

Minutes

DEVELOPMENT CONTROL COMMITTEE

MINUTES OF THE MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON MONDAY 19 MARCH 2018 IN MEZZANINE ROOMS 1 & 2, COUNTY HALL, AYLESBURY, COMMENCING AT 10.00 AM AND CONCLUDING AT 10.21 AM

MEMBERS PRESENT

Ms J Blake, Mr C Clare, Mrs A Cranmer, Ms N Glover and Mr R Reed

MEMBERS IN ATTENDANCE

OTHERS IN ATTENDANCE

Mrs O Stapleford, Mrs E Catcheside, Ms C Kelham, Ms R Bennett and Mr Jimmy Walsh

Agenda Item

1 APOLOGIES FOR ABSENCE / CHANGES IN MEMBERSHIP

Apologies were received from Mr C Ditta and Mr D Shakespeare.

2 DECLARATIONS OF INTEREST

There were no declarations of interest.

3 MINUTES

RESOLVED: The minutes of the meeting held on 21 February 2018 were AGREED as a correct record and signed by the Chairman.

4 CC/0120/17 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 AT ST MICHAEL'S RC SECONDARY SCHOOL, FORMER QUARRENDON SCHOOL SITE, WEEDON ROAD, AYLESBURY, BUCKINGHAMSHIRE

Ms C Kelham, Planning Graduate presented the application CC/0120/17 which sought agreement to the recommendation as outlined below in relation to St Michael's RC Secondary School, Former Quarrendon School Site, Weedon Road, Aylesbury.

Ms Kelham highlighted that an addendum to the officer's report had been produced which gave details of additional comments from Sport England. Ms Kelham gave the Committee the addendum to read which is appended to the minutes.

The addendum outlined the following revised officer recommendation to the Committee:

The Development Control Committee is invited to:

- a) INDICATE SUPPORT for application CC/00120/17 at St Michael's RC Secondary School, Former Quarrendon School Site, Weedon Road, Aylesbury, Buckinghamshire;
- b) 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.
- c) 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
- d) 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

Ms Kelham gave an overview of the application and the Committee received a presentation showing the proposed site plans and photographs. Mrs Kelham highlighted the following points:

- The school would have a 1080 pupil capacity and would be a satellite school of St Michael's Catholic School in High Wycombe
- The building would have a mixture of two and three stories in height
- A sports field would back onto the rear of nearby properties
- There would be two areas of car parking proposed, one with a one way in and out system
- The removal of the chicane and replaced with a raised table in Holman Street
- The creation of a footpath across the verge between Weedon Road and Holman Street (connecting Weedon Road to the pedestrian entrance); and
- A signal controlled pedestrian crossing between southern car park exit on Weedon Road and the junction with Holman Street.
- Altered road markings for turning into and out of the site
- There had been an objection from a resident on Holman Street on the basis that it

had already been used as a cut through and parking for the school, Ms Kelham commented that the Highway Authority had advised the removal of general access from Holman Street would help alleviate this

Public Speakers

Mrs P Campbell-Balcombe, Commissioner and Mr M Burley Applicant attended the meeting and spoke in for the application. Their main points were circulated to Committee Members and are appended to the minutes.

The Committee asked for clarification over the total capacity of the school and Mrs Campbell-Balcombe confirmed that it would be 1080 maximum.

RESOLVED: The Committee unanimously AGREED the revised recommendation as stated above.

5 DATE OF NEXT MEETING

14 May 2018, 10am, Mezzanine 1 & 2 County Hall.

**6 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 1 of Part 1 of Schedule 12a of the Local Government Act 1972 because it contains information relating to an individual

7 CONFIDENTIAL MINUTES

8 ENFORCEMENT REPORT

CHAIRMAN

Buckinghamshire County Council

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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.



INVESTOR IN PEOPLE



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

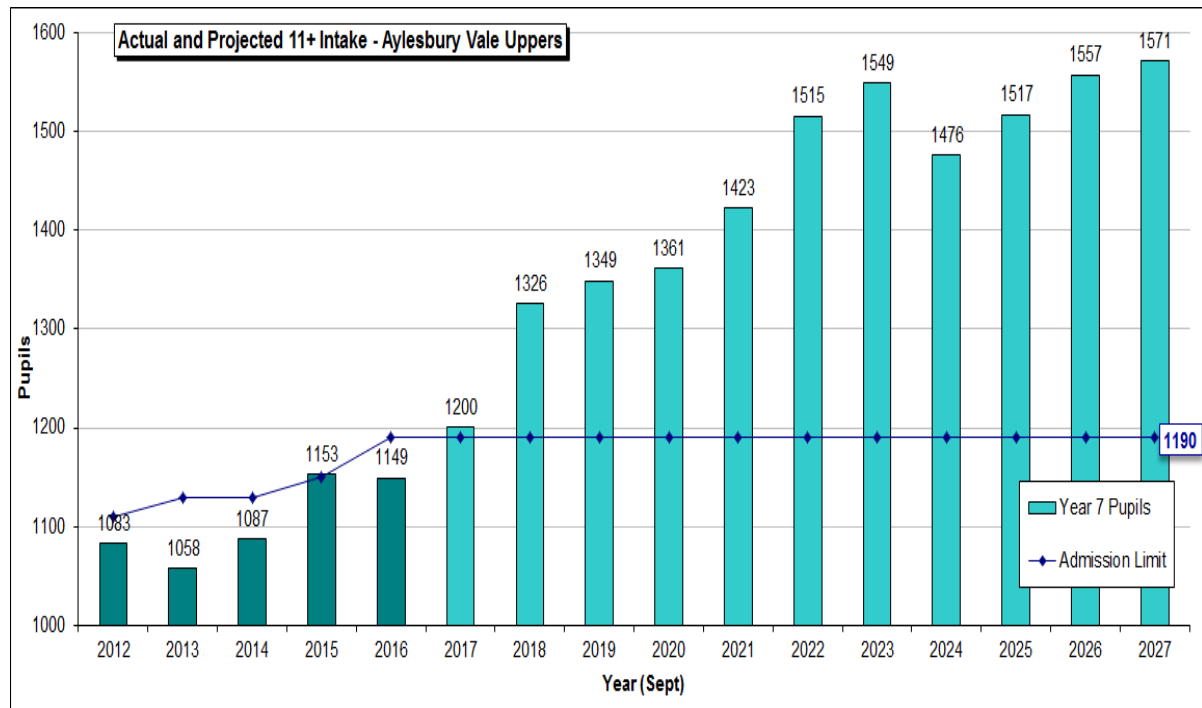
3. Contrary to the first bullet point of paragraph 8, demolition is not part of this proposed development. Demolition is being carried out under Permitted Development Rights following an application with AVDC (17/04719/ADM). The application was determined on 5th January 2018 and demolition work has commenced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

ST MICHAEL'S CATHOLIC SCHOOL – AYLESBURY CAMPUS

DEVELOPMENT CONTROL MEETING 19TH MARCH 2018

Evidence of Demand – Paula Campbell-Balcombe

In Aylesbury town the most recent population figures indicate the need to provide at least an additional four forms of entry (120 pupils) by 2018 rising to 6 forms of entry (180 pupils) by 2020 and 13 forms of entry (390 pupils) by 2027 over and above the existing capacity within the town.



The scale of growth cannot be met through expansion of existing schools alone and therefore new schools are required to ensure that the Local Authority meets its statutory duty. In order to meet the demand for 2018 a proposal was taken forward to open a satellite school to St Michael's Catholic School on the former Quarrendon School site.

St Michael's Catholic School is an all through for children aged 3-19 school in High Wycombe. It is currently at capacity in all year groups and was recently expanded to increase its intake at the secondary phase from 4FE to 5FE to meet the rising demand in High Wycombe.

Currently the catchment area for St Michael's RC School covers the whole of Buckinghamshire, although the school largely fills from children living in the High Wycombe. This has resulted in parents in the north of the county not being able to access a secondary catholic school provision within Buckinghamshire.

The LA wished to ensure that any new proposal within Aylesbury town met the local need and the wishes of parents and, following discussions with the DfE, a statutory consultation was undertaken to open a satellite school to St Michael's Catholic

School in High Wycombe. During the consultation period a total of 444 responses were received to the proposal and 99% of those replying to the proposal were in favour of the proposal.

A satellite school on the former Quarrendon School site would ensure that St Michael's school is able to meet the need arising from its catchment area and ensure that there is equitable provision across Buckinghamshire thus providing access for all families across the County. Should this development not proceed then the Local Authority will not be able to meet its statutory duty and meet the demand for education provision that is arising from new housing developments that have been permitted across the area.

Planning Design Statement – Marcus Burley

The proposals are to deliver a new 1080 place 6FE Secondary School for 11-16 through to 6th form, with appropriate outdoor sports provision car and cycle parking to Bucks County Council standards

The building form is arranged with 2 teaching wings located on a building spine around a central courtyard. The wings are 3 storeys, with the spine being a mixture of 2 and 3 storey with set back roofs, to reduce massing impact to adjacent houses. The existing mature boundaries and trees will be kept where possible to maintain privacy of both the school and residential surroundings to Holman Street.

In order to break the mass of the three-storey volume, an engineering brick plinth is proposed to run along the ground floor storey. Above it, a white render façade configures the second and third levels with grey framed windows positioned to serve internal uses, responding to different needs for natural light and ventilation. This creates a dynamic rhythm to the fenestration with links in blue horizontal and grey vertical render spandrel panels to unify the elevations. Passive mechanical ventilation is generally required to meet the regulations, design measures have been put in place to ensure that all louvres needed for the intakes are integrated into the façade glazing.

To reduce the visual impact of the taller volumes, use of vertical rainscreen cladding in shades of blue is proposed to the main hall, with this also defining the entrance corner of the design. For the Sports hall cladding in tones of grey clearly define that the sports hall volume is an alternative use to the main corner with a dedicated sports and community entrance.

The proposed design uses the three storey building to optimize the site according to its different needs. Main parking and drop off at the front entrance accessed from Weedon Road, with the delivery route and staff parking as a lateral buffer zone. All outdoor sport provision clustered together for a better supervision with the all weather areas central to site away from adjacent residential uses.

The school design has also taken community use access into account with lock down to facilitate opportunities for out of hours teaching and sports access use.

