

Development Control Committee – 19th March 2018

Application Number:	CC/0120/17
Title:	Construction of a new school building (2/3 storey), retention of existing vehicular access onto Weedon Road, new vehicular egress onto Weedon Road, relocation of existing vehicular access on Holman Street for service vehicles, pedestrian access/egress from Weedon Road and Holman Street, car parking, all weather pitch, floodlit multi-use games area, grass pitch, amphitheatre, surface water attenuation measures, external lighting, cycle spaces and hard and soft landscaping. St Michael's RC Secondary School Former Quarrendon School Site
Site Location:	Weedon Road Aylesbury Buckinghamshire Buckinghamshire County Council
Applicant:	County Hall Walton Street
Case Officer:	Catherine Kelham
Electoral divisions affected & Local Member:	Aylesbury North West Martin Farrow
Valid Date:	20 December 2017
Statutory Determination Date:	21 March 2018
Extension of Time Agreement:	n/a
Revised Recommendation(s):	

The Development Control Committee is invited to:

- INDICATE SUPPORT for application CC/00120/17 at St Michael's RC Secondary School, Former Quarrendon School Site, Weedon Road, Aylesbury, Buckinghamshire;
- DELEGATE authority to the Head of Planning & Environment to negotiate with Sport England the removal of its statutory objection to the application and in the event this objection is removed DELEGATE authority to the Head of Planning & Environment to APPROVE application CC/00120/17 subject to the conditions set out in Appendix A and any further conditions necessary to make the development acceptable in planning terms following discussions with Sport England.
- In the event that the statutory objection is not removed RESOLVE that the application be forwarded to the Secretary of State for HCLG in accordance with the provision of the Town and Country Planning (Consultation) (England) Direction 2009; and
- In the event that the Secretary of State for HCLG does not intervene, DELEGATE authority to the Head of Planning & Environment to APPROVE application CC/00120/17 subject to the conditions set out in Appendix A.



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Addendum to committee report CC/0120/17

Sport England Update

1. Since the publication of the Committee Report and following receipt of the revised plans showing the change to direction of the doors into the Artificial Grass Pitch and Multi-Use Games Area, Sports England has revised their comments.

The comments are that, provided recommended conditions (8 and 9 on list of recommended conditions) are imposed to any approval, Sports England would consider the provision of the Artificial Grass Pitch facility to be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field which would resolve the statutory areas of concerns that have been highlighted in the committee report.

Sports England has however also stated it is concerned about the potential loss of playing field at the adjacent Haydon Abbey School due to the repositioning of the school boundaries. As such their statutory objection has not been removed.

The non-statutory objection regarding the sports hall remains in place as set out in the report.

2. The repositioning of the school boundaries would remove a small area of Haydon Abbey School playing field. The applicant has explained that to compensate for this, the school's garden area along Weedon Road would be moved southwards by about 5 metres (toward the road). Sufficient room for the football pitch and running track to be marked out would remain. To compensate the loss near the playing field, the garden area would be extended westwards towards the school. In light of these comments, it is understood that no playing field would be lost - instead it would move slightly southwards on the site. Sport England is yet to respond to this matter and their statutory objection remains in place.

Correction to the Report

3. Contrary to the first bullet point of paragraph 8, demolition is not part of this proposed development. Demolition is being carried out under Permitted Development Rights following an application with AVDC (17/04719/ADM). The application was determined on 5th January 2018 and demolition work has commenced on site.