

# Agenda

## *DEVELOPMENT CONTROL COMMITTEE*

**Date:** Tuesday 11 October 2016  
**Time:** 10.00 am  
**Venue:** Mezzanine Rooms 1 & 2, County Hall,  
Aylesbury

### **WEBCASTING NOTICE**

Please note: this meeting may be filmed for subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the meeting room, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should sit within the marked area near the door to Mezzanine Room 1.

If you have any queries regarding this, please contact Member Services on 01296 382876.

**Those wishing to speak at Development Control Committee regarding any of the items below, must register by 10.00am on Friday 7 October 2016. Please see details on how to register at the bottom of the Agenda.**

<b>Agenda Item</b>	<b>Page No</b>
<b>1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP</b>	
<b>2 DECLARATIONS OF INTEREST</b> To disclose any Personal or Disclosable Pecuniary Interests	
<b>3 MINUTES</b> of the meeting of the Committee held on 19 July 2016, to be confirmed as a correct record	<b>5 - 16</b>

**4 ST MARYS CHURCH OF ENGLAND SCHOOL, ASTON ROAD, HADDENHAM BUCKINGHAMSHIRE, HP17 8AF 17 - 30**

Proposed construction of a single storey two classroom extension with associated external works and drainage. Proposed extension to connect the phase 1 extension that was approved under consent CC/08/16.

**APPLICATION NO: CC/30/16**

**Electoral Division:** Bernwood

**Local Member:** Cllr Margaret Aston

**Town/Parish Council:** Haddenham Parish Council

**5 EXCLUSION OF THE PRESS AND PUBLIC**

To resolve to exclude the press and public as the following item is exempt by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)

**6 CONFIDENTIAL MINUTES 31 - 34**

To confirm the confidential minutes of the meeting of the Committee held on 19 July 2016

**7 ENFORCEMENT REPORT 35 - 38**

Update from the Senior Planning Enforcement Officer

**8 DATE OF NEXT MEETING**

The next meeting will take place on Tuesday 22 November, 10am, Mezzanine 1 & 2, County Hall, Aylesbury.

***2017 meeting dates:***

6 February	31 July
20 March	4 September
10 April	16 October
19 June	27 November

---

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

*For further information please contact: Sharon Griffin on 01296 383691, email: [sgriffin@buckscc.gov.uk](mailto:sgriffin@buckscc.gov.uk)*

## **Members**

Mr R Reed (C)	Ms N Glover
Mr B Roberts (VC)	Mr A Huxley
Mrs L Clarke OBE	Mr D Martin
Mr C Ditta	Mr D Shakespeare OBE

**Members of the public wishing to speak at Development Control Committee should apply in the following ways:**

- **Registering on the website at:**  
<http://www.buckscc.gov.uk/moderngov/mgCommitteeDetails.asp?ID=105>
- **Contacting Democratic Services, on 01296 382548/01296 382876**

**The Committee will not consider anyone wishing to address the meeting, unless your request to speak has been received by 10.00am on the Friday preceding the Committee meeting at which the item will be presented. (This applies when Committee Meetings are held on a Tuesday).**



# Minutes

## *DEVELOPMENT CONTROL COMMITTEE*

**MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 19 JULY 2016 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 11.25 AM**

### **MEMBERS PRESENT**

Mrs L Clarke OBE, Mr C Ditta, Mr A Huxley, Mr D Martin, Mr R Reed, Mr B Roberts, Mr D Shakespeare OBE and Mr W Chapple OBE

### **MEMBERS IN ATTENDANCE**

Mr P Hardy

### **OTHERS IN ATTENDANCE**

Ms R Jones, Mrs O Stapleford, Ms A Herriman, Ms S Griffin, Ms L-L Briggs, Mr A Sierakowski and Mr D K Symes, Mr T Webb and Mr N Coxhead.

### **Agenda Item**

#### **1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP**

Apologies for absence were received from Mrs N. Glover.

Mr B Chapple, substituted for Mrs Glover.

Members of the Committee were advised that Rachel Jones, Planning and Enforcement Team Leader would be leaving Buckinghamshire County Council in August. The Chairman thanked Mrs Jones for the work she had undertaken on behalf of the Committee and wished her every success for the future.

#### **2 DECLARATIONS OF INTEREST**

Mr Chapple declared an interest in Item 6, Bierton Church of England School as the Local Member for Bierton.

#### **3 MINUTES**

The minutes of the meeting held on the 14 June 2016 were agreed as a correct record.

#### **4 HOLTSPUR COMBINED SCHOOL, CHERRY TREE ROAD, BEACONSFIELD, HP9 1BH**

The Planning Officer presented the application which was the proposed demolition of the existing scout hut and pre-school building; erection of a two storey building comprising of pre-school accommodation and associated external play areas on the ground flood and facilities for the 1<sup>st</sup> Holtspur Scout Group, gates and car parking; single storey extensions to primary school building to create 3 additional classrooms, the erection of a temporary single classroom mobile unit and the removal of the unit upon completion of the proposed classroom block.

The Committee received a presentation showing the access to the site, the location of the existing school building, car park and scout hut and the proposed new and temporary classrooms and were advised of the following points:

- Subsequent to the receipt of comments from ecologists, about the possible presence of bats on the site, the recommendations had been revised to include the following conditions within the planning consent:-
- Prior to the commencement of the development, details of the phased construction of the development and details of any survey(s) to be carried out shall be submitted to and approved in writing by the County Planning Authority.
- Highways did not have any objection to the application but have asked for the addition of the five conditions and an informative (attached).

In response to questions raised, Members of the Committee were advised:

- In response to concerns around the provision of parking for parents and the effectiveness of a Traffic Management Plan: Highways stated that there was currently no provision for parking for parents and that the applicant had advised that the school currently had an arrangement in place with Beacon Sport Centre and Theatre to allow parents to park in their car park at the beginning and end of the day. It had been acknowledged that an increase of traffic was likely around the school and any impact of traffic of parking was to be localised for a short period of time. Highways had also advised that the level of parking provision and the proposed drop off area was considered to be adequate.
- With regard to the future proofing of classrooms, the Schools Service could only require the extension to be constructed to meet the needs of that school at that time and to which the school had agreed. Where possible, the Schools Service tried to build flexibility into development so to accommodate pressure within the extension.
- The proposal was that the temporary classrooms would be in use for one year.
- A condition of the planning application was the inclusion of a Traffic Management Plan detailing the permissible delivery times for materials and construction related deliveries to the school (between 07:30 and 08:30, 09:00 – 15:00 and after 15:00 to avoid pick up and drop off times).
- Another condition of the application was for the school to have a School Travel Plan; however the content of the Plan was believed to be outside the remit of the Development Control Committee.
- The current capacity of the school was 210 pupils. The proposal for two new classrooms would increase the capacity of the school to 272 pupils and the provision of an additional 40 nursery places. The staff numbers at the school would increase from 35 to 38, staff numbers at the nursery from 6 to 10. As part of the project, car parking would be increased from 14 spaces to 27 spaces of which 4 spaces would be designated for the pre-school or Scouts (out of hours) and a new drop off area close to the main school entrance would be included.

#### **ACTIONS**

- **The school would to be asked to provide an up to date Travel Plan – Planning**

- Officer.
- **Current and revised pupil numbers resulting from the expansion of a school would be included in future reports for planning applications- Planning Officers.**
- **The Cabinet Member for Transportation would be contacted to request that Local Members would be informed of any matters relating to a school within their local division – Chairman**
- **Officer advice would be taken on whether School Travel Plans were beyond the remit of the Development Control Committee – Chairman.**
- **The Chairman of the Transport, Environment and Communities Select Committee would be contacted to request that School Travel Plans be added to the work programme of the Committee – Committee Assistant.**

#### **RESOLVED**

**Committee Members unanimous AGREED application CC/13/16 on the proviso of the inclusion of an up to date School Travel Plan.**

#### **5 LENT RISE SCHOOL, COULSTON WAY, BURNHAM, BUCKS SL1 7NP**

The Planning Officer presented the application for the proposed extensions and internal alterations to expand the hall and classroom and provide a new servery, classroom, staffroom and reception area to accommodate a bulge class.

The Committee received a presentation showing an aerial view of the site, with the location of the proposed classroom and reallocated parking spaces, during which the Planning Officer made the following points:

- A single bulge class had been created in the school in September 2015 which had been possible with only a few internal changes to the reception area.
- The proposed works would ensure that the school was able to accommodate the increased number of pupils until they left for Secondary School and would also address some current safeguarding issues.
- The Local Member had advised that he supported the application.

In response to questions raised, Members of the Committee were advised:

- The school currently had a Travel Plan in place which had been included in the application and would be reviewed annually.
- In terms of partnership working between schools and parents to try to address issues such as parking, a School Travel Planning Officer, not based within the Planning Development Management structure, worked very closely with as many schools as possible to develop and maintain School Travel Plans. Planning Development Management could recommend that a school had a School Travel Plan and it was also a requirement for a school to have a Travel Plan in place if it wanted to expand.

#### **ACTIONS**

- **An updated School Travel Plan would be requested from the school– Planning Officer**
- **The School Travel Planning Officer would be advised of the views of the Committee about Schools Travel Plans – Planning Officer**

#### **RESOLVED**

**Members of the Committee unanimously AGREED application CC/05/16**

#### **6 BIERTON CHURCH OF ENGLAND COMBINED SCHOOL, PARSONS LANE, BIERTON, HP22 5DF**

The Planning Officer presented the application which related to proposed single storey extensions, alterations to Bierton C of E Combined Schools including the creation of a

new external Multi Use Games Area (MUGA) and additional car parking spaces, and the change of use of an adjacent area of Glebe land to school playing field.

The Committee received a presentation showing the site of the main schools, location of the current car park, site of the new park, MUGA, the proposed nursery and classroom facilities and were advised the following:

- In response to the issue raised about the possible presence of bats, great crested newts and badgers/mammals on the site, the Ecologists had advised that *'it should be a condition of any consents that an updated landscape plan is submitted to Buckinghamshire County Council with the details of the enhancements contained within Section 5.4 of the ecological assessment and Recommendations contained within Section 5 be included within the plans. These should be agreed with the Ecology Adviser prior to start of works'*.
- The Local Member raised concerns about the amount of traffic on the A418/Parsons Road, the access to the school, the width and of the pavement on Parsons Lane, the safety of parents and children using this pavement and parking for parents during school drop-off and collection times. In response the Planning Officer explained that these issues were outside the application site and therefore the remit of planning and that the only way to secure this would be by entering into an s106 agreement, which was not possible as the County Council itself was the developer. In addition, the only option to control school traffic would involve all vehicles turning left and go into Aylesbury which was considered to be impractical.

#### **ACTION**

**The Cabinet Member for Transportation would be contacted to request that Local Members were informed of any matters relating to a school within their local division – Chairman**

#### **RESOLVED**

**Members of the Committee AGREED the application subject to the inclusion of the ecology conditions.**

The Local Member for Bierton abstained from the vote.

#### **7 SLADE FARM, HEDGERLEY LANE, HEDGERLEY, SLOUGH, BUCKINGHAMSHIRE, SL2 3XD**

The Planning Officer presented the application for the proposed extraction and processing of sand and gravel with restoration to agriculture using imported inert materials, the installation and use of a mineral processing plant, a concrete batching plant and soil treatment plans, access onto Hedgerley Lane, and ancillary buildings, including a weighbridge, office, workshop and welfare facilities.

The Committee received a presentation during which the following points were highlighted:

- Access to the site was via Hedgerley Lane on its northern boundary, with vehicles turning left towards the A355 and Junction 2 of the M40.
- All vehicles would leave the site to the west towards the junction of the motorway services/M40 roundabout.
- The site was located in the Metropolitan Green Belt surrounded by areas of woodland and currently comprised of grade 3 agricultural land.
- The nearest residential properties at Slade Farm included Slade Farmhouse and Slade Farm Cottage. Slade Farmhouse and the adjacent outbuildings were



- separately listed as Grade II Listed Buildings.
- There was Rights of Way access in the south west corner of the site

Members of the Committee were asked to disregard paragraph 3 on page 58 of the report which had been included incorrectly and that page 70 of the report incorrectly stated that the Local Member for Gerrards Cross had not formally commented on the planning application. The Local Member's comments were tabled for the Committee to consider.

The Chairman welcomed Mr Thomas Webb, who spoke as a member of the public in objection to the application, Mr Neil Coxhead, who spoke on behalf of Hedgerley Parish Council in objection to the application, Mr Douglas Symes, agent for the applicant who spoke in support of the application and Mr Peter Hardy, Local Member for Gerrards Cross who spoke in objection to the application.

Mr Webb made the following points:

- Slade Farm was part of an important green space for residents over a wide area, which needed to be carefully preserved.
- 199 objections had been lodged against the application which included the local MP, County Councillor, District Council and all the local Parish Councils.
- Slade Farm was in the Green Belt and the ancillary developments proposed included a concrete batching plant using materials brought onto the site, were contrary to Green Belt policy.
- Following the rejection of a similar proposal some years ago the site was designated as an Area of Attractive Landscape and was therefore considered to have environmental merit.
- The development would directly impact a listed building, Slade Farm, which was considered a material planning consideration, but which had not been covered in the Planning Officer's report.
- There were two other listed buildings, two conservation areas and an RSPB Reserve within a short distance of the site. The site also adjoined ancient semi-natural woodlands.
- An average of 156 heavy lorry movements were expected each day carrying gravel, sand and concrete. These would travel on Hedgerley Lane which was a minor road leading onto a roundabout and road junction at the motorway service area which Mr Webb considered already overloaded and dangerous for long periods of the day with traffic accessing the MSA. Traffic was increasing with the success of the MSA with currently over 10,000 vehicle movements a day.
- Hedgerley Lane had no footpath and was used regularly by walkers, joggers and cyclists.

Mr Coxhead made the following points:

- Hedgerley Parish Council, along with neighbouring Gerrards Cross and Farnham Royal councils, objected to this application, not only because of the potential impact upon the amenity of our community, but because clearly there is no need for this Green Belt site to be opened up as a gravel pit at the present time: as already stated, the proposal was contrary to Policies CS4: Gravel Provision (there was more than sufficient landbank) and CS5: Preferred Areas (the site was not a preferred site).
- Contrary to the applicant's claim in his response to our comments: Hedgerley Parish Council did object to the application on the grounds that it was contrary to Policy CS20: Green Belt. Not only did it not meet Policies CS4 nor CS5, but the proposed ancillary use (notably a concrete batching plant) and the waste management use were not permitted in the Green Belt - the National Planning Policy Framework (NPPF) restricted development to minerals extraction only.
- The application was premature, given that a new Minerals plan was being produced.

It was noted that the applicant had already put forward Slade Farm as a potential preferred site, to be tested alongside other potential sites in accordance with that new plan.

- Hedgerley Parish Council fully supported the Planning Officer's recommendation for refusal of the application, and urged the Committee to follow this recommendation.

Mr Symes asked The Committee to consider the following points:

- NPPF guidance on decision making in the absence of Local Plan.
- NPPG advice which was clear that that decisions should be made on the merits of the application regardless of landbank.
- The LLA did not address the significance of quarry closures.
- Consistency in decision making.
- The current Minerals Local Plan did not identify the preferred mineral sites from which a steady and adequate supply would be maintained. Within this vacuum some 5 quarries had become worked out, with output or supply noticeably reduced.
- Government Policy stated that in the absence of a Local Plan, permission should be granted unless any adverse impacts outweighed the benefits. (NPPF#14)
- The report made clear there were no statutory objections demonstrated nor any adverse impacts. In terms of benefits, the Government put great weight on the benefits of mineral extraction. (NPPF#144).
- The reason given to reject the application due to the decline in the demand for sand and gravel over the past ten years, and therefore no current need for a new mineral extraction site in the County was based on the current level of the landbank being over the 7-year minimum based on the latest Local Aggregate Assessment (LAA). Mr Symes argued that as the landbank should always be above this figure, it was not appropriate to use the figure as an indication of 'adequate'.
- The NPPG paragraph 84 should be applied: 'each application should be judged on its own merits regardless of the length of the landbank'.
- In relation to consistency in decision making, Mr Symes referred the Committee to the last 'greenfield' mineral application in George Green 3 years ago where there were greater statutory concerns but it was approved because of the absence of any up-to-date Mineral Local Plan despite the landbank being over 7 years.

Mr Hardy made the following points:

- He gave his full support to the comments made by colleagues from Hedgerley Parish Council and from Mr Webb.
- He concurred with the comments made by the Case Officer that there was no need for the site at the present time.
- The Aggregate assessment for 2015 was quite clear on this point and with the addition of the expected post Brexit slowdown in construction activity, the landbank would remain in excess of the need for the foreseeable future and beyond that.
- If the need had been demonstrated, the Council would decide how that need should be met.
- The current Minerals and Waste Plan had been approved by Buckinghamshire County Council 4 years ago and was democratically based.
- The annual review of the minerals requirements was soundly based.
- That the Local Member concluded that in his view the application was without merit and urged the Committee to follow the advice of the Case Officer and refuse the application.

In response to questions and issues raised, the Planning Officer advised the following:

- In terms of whether the plant would be contrary to Green Belt Policy: there was the distinction to be drawn between plant which was provided as part of a mineral extraction operation and would operate in conjunction with the mineral extraction operation and a plant which would be separate and free standing and would not

- operate in conjunction with the operation.
- The County Council had a legal obligation to have regard to the setting and importance of listed buildings. South Bucks District Council was consulted as part of the application and had not commented. The two listed buildings were close to the site but their main elevations were to the south and looked away from the site and there were other buildings between the listed building and the site. The assessment provided by the applicant on the possible impact to the listed buildings concluded that there was no impact on the settings of the buildings.
- In relation to making a decision in the absence of a Local Plan: Buckinghamshire County Council had a Minerals and Waste Local Plan and a Core Strategy which were due to be updated. A public consultation had been undertaken and submissions had been made by the industry about possible sites in response to the consultation.
- That the decision to approve the application raised the issue of prematurity given the current review of the Minerals and Waste Local Plan, for the reasons set out in the report. The Planning Officer advised that prematurity should only be used where approval of an application may be prejudicial to the objective of the future plan. In the context of the current application, the issues arose because it raised the question of whether consent should be granted for a new greenfield site in the Green Belt when policy favoured extensions to existing sites, and at a time when there was a question of whether there was any need for further permitted reserves.
- In relation to the landbank: Planning Practice Guidance provided advice on the refusal of planning permissions relating to landbanks. It stated that a landbank below the minimum (7 years for sand and gravel) was a strong indicator of need. Based upon the latest LLA, the landbank on the site in question was 11.8 years. The key judgement to be made around this application related to the point at which the County Council considered the need for additional reserves to maintain the landbank.
- The LAA did not address the significance of quarry closures. However, there was validity in the point made that that reduction in the number of operational minerals sites over the last 10 years potentially impacted on the level of demand. The possible need for additional reserve and new sites would be addressed as part of the Mineral and Waste planning process.
- The report set out the grounds for the refusal of the application in relation to the issues of landbank, need and prematurity, and in particular because of the position of the current review of the current Minerals and Waste Plan.

## **RESOLVED**

**Members of the Committee unanimously REFUSED application CM/59/15**

### **8 DENHAM PARK FARM, DENHAM GREEN, BUCKINGHAMSHIRE, UB9 5DG**

The Planning Officer presented the S.73 application to update the working programme phasing and consequential amendments following the submission of details required pursuant to conditions attached to Permission 11/01260/CM for progressive mineral extraction and infilling with inert material and restoration to agriculture.

Members of the Committee were advised of the following:

- The planning application submitted by Harleyford Aggregates Ltd for Pynesfield had been considered by Hertfordshire County Council Planning Committee on the 27 June and had been refused. The applicant had subsequently submitted an appeal.
- The lorry movements for the Denham Park Farm and Pynesfield sites had been assessed together and an aggregated total for the number of lorry movements presented as part of the original application. The refusal of the application for Pynesfield would result a reduction of 28 lorry movements per day.
- The applicant had advised that the general export of clay was no longer proposed and that the only material now to be moved was 200,000 cubic metres of clay to

- Pynesfield.
- The revised scheme would consolidate the original scheme into three main blocks of working, with two being excavated at the same time and would include revised Phasing Plans.
- The report recommended that the Head of Planning and Environment be instructed to submit representations on behalf of the County Council (if appropriate) in response to the Appeal against the refusal of Planning Application Ref. 8/1254-15 by Hertfordshire County Council for mineral extraction at Pynesfield, requesting a s.106 agreement in the event of a successful appeal, to regulate lorry movements at Denham Park Farm and Pynesfield, for the duration of mineral extraction and restoration works at Pynesfield

The Legal Service Representative advised that prior to the start of the appeal, Buckinghamshire County Council needed to complete and submit to the Inspector a s106 to evidence that a process was in place if the application were to be agreed.

The Chairman welcomed Mr Douglas Symes, agent for the applicant to the meeting who spoke in support of the application.

Mr Symes made the following points:

- Vehicle numbers were difficult, especially as they were of concern locally. In approving the revised working scheme there would be an increase in vehicle movements and the numbers put forward in the report were acceptable to the Company.
- The Company envisaged a strong market expecting minerals from fewer quarries which would be a challenge in balancing lorry numbers against demand.
- It was anticipated that with the 172 vehicle movements it would be possible to adequately meet demand. However, if Pynesfield was approved at appeal, then the position would need to be reviewed.
- If vehicle movements remained at 172, there would be the need to dedicate vehicle movements to clay which would reduce the output of mineral and would impact on the supply to the market and slow down work at Denham Park Farm Quarry.

#### **ACTION**

**A draft of the s106 would be completed for submission to the inspector – Legal Representative.**

#### **RESOLVED**

**Members of the Committee unanimously AGREED application CM/04/16**

#### **9 EXCLUSION OF THE PRESS AND PUBLIC**

##### **RESOLVED**

**That the press and public be excluded for the following item which is exempt by virtue of Paragraph 3 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to the financial or business affairs of any particular person (including the authority holding that information)**

#### **10 ENFORCEMENT UPDATE**

Members discussed the Enforcement Update during the exempt session of the meeting.

#### **11 DATE OF NEXT MEETING**

30 August 2016, 10am, Mezzanine 1 and 2 , County Hall Aylesbury.

**CHAIRMAN**



**Additional conditions and Informative for planning application CC/13/16 Holtspur Combined School, Cherry Tree Road, Beaconsfield, HP9 1BH**

**Condition 1:** The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

**Reason:** To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

**Condition 2:** No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. The Plan shall include details of:

- Construction access
- Management and timing of deliveries;
- Routing of construction traffic;
- Vehicle parking for site operatives and visitors;
- Loading/off-loading and turning areas;
- Site compound;
- Storage of materials;
- Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

**Reason:** To minimise danger and inconvenience to highway users.

**Condition 3:** Prior to occupation of the development, space shall be laid out within the site for cycle parking, in accordance with details to be submitted to and approved in writing by the County Planning Authority following consultation with the Highway Authority. The cycle parking shall thereafter be permanently maintained.

**Reason:** In order to influence modal choice and to reduce single occupancy private car journeys and comply with national and local transport policy.

**Condition 4:** No other part of the development shall be occupied until the new means of access has been cited and laid out in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

**Reason:** In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

**Informative:**

The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Highways Development Management at the following address for information:-



# Buckinghamshire County Council

Visit [www.buckscc.gov.uk](http://www.buckscc.gov.uk) for councillor information and email alerts for local meetings

## Development Control Committee – 11<sup>th</sup> October 2016

**Application Number:** CC/30/16

**Title:** PROPOSED CONSTRUCTION OF A SINGLE STOREY TWO CLASSROOM EXTENSION WITH ASSOCIATED EXTERNAL WORKS AND DRAINAGE

**Site Location:** Haddenham St Marys Church Of England School  
Aston Road  
Haddenham  
Buckinghamshire  
HP17 8AF

**Applicant:** Buckinghamshire County Council

**Author:** Head of Planning & Environment

**Contact Officer:** A Herriman [dcplanning@buckscc.gov.uk](mailto:dcplanning@buckscc.gov.uk)

**Contact Number:** 01296 382819

**Electoral divisions affected:** Bernwood

**Local Members:** Cllr Margaret Aston

**Summary Recommendation(s):**

Subject to the response of outstanding consultees, the Development Control Committee is invited to:

- A) INDICATE SUPPORT for application number CC/30/16 at St Marys Church of England School, Haddenham;
- B) The in the event that no objections are received from the landowner, the Head of Planning and Environment be authorised to **APPROVE** application number CC/30/16 for the proposed construction of a single storey two classroom extension with associated external works and drainage, proposed extension to connect the phase 1 extension that was approved under consent CC/08/16 at St Marys Church of England School subject to conditions outlined in APPENDIX A.



INVESTOR IN PEOPLE



## **SUPPORTING INFORMATION**

### **Compliance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015**

In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking resolutions to problems arising in relation to dealing with the planning application by liaising with committees, respondents and applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirements of the NPPF as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### **Introduction**

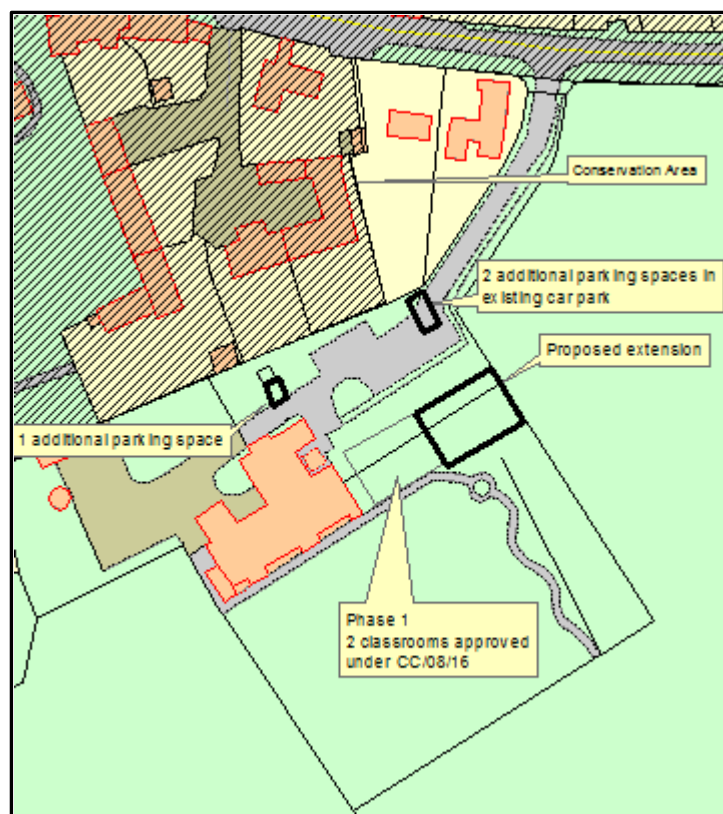
1. The application is submitted by Buckinghamshire County Council as Local Education Authority. It was received on 22<sup>nd</sup> July 2016 but it was not valid until 26<sup>th</sup> July 2016. It was sent out for consultation on 27<sup>th</sup> July 2016. The application was advertised by a site notice, neighbour notification and a newspaper advert due to being adjacent to and could affect the setting of a listed building. The eight-week target for the determination of the application expires on 20<sup>th</sup> September 2016. A letter asking the applicant to agree to an extension of time to 18<sup>th</sup> October 2016 was sent to the applicant on 15<sup>th</sup> September 2016. No response was received from the applicant.
2. During legal clearance of this Committee report, it was discovered that the applicant has submitted and signed the wrong certificate for the ownership of the land on which the proposed development would be sited. The application form states that the land is owned by Buckinghamshire County Council. However, the Register of Title from Land Registry shows the land to be owned by Diocesan Trustees (Oxford) Limited of Diocesan Church House, North Hinksey, Oxford OX2 0NB. The applicant has been informed and as such have submitted a revised application form. A statutory 21 day notice period is required with the landowner. The 21 days consultation period expires on 12<sup>th</sup> October 2016.

#### **Site Description**

3. Haddenham St Mary's Church of England School provides education for children aged between 4 and 7 years old.
4. The school is sited to the rear of St Mary's Church, which dates back to the Saxon period. To the north of the site is Aston Road, which is mainly residential two and three storey housing. Also to the north of the site at Church End, there is a mixture of two and three storey housing and barns. To the north east of the site is St Mary's Church (Grade 1 Listed Building), which forms the pedestrian access route into the school. To the South and West of the site there are fields.
5. There are no designations linked to the school site although it is adjacent to a Conservation Area and the school is in Flood Zone 1.

6. A site plan can be seen below in Figure 1.

**Figure 1 – the location of the proposed development at St Mary’s School, Aston Road, Haddenham**



### **Proposal**

7. This planning application is for the proposed construction of a single storey two classroom extension with associated external works and drainage. The proposed extension will connect the Phase 1 extension that was approved under Consent Ref. CC/08/16 at St Marys Church of England School on 12<sup>th</sup> May 2016.

### *Background / need*

8. St Mary’s School at Haddenham is one of the most over-subscribed schools in Haddenham because of its outstanding performance and the proposed works would ensure that this performance can be maintained.
9. In 2009, the school further enhanced its teaching facilities by adding an additional teaching room, enlarged reception classroom and cloakrooms. Further work was completed in 2010 to provide all weather surfaces and equipment.
10. This application is an addition to the 2 new classrooms approved under planning Consent Ref. CC/08/16 and would result in the new teaching block having four classrooms.
11. Currently, the school is one form entry with 122 pupils on the school roll and approximately 40 staff. It is planned that the school will increase to 1.5 form entry in 2016 /17.
12. This increase in student intake will place considerable pressure on existing classroom space. However, this increase reflects the increasing community confidence in the quality of learning in the School which has outstanding performance academically.

Based on the increasing numbers already selecting this school, a rise in pupil numbers is expected with the additional accommodation required to meet the predicted increase.

13. The school has been designed and developed with the knowledge and understanding of the Building Bulletins, Government Education Papers and ADP experience of previous and current school projects.

*The location of the new development:*

14. The proposed new development would consist of 194.3 square metres of new floor space, which is 16.75 metres long and 11.6 metres wide and would be located to the east of the approved Phase 1 classrooms next to the main hall gable wall. The proposed accommodation would consist of 2 classrooms each with a class store, WC facilities, including staff and accessible WCs based on BB103 guidance, a cleaners store and plant room. The new building would be 5.5 metres high.

*Design*

15. Most of the existing school buildings have a simple palette of materials. Walls are typically a mix of painted render, facing brickwork and timber cladding with some large timber framed windows to areas such as the existing main hall. Roofs to the school are pitched, and feature dormer windows and roof lights.
16. The proposed materials of the new extension would be the same as those approved under for the new classrooms approved under Consent Ref. CC/08/16 and would comprise the following:
  - Brickwork, timber boarding and metal folded seam roof to articulate the levels, break up the building's mass and highlight specific areas;
  - Curtain walling to the entrance will provide some verticality to the elevations and reduce the scale of the building by articulating its parts;
  - Aluminium polyester powder-coated doors and windows, grey coloured framing; and
  - Grey coloured gutters and downpipes.

*Access*

17. The extension proposed would be on one level and would therefore be accessible for wheelchair users. Also, as part of the proposal, three parking spaces would be provided to cater for the increase in staff numbers. The approach route would have dropped kerbs and tactile paving at crossing points and access points from the car park to the footpath. Windows along the access routes into the building are either fixed or have opening lights and restricted openings. The signage will be provided at the main entrances, which will be lit and not obscured by the trees. Low level lighting will illuminate the external pathways.
18. The existing access is via one main access point for vehicles off Aston Road, comprising a one-lane gated access road. At the end of the one-way road is a small car park for staff parking. The main public pathway access is through the Haddenham St Mary's Church grounds where there is a gated access into the school playground.

### *Arboriculture*

19. There are eleven trees that would need to be removed, however it is proposed to plant eleven new trees as replacements around the boundary of the site providing additional screening for neighbouring properties. The trees that are to be removed are relatively new and were planted by the school.

### *Ecological Assessment*

20. An Extended Phase 1 Habitat survey has been undertaken, which concludes that the proposed extension would have either no or only have a minor adverse impact on ecology and biodiversity and some gains.

### **Relevant Planning History**

21. Relevant planning history include the following:

<b>Reference No</b>	<b>Development Description</b>	<b>Decision</b>	<b>Date</b>
CC/57/78	Not known	Not known	Not known
CC/08/16	Proposed application for two classroom extension with toilets and store to accommodate half form entry and existing one form entry.	Approved	12 <sup>th</sup> May 2016

### **Planning Policy**

22. Saved policies GP.8 (Amenity), GP.24 (Car parking guidelines), GP.35 (Design of New development proposals), GP.38 (Landscaping), GP.45 (Secure by Design), GP.53 (New development in and adjacent to Conservation Areas) and GP.95 (Unneighbourly uses) of the Aylesbury Vale District Local Plan (AVDLP) are the relevant planning policies. The National Planning Policy Framework is also relevant.

### **CONSULTATIONS**

23. **Local Member** – Cllr Aston approves of the application but would like to make it clear that with the added pupil numbers, it is essential that extra car parking space is provided within the curtilage of the school. The village are suffering from increased car usage at Church End, leading to serious erosion of the village green. It would be helpful if consideration could be given to the release of the adjacent field for car parking for the school. This is in the ownership of the County Council.

24. **District Council** – No comments have been received from the District Council.

25. **Town\Parish Council** – Haddenham Parish Council do not object to the application but have concerns that about the impact on Church end of the increased parking required as a result of increased pupil numbers. They are also concerned that the Design and Access Statement is silent on this matter.

26. The Parish Council has pointed to the success of an earlier initiative by BCC to install granite setts along part of a verge at Church End. This has greatly reduced parking damage along that section of road. The Parish Council requests that the scheme be extended as part of the works related to the extension.

### **Statutory Consultees (Summary Responses)**

27. **Highways DM** has stated that the application will result in an intensification of the use of the site, which will result in additional vehicle movements and on street parking demands. Whilst it has been previously noted that the parking appears to be conducted in an orderly manner, without causing highway safety to be compromised, it is clear that damage to the edges of the carriageway/village green is occurring due to the high level of parking by parents dropping their children off/picking them up at school. Given that the increase in pupil numbers is likely to exacerbate this situation, the school should fund highway works to provide kerbing works to protect the highway/VG boundary. The highways officer is satisfied that this can be dealt with by way of condition.

28. With regards the Travel Plan, Highways DM has confirmed that the school has worked with the County Council to run a number of initiatives to encourage active, safe and sustainable travel. The school will maintain their travel plan and continue to run these initiatives in order to address the impact of the increase in pupil numbers. The County Council have recently received an updated Travel Plan which has been submitted as part of the application. The highways officer is satisfied that a condition can be imposed to ensure that the Travel Plan is maintained in the future.

29. The **County Council Flood Management Team** has no objection to the proposed development subject to the imposition of conditions relating to submission of a surface water drainage scheme.

30. The **Landscape Advisor** still has a few concerns about the landscape proposals. Further clarification is still required on the materials for the east facing gable end and of boundary treatment..

31. It is recommended that more vegetation is should be provided on the site boundary (especially to assist with the mitigation of the impact of the east gable end. Additional provision should be made during construction to ensure trees are not adversely affected. A landscaping plan should be provided to show an additional replacement tree and the Landscaping Phase 2 Plan should be modified to distinguish between existing trees for retention, the planting approved under application CC/08/16 and planting for CC/30/16. The applicants has since submitted a plan distinguishing the planting approved under CC/08/16 and proposed for CC/30/16. A pre-commencement condition should accordingly be attached to the permission to request these amendments and include details of a 5 year management period with full replacement commitments.

32. The **Arboriculturalist** still has some concerns about the arboricultural proposals. He advises that additional details relating to the proposed work in the parking area to the east of the 2 new parking bays in relation to the expected impacts upon the adjacent trees should be provided by the applicant to complete the Arboricultural Impact Assessment. In addition, the applicant should provide further details about the size of the vehicles to be used and access facilitation pruning to retained trees and measures to prevent damage to trees from construction associated vehicles in the parking area. No details have been provided on the impact to trees close to the drainage system to be installed around the extension block. These should be included in the Arboricultural Impact Assessment prior to the commencement of the works. It is also recommended that a Tree Protection Plan to be produced to ensure contractors install tree protection fencing in the appropriate positions.

33. The **County Ecologist** has no objection subject to a condition restricting the removal of hedgerows and trees and demolition works during the bird breeding season.
34. The **Safer Routes to School Officer** has recommended inclusion of a condition to ensure that the school maintains an active School Travel Plan.
35. The **County Archaeologist** has advised that the nature of the proposed works is such that they are not likely to significantly harm the archaeological significance of heritage assets. There are therefore no objections to the proposed development.
36. The **District Council's Listed Building Officer** has not offered any comments on the application.
37. Full consultee responses available at <http://publicaccess.buckscc.gov.uk/online-applications/applicationDetails.do?activeTab=consulteeComments&keyVal=O7F6D8DS03F00>

## Representations

38. Representations have been received from five local residents. Their main concerns are as follows:
- Impact on traffic and congestion and parking;
  - Impact on local amenity;
  - Impact on air quality; and
  - Visual impact.

## DISCUSSION

### Need

39. The Department for Communities and Local Government (DCLG) letter to the Chief Planning Officers dated 15th August 2011 sets out the Government's commitment to support the development of state funded schools and their delivery through the planning system. The policy statement states that:
40. "The creation and development of state funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations." State funded schools include Academies and free schools as well as local authority maintained schools.
41. It further states that the following principles should apply with immediate effect:
- There should be a presumption in favour of the development of state-funded schools;
  - Local Authorities should give full and thorough consideration to the importance of enabling the development of state funded schools in their planning decisions;
  - Local Authorities should make full use of their planning powers to support state-funded schools applications;
  - Local Authorities should only impose conditions that clearly and demonstrably meet the tests as set out in Circular 11/95;
  - Local Authorities should ensure that the process for submitting and determining state-funded schools' applications is as streamlined as possible;

- A refusal of any application for a state-funded school or the imposition of conditions will have to be clearly justified by the Local Planning Authority.

42. In addition to the above, I consider that the key issues for discussion are design, the impact of the development on the amenity from traffic.

### **Need (NPPF)**

43. The National Planning Policy Framework (NPPF) emphasis that development shall be sustainable in terms of its economic, social and environmental impacts. The provision of infrastructure should assist the economic growth and enable positive development, encourage social interaction and should protect and enhance the environment. Paragraph 70 of the NPPF states that planning decisions should positively support the provision and use of shared space and local services to enhance the sustainability of communities. Paragraph 72 attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.

44. As a result of the need to expand the school in terms of pupil numbers and to increase space availability for primary school aged children the proposed extension can clearly be considered to be consistent with the objectives of the NPPF. St Mary's School is an existing school site and although the proposed extension would result in extra traffic, with its access to sustainable modes of travel i.e. on foot, the highways officer has no objection subject to the development. I therefore consider it to be in compliance with the NPPF in meeting the needs of the school and the local community.

### **Design & Location (Policies GP.8, GP.35, GP.45, GP.53 and GP.95 of the AVDLP and NPPF)**

45. Policy GP.8 of the AVDLP and Paragraph 17 of NPPF seek to promote and protect the amenity of the local area. Policy GP.35 seeks to enhance the characteristics and the local distinctiveness of the area and emphasises the importance of the use of the correct and appropriate materials and the effect on important public views and skylines. Paragraphs 56 and 57 of the NPPF echo this. Policy GP.45 emphasises that the design of the development should prevent crime and prevent risks to personal safety. Policy GP.53 seeks to preserve and enhance the character of Conservation Areas. Development should not be permitted if it were to cause any harm or be a detrimental impact on the character of Conservation Areas including any views from them. Policy GP.95 seeks to ensure that no un-neighbourly uses arise as a result of the proposed development.

46. Although the application is for the provision of additional classroom space I do not consider that this would not have an impact on the local amenity. The proposed classroom extension would be part of an existing school. The nearest houses are to the north west of the school buildings, approximately 40 metres away. There are fields to the south of the school. Whilst school is adjacent to the Haddenham Conservation Area and the nearest Listed Building is approximately 94 metres away.

47. No comments have been received from Aylesbury Vale District Council Planning department and also the Historic Buildings Officer.

48. Under s.16 and s.66 of the 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when making any decision on a planning application for development that affects a listed building or its setting, a local planning authority must have special regard to the desirability of preserving the building or its setting or any



features of special architectural or historic interest which it possesses and when considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

49. In this instance I consider that the proposed extension would have not affect the setting of any Listed Building and the external design, colour and material finishes would be in keeping with the external materials of the existing school building and of the approved two classroom block under CC/08/16.
50. The site is an existing school and the existing security measures would be maintained.
51. No comments have been received from Aylesbury Vale District Council Planning department and also the Historic Buildings Officer.
52. I therefore consider that the application is in compliance with the requirements of Policies GP.8, GP.35, GP.45, GP.53 and GP.95 of the Aylesbury Vale District Local Plan and Paragraphs 17, 56 and 57 of the NPPF and therefore that refusal of the application on design and location grounds could not therefore be justified in this instance.

### **Landscaping (Policy GP.38 of the AVDLP)**

53. Policy GP.38 seeks to ensure retention existing landscaping. There are some trees that it is proposed to remove, but new ones are to be planted to improve screening along some parts of the school boundary. Subject to the imposition of condition requiring the additional details of the landscaping and protection measures for the retained trees close to the proposed additional parking bays (detailed in the proposed Conditions No 3 and 4), I consider that there would be no detrimental impact on landscaping and trees and that the proposed is compliant with Policy GP.38.

### **Transport (Policy GP.24 of the AVDLP, AVDC SPG Parking Guidelines and the NPPF)**

54. Paragraphs 29 – 36 of the NPPF promote sustainable travel. The school is in a good location for it to promote sustainable travel as a result of its accessibility by foot and by bicycle. Paragraph 36 of the NPPF mentions that where a development gives rise to significant traffic, it should be subject to a travel plan.
55. Policy GP.24 of the AVDLP promotes the use of sustainable transport modes and also ensures that parking follows the District Council's Supplementary Planning Guidance (SPG) parking guidelines, as well as providing for people with disabilities.
56. The AVDC SPG Parking Guidelines state that there should be a maximum of one car parking space per Full-Time Equivalent (FTE) staff member, although where a site is well served by public transport, this level of maximum provision will not be required.
57. Although the development proposes an additional three parking spaces, it is not considered to have a detrimental impact on the highway. Due to the accessibility of the site, I consider that the number of car parking spaces available for staff is acceptable and should ensure that there is no additional parking on nearby residential roads.
58. Concern has been raised by the Parish Council and the Local Member regarding damage to grass verges on the village green, although some repairs have been carried out, the Highways Officer has suggested that the school should contribute to the extension of these repair works. There is ample provision for sustainable travel through

the provision of walking opportunities via footpaths in the local area. The school also has an active School Travel Plan.

59. The Safer Routes to Schools Officer has been consulted and has no objection to the proposal. However, the Officer and Highways Development Management have requested that a condition is included in the consent that encourages active, safe and sustainable travel and reduces car use by ensuring that that School Travel Plan is reviewed and the updated version approved.

60. Subject to conditions proposed I therefore consider that the proposed development is in compliance with Policy GP.24, the AVDC parking guidelines and the NPPF.

### **Flood Risk**

61. The Council's Flood Management Officer raised no objection to the proposed development subject to a condition requiring submission of details of further information and mitigation measures including the infiltration rates. I therefore consider that the proposed extension would not have a detrimental impact on flooding and surface water run-off.

### **Biodiversity (NPPF)**

62. Paragraph 109 of the NPPF states that development should minimise the impact on biodiversity and where possible should provide for net gains in biodiversity. The Council's Ecology Advisor has raised no objection to the proposal, but highlighted the need to secure biodiversity net gain. As such, subject to conditions to ensure this, I consider that the proposed extension would not have detrimental impact on biodiversity.

### **Conclusion**

63. Application CC/30/16 seeks planning permission for a two classroom extension with toilets and store to accommodate an additional half form entry in addition to the existing two classroom block already approved under consent CC/08/16 that was approved in May 2016.

64. I consider that the proposed development would have no detrimental impact on the local amenity of the area and is acceptable in terms of its design and location. I am also satisfied that the proposed development would meet the current needs of the school and primary aged children in the local area. Therefore, subject to no objections from the landowner within the 21 day consultation period, application CC/30/16 is recommended for approval subject to the conditions as set out below.

### **BACKGROUND PAPERS**

Planning Application Ref. CC/30/16  
Aylesbury Vale District Council Local Plan  
AVDC Supplementary Planning Guidance Parking Guidelines (April 2002)  
National Planning Policy Framework 2012  
Consultation replies dated July and August 2016.

## APPENDIX A

<b>Recommendation:</b>	<p>The Development Control Committee is invited to APPROVE application number CC/30/16 for the proposed construction of a single storey two classroom extension with associated external works and drainage. proposed extension to connect the phase 1 extension that was approved under consent cc/08/16 at St Marys Church of England School subject to the following conditions:</p>
<b>Conditions:</b>	<ol style="list-style-type: none"> <li>1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.</li> <li>2. The development shall not be carried out other than in complete accordance with the following drawings / documentation: <ul style="list-style-type: none"> <li>•Drawing ADP-00-00-DR-A-0901 Rev S0 P1 – Location Plan – Phase 2;</li> <li>•Drawing ADP-00-00-DR- A-1005 Rev S0-P 1 - Existing and Proposed Site Plan Phase 2;</li> <li>•Drawing ADP-00-00-DR- A-1050 Rev S2-P1 – Existing Ground Floor Plan;</li> <li>•Drawing ADP-XX-00-DR- L-1911 Rev S2_ P1 – Phase 1 and Phase 2 Combined Soft Landscaping Planting Scheme;</li> <li>•Drawing ADP-00-00-DR- A-1100 Rev S0-P3 – Ground Floor Plan Showing Phase 1;</li> <li>•Drawing ADP-00-00-DR- A-1105 Rev S0-P1 – Proposed Ground Floor Plan Phase 2;</li> <li>•Drawing ADP-00-XX-DR- A-1201 Rev S0 P1 – Proposed Elevations Phase 2 – 2 Classroom Extension;</li> <li>•Drainage Strategy, July 2016, AKS Ward Construction Consultants;</li> <li>•Arboricultural Impact Assessment, July 2016, Betts;</li> <li>•External Materials Board;</li> <li>•Landscaping Scheme Statement, July 2016, ADP Architects;</li> <li>•Plant Schedule L1901, ADP Architects;</li> <li>•2016 Haddenham St Mary’s CE Infants School – School Travel Plan, Modeshift Stars;</li> <li>•Drawing 2116 – Site Plan;</li> <li>•Drawing ADP-00-XX-DR- A-1305 Rev S0 P1 – Proposed Sections Phase 2;</li> <li>•Drawing ADP-00-ZZ-M3-A-1505 Rev S0 P1 – Proposed 3D Views;</li> </ul> </li> </ol>

- Drawing ADP-XX-00-DR-L-1910 Rev S2\_P1 – Soft Landscape Plan Planting Scheme;
  - Soft Landscape Specification, ADP architects 18/07/2016; and
  - Travel Statement
3. Prior to the commencement of the development, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include, but not limited to:
- (i) Details of the boundary treatment;
  - (ii) Additional planting on the site boundary and the east gable end and details of the arrangement to ensure trees are not adversely affected during the construction phase;
  - (iii) Details of the locations, species and size of all grassed areas, trees and shrubs to be planted, removed and retained;
  - (iv) Details of the protection and management measures to be provided for all new and retained grass areas, trees and shrubs;
  - (v) A five year programme of established maintenance including aftercare to include the replanting of any new or retained grassed areas, trees or shrubs which die or become diseased.
- The approved scheme shall be implemented in the first planting season following the completion of the development and maintained in accordance with the requirements of this condition and the approved details.
4. Prior to the commencement of development and for the protection and enhancement of trees on the site, further details shall be submitted to and approved in writing by the Local Planning Authority including:
- An assessment of predicted impacts of the development design upon the trees retained in the areas for the proposed extra car parking areas;
  - Procedures to protect any retained trees at risk of damage during the construction phase must be addressed;
  - Details including vehicles to be used, access facilitation pruning to retained trees on the provisions to be made to prevent damage to trees from construction related vehicles in the parking area;
  - The Arboricultural Impact Assessment report needs to be resubmitted to include details on impact to the trees close to the proposed drainage system proposed to be installed around the extension block.
  - The Tree Protection Plan should include details of tree protection including protective fencing (to protect trees from including mower damage, vehicle movements). details of access routes and position of the storage areas outside the RPAs and if RPAs are incurred upon during construction the appropriate protection to be used (e.g. ground protection for RPA incursion by vehicles, appropriate to the expected weight), five year programme of aftercare management and maintenance to establish the new trees (including summer watering), and commitment to plant

replacements in the planting season immediately following failure from any cause;

5. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Clarification of the function of Manhole S07; and
- Creation of a catchpit at Manhole S08 or connection of roof pipes to Manhole S07.

6. No other part of the development shall commence until a scheme for off-site highway works to provide granite sett kerbing works on parts of Church End, Aston Road and Church Way have been laid out and constructed in accordance with details to be first approved in writing by the Local Planning Authority in consultation with the Highway Authority.

7. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

8. The development hereby approved shall not be occupied until an updated Travel to School Plan has been submitted to and approved by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for staff and pupils at the school, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the school. There shall be an annual review of this Travel to School Plan, which shall include a detailed survey of the number of movements generated by the school. This shall be compared with the initial survey and in the event of any reduction not being secured the school shall undertake whatsoever measures, as may first have been agreed in writing by the local planning authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

9. No removal of hedgerows, trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

INFORMATIVES:

1. The applicant is advised that the off site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Development Management at the following address for information:-  
Development Management, 6th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire HP20 1UY Telephone 0845 2302882
2. Compliance with Article 35 of the Town and Country Planning (Development Management Procedure) Order 2015.  
In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the proposed development by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirements of the National Planning Policy Framework as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
3. Please remove any site notice that was displayed on the site pursuant to the application.
4. That the reasons for the approval of the application are that the application is in compliance with saved policies GP.8 (Amenity), GP.24 (Car parking guidelines), GP.35 (Design), GP38 (Landscaping), GP.45 ("Secured by Design" considerations), GP.53 (New development in and adjacent to Conservation Areas), GP.95 (Unneighbourly Uses) and the National Planning Policy Framework 2012 (NPPF).

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted





By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

