
- Electrical substation image to show colour

- Ground Floor External ASHP Plant Layout – DN483877-ESG-EX-00-DR-ME-1701 C04
- Sprinkler pump room and tank layout – DN483877-JJF-ZZ-XX-DR-M-0001 P01
- Sprinkler pump room and tank builders works layout – DN483877-JJF-ZZ-XX-DR-M-0002 P01
- Ecology and Trees Checklist

3.0 Relevant Planning History

3.1 The following planning history is of relevance:

Reference: 10/02649/AOP

Development: New urban extension comprising 2450 homes, 10ha employment land, neighbourhood centre, two primary schools, construction of eastern link road (part) and the Stocklake link road (rural section), green infrastructure, associated community facilities and support infrastructure including expanded electricity sub station and flood defences.

Decision: Approved Decision Date: 5 December 2013

Reference: 14/03486/ADP

Development: Approval of reserved matters pursuant to outline permission 10/02649/AOP relating to appearance landscaping, layout and scale for village 2 (including all mitigation land) comprising the development of 492 residential units, community facilities, associated landscaping and public open space, internal access and infrastructure.

Decision: Approved Decision Date: 21 July 2015

Reference: 14/03487/ADP

Development: Approval of reserved matters pursuant to outline permission 10/02649/AOP relating to appearance landscaping, layout and scale for the road infrastructure to serve village 2 (excluding Section 278 highways works).

Decision: Approved Decision Date: 21 July 2015

Reference: 15/01767/ADP

Development: Approval of second reserved matters pursuant to planning permission 10/02649/AOP relating to Village 4 (including all mitigation land) comprising the residential development of 861 dwellings, community facilities, public open space, SuDS, mitigation land, electricity substation and associated infrastructure to serve.

Decision: Approved Decision Date: 22 December 2016

Reference: 15/01768/ADP

Development: Approval of second reserved matters pursuant to planning permission 10/02649/AOP relating to the Eastern Link Road (part) comprising the extent of the Eastern Link Road to serve Village 4 between the S278 works (junction with A418 not included within the application site) to the roundabout serving the employment land.

Decision: Approved Decision Date: 22 December 2016

Reference: 15/03462/APP

Development: Erection of Community Hall and Day Nursery in Village 2 pursuant to outline planning permission 10/02649/AOP and reserved matters planning permission 14/03486/ADP.

Decision: Approved

Decision Date: 24 January 2017

Reference: 16/01486/APP

Development: Variation of condition 2 to revise the approved parameter plans as previously approved under planning permission 10/02649/AOP for a new urban extension comprising 2450 homes, 10ha employment land, neighbourhood centre, two primary schools, construction of eastern link road (part) and the Stocklake link road (rural section), green infrastructure, associated community facilities and support infrastructure including expanded electricity sub station and flood defences.

Decision: Approved

Decision Date: 22 December 2016

Reference: 16/01487/ADP

Development: Approval of reserved matters pursuant to planning permission 10/02649/AOP relating to the bus link road between Village 2, Village 4 and the second serviced primary school site.

Decision: Approved

Decision Date: 22 December 2016

Reference: 17/03061/APP

Development: Variation of Conditions 1 m (Development Framework Plan), 1 q (Play Strategy drawing) and 2 d (Parameter Plan -Green Infrastructure) relating to outline permission 10/02649/AOP

Decision: Approved

Decision Date: 20 March 2018

Reference: 17/03949/ADP

Development: Reserved matters application regarding the primary electricity sub station extension

Decision: Approved

Decision Date: 11 April 2018

Reference: 18/01153/ADP

Development: Approval of reserved matters pursuant to outline permission 10/02649/AOP relating to 228 new homes as part of village 3 to the Kingsbrook development plus associated infrastructure including a further section of the Stocklake link road.

Decision: Approved

Decision Date: 18 December 2018

Reference: 19/01732/ADP

Development: Application for reserve matters pursuant to outline planning permission 10/02649/AOP relating to access, appearance, landscaping, scale and layout for the erection of 383 dwellings and associated infrastructure

Decision: Approved

Decision Date: 19 December 2019

Reference: 19/02983/ADP

Development: Reserved matters approval for 110 dwellings; retail and community facilities including health centre, community centre, day nursery and associated infrastructure. To meet condition 3 of outline planning permission 10/02649/AOP (as modified by variation of conditions approval 17/03061/APP and dated 20th March 2018).

Decision: Approved

Decision Date: 14 August 2020

Reference: 19/04204/ADP

Development: Reserved matter details for playing field provision and pavilion with car parking. Details pursuant to outline planning permission 10/02649/AOP (as modified by variation of condition permission 17/03061/APP)

Decision: Approved

Decision Date: 28 July 2020

Reference: 19/04426/ADP

Development: Application for reserve matters pursuant to outline planning permission 10/02649/AOP relating to access, appearance, landscaping, scale and layout for the erection of 164 homes and associated infrastructure as part of sub phases 3.6, 3.7, 3.8 and 3.9 of Village 3 Kingsbrook.

Decision: Approved

Decision Date: 24 December 2020

Reference: 20/00740/ADP

Development: Application for reserved matters pursuant to outline planning permission 10/02649/AOP relating to access, appearance, landscaping, scale and layout for Kingsbrook Village 3 sub phase 3.3; allied green infrastructure; eastern link road; employment park and strategic landscaping

Decision: Approved

Decision Date: 12 March 2021

CC/0024/20 - Development of a new two storey 2FE (420 place) primary academy and 52 place nursery with staff car parking including electric charging points, cycle and scooter storage, an off-site drop off area, external play areas comprising a grass playing field, trim trail, multi-use-games-area (MUGA), hard and soft play areas, habitat area and forest school, associated landscaping and external works.

Decision: Approved

Decision Date: 18 August 2020

n.b. This primary school opened in September 2021 and is located adjacent to Village 3.

Reference: 20/04007/APP

Development: Development of a new two and three storey 6FE (1080 place) secondary school including a 32 place Special Educational Needs (SEN) Unit, two vehicle access points and pedestrian/cycle access point onto the approved road to the east, maintenance access from Burcott Lane, staff car parking including electric charging points, cycle storage, sports hall, canopies, pavilion, playing pitches, all-weather pitch, multi-use-games-area (MUGA),

external bin and sports equipment storage and associated landscaping and external works
Decision: Approved Decision Date: 15 April 2021

Reference: 20/B4007/DIS

Development: Application for approval of details subject to condition 11 (Parking and manoeuvring scheme) of planning approval ref: 20/04007/APP

Decision: Pending consideration Decision Date:

Reference: 20/C4007/NON

Development: Proposed non-material amendment to permission for development of a new two and three storey 6FE (1080 place) secondary school including a 32 place Special Educational Needs (SEN) Unit, two vehicle access points and pedestrian/cycle access point onto the approved road to the east, maintenance access from Burcott Lane, staff car parking including electric charging points, cycle storage, sports hall, canopies, pavilion, playing pitches, all-weather pitch, multi-use-games-area (MUGA), external bin and sports equipment storage and associated landscaping and external works granted under planning ref 20/04007/APP

Decision: Pending consideration

n.b. This application relates to the use of turf instead of grass seed to certain amenity areas; relocation of the gate to the external plant area and re-siting of some trees to avoid future potential conflict with underground services.

Reference: 20/D4007/DIS

Development: Application for approval of details subject to condition 21 (whole life maintenance plan) of planning approval ref: 20/04007/APP.

Decision: Pending consideration

- 3.2 An Environmental Impact Assessment (EIA) was undertaken for the outline application and two new primary schools were included within this assessment. In dealing with subsequent applications where environmental information was previously provided, further screening is required to assess if the information already before the local planning authority is adequate to assess the environmental effects of the development, or if further information is required. Accordingly, the secondary school application was accompanied by a screening request under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Officers concluded that, having reviewed the detail, that an EIA was not required. Given the scale of the development proposed and because the secondary school application included the location of the external plant area, it is not considered necessary for any further screening to be undertaken.

4.0 Representations

- 4.1 No representations have been received.

5.0 Policy Considerations and Evaluation

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated within paragraph 47 of the NPPF (2021). The development plan is defined in Section 38(3)(b) of the 2004 Act as “the development plan documents (taken as a whole) that have been adopted or approved in that area”.
- 5.2 The development plan for this area comprises:
- Buckinghamshire Minerals and Waste Local Plan 2019 (BMWLP)
 - Vale of Aylesbury Local Plan
- 5.3 The following documents are relevant material considerations to the determination of the application:
- National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance (NPPG)
- 5.4 The issues and policy considerations are the principle of development, design, the amenity of existing residents, landscape character and visual impacts.
- 5.5 The following VALP policies are most relevant to the application:
- S1 Sustainable development for Aylesbury Vale
 - S2 Spatial strategy for growth
 - D1 Delivering Aylesbury Garden Town
 - D-AGT6 Kingsbrook
 - BE2 Design of new development
 - BE3 Protection of the amenity of residents
 - NE4 Landscape character and locally important landscape
 - NE5 Pollution, air quality and contaminated land
- 5.6 The Bierton, Broughton and Kingsbrook Neighbourhood Plan (BBKNP) which covers this area is currently being prepared. The Regulation 16 public consultation into the BBKNP started on 31st March and ran for 6 weeks. It is understood that the Examiner is currently considering the Plan and has sent some questions of clarification to the Neighbourhood Plan Team and is awaiting a response. It has yet to be determined if a hearing will be held. At this time the BBKNP is at an advanced stage and has limited weight in decision making. The Kingsbrook secondary school is referred to in the BBKNP but there are no specific policies of relevance to the determination of this planning application.

Principle and Location of Development

VALP policies: D-AGT6 (Kingsbrook) and BE2 (Design of new development)

- 5.7 This application site forms part of the Kingsbrook development, a strategic urban extension located to the east of Aylesbury which was granted outline planning permission in December 2013 (application reference 10/02649/AOP). As part of the infrastructure package to support the urban expansion, the secondary school site was designated in the Illustrative Masterplan approved under the outline consent as being reserved for the provision of a secondary school. Subsequently a Section 106 agreement was signed which allowed for the release of the land for a secondary school. Planning permission was granted in 2021 (ref. 20/04007/APP) for the secondary school and construction work is progressing well on site with the intention of opening the school in September 2022.
- 5.8 The approved plans for the secondary school included the location of the external plant store area and its enclosure with fencing. This application seeks approval for the plant equipment itself. It is noted that some of the equipment has already been installed on site given the strict timetabling required for construction. Having regard to these matters it is considered that the principle of the development and its location is acceptable.

Transport matters

VALP policy T5 (Delivering transport in new development)

- 5.9 Policy T5 of the VALP states that new development will only be permitted if the necessary mitigation is provided against any unacceptable transport impacts which arise directly from that development.
- 5.10 The proposed development would be accessed via the approved school entrance and a maintenance access track which runs to the south of the external plant store and parking is provided within the main school car park. It is not considered that the provision of the external plant would raise any transport concerns since the principle was accepted at the application stage for the school development and would therefore accord with policy T5 of the VALP and with the NPPF.

Raising the quality of place making and design

VALP policy D-AGT6 (Kingsbrook), BE2 (Design of new development) and NE4 (Landscape character and locally important landscape)

- 5.11 Policy BE2 of the VALP requires all new development proposals to respect and complement the physical characteristics of the site and its surroundings and local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials, the natural qualities and features of the area, and the effect on important public views and skylines. Policy NE4 of the VALP seeks to ensure that scheme respects the local context and landscape character of the area.

- 5.12 The approved plant area is located in a relatively discreet part of the site, a short way from the main school building, with a separate access track as mentioned above. It is viewed in the context of the cycle parking area to the west and the maintenance access to the south. Further to the south is a green corridor with planting and beyond this to the south is the existing large electricity substation. Given these matters it is not considered that the development would appear unduly dominating in the setting of the school or indeed the wider area.
- 5.13 In terms of the general design of the proposed installations these are as expected for the nature of the development. The appearance of the external store equipment is utilitarian and is appropriate for its function as part of an approved school development. The proposed plant equipment will be contained within the approved external plant area which is surrounded by previously approved 1.8m fencing. Some of the plant equipment would protrude above the height of the fencing, notably the LV building and the sprinkler tank and its pipework, however, the existing timber louvred fencing would largely obscure it in short and longer distance views. There is also quite dense screening within the green corridor to the south of the site and some shrub planting which has been approved to the north of the plant area, in between the fencing around the plant area and the school building.
- 5.14 Having regard to the above matters and to the nature of, and need for, the development, it would not result in any significant harm to the character or appearance of the school site or to the wider area. As such, the proposal would accord with Policies BE2 and NE4 of the VALP and with the NPPF.

Amenity of existing and future residents

VALP policy BE3 (Protection of the amenity of residents)

- 5.15 Policy BE3 of the VALP states that planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents.
- 5.16 The external plant area is located on the southern boundary of the school site with the nearest residential dwellings located to the south-west and south-east some 143m in distance on the opposite side of the green corridor. The residential dwellings to the east are on the other side of the main highway through village 4 and are some 140m away.
- 5.17 A Noise Impact Assessment prepared by RSK dated November 2020, reference 298116-RSK-RP-002-(00) was submitted and approved as part of the planning application for the secondary school (20/04007/APP), the compliance with which is controlled by condition 18 of the consent. This report details noise limits for the new plant installations within the external plant area and has been submitted again with this application. The noise limits are based on ensuring appropriate ambient noise levels within the nearest dwellings can be

achieved without requiring additional mitigation. The applicant has advised that the installations will accord with these set limits.

- 5.18 The Council's Environmental Health Officer has visited the site and considered the details submitted and has raised no objections to the development.
- 5.19 Having regard to the above matters, it is considered that there would be no unacceptable adverse impact upon neighbouring amenity in accordance with Policy BE3 of the VALP and with the NPPF.

Other matters

- 5.20 On the basis that the plant equipment would be positioned within an area already approved to be used as an external storage area for the plant equipment, it is considered that a number of matters have already been addressed as part of the consideration of the school application, ref. 20/04007/APP. These include matters such as sustainable development, flooding and drainage, trees and hedgerows, car parking and promoting sustainable transport and archaeology which were considered in full and it is not considered appropriate to revisit these matters in respect of this planning application.
- 5.21 The use of Air Source Heat Pumps will make appropriate provision for the generation and use of renewable energy as sought by Policy C3 of the VALP.
- 5.22 Ecology matters were considered in detail during the application for the main school with suitable mitigation measures established. The proposal is small scale in the context of the wider approved site and would not require any external lighting in addition to that approved under the school application. As such, there is no reasonable likelihood of protected species or priority habitats being affected by the proposed development in accordance with Policy NE1 of the VALP.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as

CIL if applicable), and,

c. Any other material considerations

- 6.3 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.4 As set out above it is considered that the proposed development would accord with development plan policies D-AGT6 (Kingsbrook) and BE2 (Design).
- 6.5 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010 (as amended). In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for the installation of plant equipment within approved plant store area of Kingsbrook Secondary School. It is not considered that discrimination or inequality would arise from the proposal.
- 6.6 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. In this instance the application was acceptable as submitted and no further assistance was required.

8.0 Recommendation

- 8.1 It is therefore recommended that permission be GRANTED subject to the conditions as set out below:

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

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in substantial accordance with the details contained in the planning application hereby approved and plan numbers as listed below and in accordance with any other conditions imposed by this planning permission:

- Plant Site Location Plan – DN483877-AHR-ZZ-00-DR-A-0551 S2 P01;
- External Plant (Proposed Plan and Elevations) – DN483877-AHR-ZZ-00-DR-A-0550 P02;
- External LV Room (Plan and Elevations) – DN483877-AHR-ZZ-00-DR-A-2010 C02;
- Electrical substation Plan and Elevation – TR18 SSE
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- Ground Floor External ASHP Plant Layout – DN483877-ESG-EX-00-DR-ME-1701 C04
- Sprinkler pump room and tank layout – DN483877-JJF-ZZ-XX-DR-M-0001 P01
- Sprinkler pump room and tank builders works layout – DN483877-JJF-ZZ-XX-DR-M-0002 P01

Reason: To ensure that the development is carried out in accordance with the details considered by the local planning authority.

3. All noise mitigations identified in the RSK Noise Impact Assessment, 298116-RSK-RP-002(OO), shall be incorporated with the development of this site and thereafter maintained. Any changes to the proposed mitigations shall be agreed by the Local Planning Authority prior to their incorporation in the development.

Reason: To protect users of the site and neighbouring residential properties from the impacts of noise arising from the development and to accord with policies BE2 and BE3 of the Vale of Aylesbury Local Plan and with the NPPF.

4. No floodlighting or other form of external lighting, other than that shown on the approved drawings and details, shall be installed unless it is in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason: To protect the character of the area and neighbouring residential amenities and

to accord with policies BE2 and BE3 of the Vale of Aylesbury Local Plan and with the NPPF.

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received.

Parish/Town Council Comments

Kingsbrook – No comments to make.

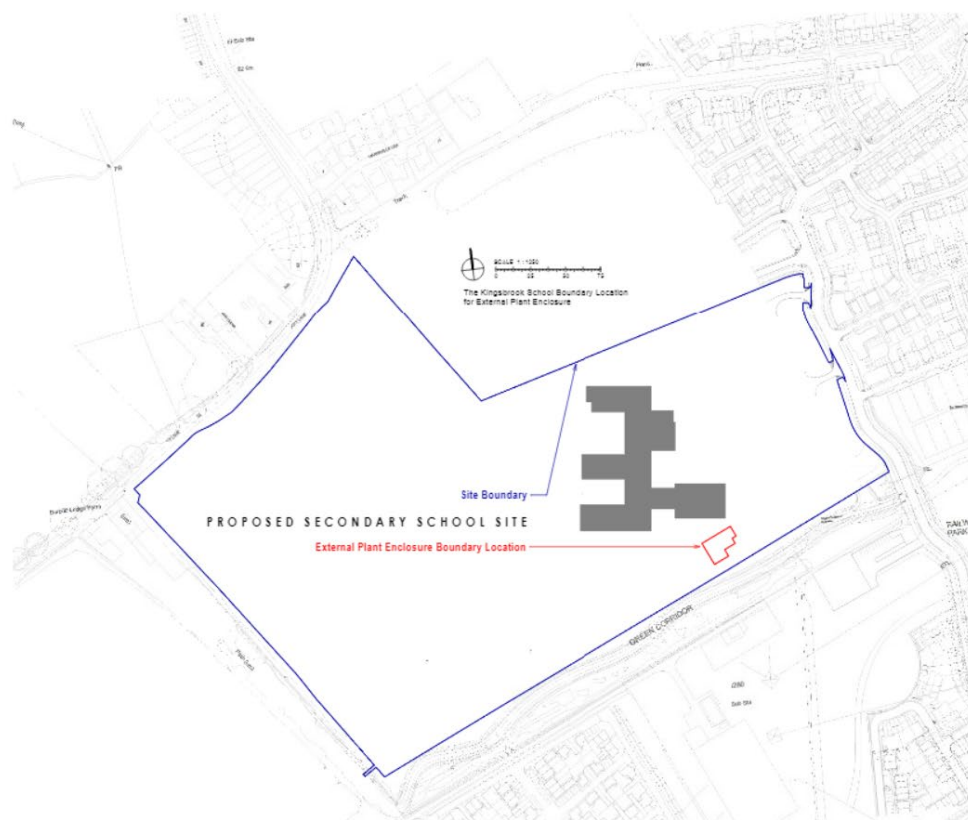
Consultation Responses (Summarise)

Environmental Health – The application and associated documents in respect of this case have been reviewed and a site visit was carried out. As a result Environmental Health do not raise any objections.

Representations

None received.

A1 Original Sheet Size



No.	Description	Date	By
1078	10/1/22	10/1/22	H.S.



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 ☎ 01924 861000

last name Morgan Sindel	
grade Kingsbrook Secondary School	
title Planning - Part 5a Location Plan	
notes S2 - FOR INFORMATION	
project code 2019.00558.0001	1 = 1250 S2
project title 01948877-1-1R-22-01-00-0-001	S2 POI