

# Agenda

## *DEVELOPMENT CONTROL COMMITTEE*

**Date:** Monday 14 May 2018  
**Time:** 10.00 am  
**Venue:** Mezzanine Rooms 1 & 2, County Hall,  
Aylesbury

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**Those wishing to speak at Development Control Committee regarding any of the items below must register by 10.00am at least two working days before the meeting date as stated above. 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</b>	<b>MINUTES</b> The minutes of the meeting held on 19 March 2018, to be confirmed as a correct record and signed by the Chairman	<b>5 - 8</b>
<b>4</b>	<b>CC/0003/18 - CHESHAM GRAMMAR SCHOOL: SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING MUSIC BLOCK AND ASSOCIATED STORES. SINGLE STOREY EXTENSION AND ALTERATIONS TO EXISTING MATHS/ENGLISH BLOCK. SINGLE STOREY EXTENSION AND ALTERATIONS TO THE MAIN ENTRANCE. RE-DESIGN OF EXISTING COURTYARD WITH INSTALLATION OF CANOPY AND ASSOCIATED HARD AND SOFT LANDSCAPING.</b>	<b>9 - 22</b>
<b>5</b>	<b>DATE OF NEXT MEETING</b> 2 July 2018, 10am, Mezzanine 1 & 2, County Hall, Aylesbury	
<b>6</b>	<b>EXCLUSION OF THE PRESS AND PUBLIC</b> To resolve to exclude the press and public as the following item 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	
<b>7</b>	<b>CONFIDENTIAL MINUTES</b> The confidential minutes of the meeting held on 19 March 2018, to be confirmed as a correct record and signed by the Chairman	<b>23 - 24</b>
<b>8</b>	<b>ENFORCEMENT REPORT</b>	<b>25 - 30</b>

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*For further information please contact: Rachel Bennett on 01296 382343, email: [democracy@buckscc.gov.uk](mailto:democracy@buckscc.gov.uk)*

## **Members**

Ms J Blake	Mrs B Gibbs
Mr C Clare	Ms N Glover (C)
Mrs A Cranmer	Mr R Reed
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:**  
<https://democracy.buckscc.gov.uk/mgCommitteeDetails.aspx?ID=105>
- **Contacting Democratic Services, on 01296 382290 or [democracy@buckscc.gov.uk](mailto:democracy@buckscc.gov.uk)**

**The Committee will not consider anyone wishing to address the meeting, unless your request to speak has been received by 10.00am at least two working days preceding the Committee meeting at which the item will be presented.**



# Minutes

## *DEVELOPMENT CONTROL COMMITTEE*

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**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**





## Committee Report – 14<sup>th</sup> May 2018

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**Application Number:** CC/0003/18

**Title:** Single storey extension and alterations to existing music block and associated stores. Single storey extension and alterations to existing Maths/English block. Single storey extension and alterations to the main entrance. Re-design of existing courtyard with installation of canopy and associated hard and soft landscaping.

**Site Location:** Chesham Grammar School  
White Hill  
Chesham  
Buckinghamshire  
HP5 1BA

**Applicant:** Buckinghamshire County Council

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

**Electoral divisions affected:** Chess Valley

**Local Member(s):** Noel Brown

**Valid Date:** 16<sup>th</sup> January 2018

**Statutory Determination Date:** 17<sup>th</sup> April 2018

**Extension of Time Agreement:** 15<sup>th</sup> May 2018

### Summary Recommendation(s):

The Planning Development Control Committee is invited to **APPROVE** application number CC/0003/18 subject to the conditions as outlined in Appendix A of this report.

### Appendices:

#### Appendix A: Conditions



INVESTOR IN PEOPLE



## SUPPORTING INFORMATION

### 1. Introduction

- 1.1 The application is submitted by WSP Architects as the agents on behalf of Bucks County Council School Commissioning Team. It was received on 15<sup>th</sup> January 2018 but it was not valid until 16<sup>th</sup> January 2018. It was sent out for consultation on 17<sup>th</sup> January 2018. The development was advertised as a major development and adverts were placed in the newspaper and a site notice. The target determination date is 27<sup>th</sup> April 2018.
- 1.2 Chesham Grammar School is situated in White Hill, Chesham. There are no designations attached to the application site.
- 1.3 The school is located off the southern side of White Hill and is surrounded by residential development including an area designated as being one of the Established Residential Areas of Special Character immediately to the east. Chesham Leisure Centre is accessed via the same main entrance as the school and lies immediately to the south. The proposed extensions / alterations proposed to the school buildings are all contained within the school site. Further details are explained in the next section. The nearest residential property to any one of the proposed development is approximately 50 metres.

### 2. Planning History

- 2.1. It appears that the school was built following the second world war, there has been numerous extensions since that time especially in the 1960s. The school also had a series of name changes. The school became Chesham Grammar School in May 2010 having been Chesham High School. More recent applications include:

Extensions to Chesham High School	CC/300/80 and CC/307/80
Erection of 6 <sup>th</sup> form block	CC/118/82
Extension to school buildings	CC/8/86
New sport and leisure centre	CC/51/86
Stable block	CC/10/87
Games equipment store	CC/45/92
Single storey extension	CC/12/95
Extension and alterations	CC/56/96
Six classroom extensions	CC/91/96
Performing Arts studio	CC/60/01
New technology room, ICT room and storage	CC/60/04
Extension to form part of new library development	CC/09/08

### 3. Proposed development

- 3.1. Currently the school has an intake of up to 180 pupils in each year group and 1,243 pupils on roll. The reasons for the proposed developments / alterations is not because the school is intending to increase its admissions number than currently set, but to make the school fit for purpose with its current admission number remaining the same.

3.2. This would assist the school in:

- A better flow of student movement throughout the school;
- Higher quality teaching areas;
- Enable the grouping of teaching areas by subjects;
- Increase toilet provision for pupils;
- Address and improve safeguarding issues faced by the school in relation to the site entrance and the close proximity of the local leisure centre;
- Improved outdoor seating.

3.3 It is noted that not all the proposed alterations / developments needed to be permitted with a planning permission. This report focuses on the proposed developments that would result in external changes and not those that are an internal refurbishment only with no alternations to the façade and design of the building.

3.4 The proposed developments at the school are as follows:

- Section 1: Extension to existing Music block to provide dedicated music centre. Alterations to existing music classroom and associated stores to provide new English classrooms and WCs.
- Section 2: Alterations to existing classroom to improve circulation;
- Section 3: Internal alterations to provide additional WC's on ground and first floor;
- Section 4: Extension to existing Maths block with internal alterations to create new Maths and English classrooms;
- Section 5: Re-design of existing courtyard to enhance quality of outdoor space.
- Section 6: Extension and internal alterations to main entrance.

3.5 The proposed development would bring about a total of 255 sq m new floor space. New drawings were submitted for minor revisions which included the following:

- Change of roof pitch from 10° to 15° with no change to roof material and the tiles to match existing for the Music Block extension;
- Roof light and window configurations updated in the Music block extension and the Maths – English block extension.
- Gutter type updated to eaves gutter due to ease of construction in Maths – English block extension;
- Door type updated to match existing vision panel management in the Maths – English block extension.

## ***Design and Appearance***

### *Section 1: Music block*

- 3.6 It is proposed to extend the eastern elevation by approximately 4.8 metres to provide extra floor space of 96sqm. The height of the extension would be the same as existing. This would provide two new music classrooms. The existing roof would be extended at a lower profile on the eastern side. Two new roof lights are proposed in the two new music rooms to allow natural light. The new doors, windows, roofing material and brickwork are proposed to match existing.

### *Section 2: Alterations to Existing classroom*

- 3.7 The only proposed change here is a new double doorset is to be installed within the existing IT room leading out into the courtyard. The door and the brickwork would match existing.

### *Section 3: Internal alterations to provide additional WCs*

- 3.8 This is an internal alteration to provide additional toilets and shower provision within the sports / gym areas. No changes to the external appearance are proposed.

### *Section 4: Extension to Maths block*

- 3.9 It is proposed to extend the southern side of the existing Maths / English block by 2.5 metres giving an extra 102 sqm of floor space which would extend 5 existing Maths / English rooms. There would be no increase in the height of the building. A new flat roof is proposed extending from the edge of the existing roof. Five new roof lights are proposed into the new classrooms providing natural light and ventilation. All new doors, windows, and brickwork would match existing. The roof is proposed to be a single ply membrane.

### *Section 5: Redesign of courtyard to improve quality of outdoor space.*

- 3.10 Proposals to improve the provision of high quality external space to be incorporated more into the daily workings of the school daily activities would require the removal of one tree. Other proposals in this area include the planting of planting beds with timber seating walls, seating areas, new hard landscaping areas and tensile fabric structures.

### *Section 6: Extension and internal alterations to main entrance*

- 3.11 It is proposed to extend the frontage of the school entrance by 2.8 metres from the building line in order to provide an extra 57 sqm of floor space. One tree would be removed from the front of the site. It is aimed that this extension would create a more distinctive building entrance and reduce congestion. This could also improve safeguarding at the front of the school. The main school entrance is single storey and is constructed of a curtain wall glazing up to a flat roof canopy with an aluminium parapet flashing. The brickworks and windows are proposed to match the existing school. Unique manifestation patterns are to be applied to the curtain walling to enhance the appearance of the main entrance.

### ***Parking amendments***

- 3.12 The school has 102 parking spaces available when according to Bucks County Council Parking Guidance and the number of 99.03 FTE staff at the school, 100 parking spaces are to be provided (1 space per 1FTE staff). Therefore this application does not include an increase in parking spaces. However, one parking space is to be lost due to the proposed extension of the main school entrance.

### ***Construction Traffic***

- 3.13 It is proposed that the access road to the leisure centre of White Hill would be the primary entrance point for construction traffic on site. A temporary construction traffic route would be laid out ensuring access can be gained to internal areas of the school. Temporary car parking would be proposed on the existing sports area to the South of the school.

### ***Other information***

- 3.14 Lighting is due to be upgraded through the school site to use LEDs throughout. The fire alarm system would be adapted so that it can reach the new proposed rooms. The school is in Flood Zone 1 and would be unlikely to be flooded by the River Chess as the school is 50 metres above the river level. However, there are a few issues with drainage in the inner court yard. It is anticipated that improved drainage proposed as part of the refurbishment would resolve this. The MUGA is also prone to flooding of surface water after heavy rainfall and access to the construction of the math block extensions is likely through this area. These would be addressed by permeable paving, granular underlayer where required and additional drainage to aid the disposal of water in this area. It is noted that there is a need to have a short local diversion of the sewer in the close vicinity of the proposed school extension.
- 3.15 The school's opening hours are 8.45am – 3.40pm Mondays to Fridays.

## **4. Planning Policy**

- 4.1. 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. The development plan for this area comprises the saved policies of the Chiltern District Council Local Plan (CDLP) 1997.
- 4.2. The following saved policies from the Chiltern District Local Plan (CDLP) would apply to this development
- GC1 (Design);
  - GC2 (Daylighting and Sunlighting)
  - GC3 (Amenity)
  - GC4 (Landscaping)
  - GC10 (Flooding)
  - H4 (Established Residential Areas of Special Character)

- 4.3 The relevant policies from the Core Strategy for Chiltern District (CCS) as are follows:
- CS20 (Design and Environmental Quality)
  - CS24 (Biodiversity)
- 4.4 The National Planning Policy Framework (2012), Government's Ministerial Statement for Schools are also material considerations.

## 5. Consultations

- 5.1. **Local Members** – both Local Members are happy to support the application and one of them mentioned he is happy for improvement of facilities provided there is no increase in staff or pupils as part of it.
- 5.2. **District Council** – The District Council has no objection to the planning proposal.
- 5.3. **Parish Council** – Chesham Town Council has no objection to the planning proposal.
- 5.4. **Highways Development Management** has no objection to the proposed development subject to a condition requiring details to be submitted and approved for a Construction Traffic Management Plan.
- 5.5. **District Council Environmental Health Officer** has no objection to the proposed development.
- 5.6. **County Ecologist** has no objection to the proposed development but would like to see an informative on bats included to the permission.
- 5.7. **Flood Management Team** has no objection to the proposed development subject to conditions requesting that prior to commencement of the development, a surface water drainage scheme and a “whole life” maintenance plan has been submitted and approved by the County Planning Authority.
- 5.8. **Safer Routes to School** did not make any comments.
- 5.9. Full consultee responses available at: <https://publicaccess.buckscc.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

## 6. Representations

- 6.1. Fifteen representations were received from members of the public. Seven people supported the application, seven people objected and one person was neutral.
- 6.2. The main reasons for support are:
- Larger classrooms fit for purpose;
  - Improved facilities;
  - Designated music block;
  - Consistent teaching areas.
- 6.3. The main reasons for objections are as follows:
- Bring increase in pupil numbers;
  - Traffic / parking issues and reduced parking on school site;
  - Want to see construction plan in place.

## 7. Discussion

- 7.1. I consider that the main issue in regards to this proposal is whether the proposed school building and associated facilities meet the requirements of the relevant local plan policies, and also the highway impacts and flooding impacts that may arise.

### **Principle of the Development (NPPF)**

- 7.2. The CLG letter to the Chief Planning Officers dated 15th August 2011 set out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. The policy statement reads:

*"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."*

- 7.3. State-funded schools include academies and free schools as well as local authority maintained schools

- 7.4. 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.

- 7.5. The National Planning Policy Framework (NPPF) emphasises that development should be sustainable. This includes the provision of infrastructure that would assist the local economy and community as well as protecting and enhancing the environment. Paragraph 70 of the NPPF states that planning permissions should plan positively for the provision and use of space and local services to enhance the sustainability of communities.

- 7.6. Chesham Grammar School currently has an intake of 180 pupils a year. The school is not intending to increase its admission numbers and the proposed developments are to make the school fit for purpose for its current admission number and improve flow of movement for the pupils within the school. It would also increase toilet provision as well as provide extra storage space in the school.

- 7.7. Therefore, I consider the proposals are compliant with the Government ministerial statement, and the NPPF.

### **Design (Policies GC1 & GC14 of the CDLP and Policy CS20 of the CCS)**

- 7.8. Policies GC1 of the CDLP and CS20 of the CCS seeks to secure good development design. Paragraphs 56 and 57 of the NPPF echo this. Policy GC14 seeks to secure disabled access as part of new developments.

- 7.9. There are 6 main areas of developments (excluding the proposed change of doorset) proposed for Chesham High School. Section 3 focuses on internal works to improve toilet facilities / shower facilities and would therefore no change to external appearance. However, where the proposed extensions would be located, they are all within the school site and would not encroach nearer to the school boundary. The proposed extensions including those of the music block, maths / English block, change of doorset to IT room, and change of the external area are blocked from external views into the site by existing school buildings. However, the only area would be nearer to residential property would be the proposed extension at the main entrance at the front of the school which would encroach by 2.8 metres north wards towards the property on the other side of the school car park and road. However, the building line is still within the walkways between the main school building and the foreign languages block which is much further forward at the front of the school. One parking space would be lost, but the school is still within the requirements of a 100 parking space (1 space per staff) provision as they would reduce available parking from 102 spaces to 101. Highways had no objection to this. Due to the car park and the main road being between the main entrance extension and the nearest residential property, it is not considered that this would cause any detrimental impact.
- 7.10. As the proposed material for the development would match existing and I therefore consider that the development would be in accordance with the provisions of policies GC1 & GC14 of the CDLP and policy CS20 of the CCS and the NPPF.

#### **Impact on Local Amenity (Policies GC2, GC3 & H4 of the CDLP)**

- 7.11. Policy GC2 seeks to ensure that new developments will not result in a significant loss of sunlight or daylight to adjoining land or buildings. Policy GC3 and paragraph 17 of the NPPF seeks to secure the amenity of local residents. As explained above, due to the location of the proposed development, there would be no blockage of sunlight / daylight for neighbouring properties, or within the school site and therefore no encroachment of school buildings towards residential properties. There are equal numbers of representations from the public in support of and objecting to the planning application. I will address each reason for objection in turn:

#### *Concerns over increased pupil numbers:*

- 7.12. Three of the objectors stated their concerns over increased pupil numbers. There is no proposed increase in pupil numbers, no proposed increase in staff members and the development is to improve existing facilities and through flow of pupil movement within the school site.

#### *Parking / Traffic issues / reduced parking on site:*

- 7.13. Most of the objectors relate to existing parking issues in the surrounding area. As mentioned earlier, the proposed development is not proposing an increase in the numbers of pupil's intake and staff. Whether the development goes ahead or not would have no impact on the current situation. The proposed development is to improve existing facilities and movement of pupils within the school with its current intake plan. I note that some objectors have stated that staff numbers mentioned in the application is incorrect and referring to the Government's website state that the school has 101 members of staff and therefore 90 parking spaces are not enough. Following clarification with the applicant, they have confirmed that the school actually has 102 parking spaces available and 99.03 FTE of staff (including



teachers, teaching assistants and support staff). 100 parking spaces are required in accordance with BCC parking guidance for schools. The loss of the parking space at the front of the school would bring the parking space total to 101 spaces. Therefore, the current provision of parking for staff along with no proposed increase in parking is still adequate. Highways Development Management have been consulted and have no objection to the proposals, requesting a condition that a Construction Management Plan is submitted.

*Construction Management Plan:*

- 7.14 One of the objectors stated that they would like to see a Construction Management Plan in place and that no contractual deliveries should be made within 30 minutes of school starting and finishing times. Following consultation with Highways Development Management, they have requested a condition for a Construction Management Plan to be submitted and approved prior to commencement. It can be requested that no contractual deliveries take place within 30 minutes of school start and finish times.

*Other information not included in reason for objection:*

- 7.15 It is noted that the surrounding properties are within an area designated as an Established Residential Area of Special Character in the CDLP, the relevant policy of the CDLP (H4), relates to residential developments within that area and not developments adjoining it. I therefore see no reason to consider that the development conflicts with that policy.
- 7.16 Therefore it is considered that the proposed development would not have a detrimental impact on amenity in the local area and is in compliance with policies GC2, GC3 and H4 of the CDLP and paragraph 17 of the NPPF.

**Ecology, Biodiversity and Landscaping (Policy GC4 of the CDLP and Policy CS24 of the CCS)**

- 7.17 Policy GC4 of the seeks to secure the retention or replacement of trees and hedgerows of amenity, landscape or wildlife importance and that applications for new development schemes should include landscaping proposals designed to help the buildings fit in with and complement their surroundings. Policy CS24 of the CCS seek to protect and enhance legally protected species including safeguarding where possible any ecological interest. Paragraph 109 of the NPPF states that ecosystems systems should be recognised and minimal impact should be made on biodiversity.
- 7.18 No ecology survey was submitted with the application initially, but following consultation with ecologist, she had no concerns other possible impact on bats. Following this the applicants has submitted a bat assessment report and the ecologist had removed her objection subject to an informative for the protection of bats.

- 7.19 With regards to landscaping, only one tree is proposed to be removed from the external area and would be replaced by soft landscaping in the area and one tree removed from the area where the proposed main entrance would be extended. As these trees were small trees and there were no concern regarding bats on these, these are not considered to have any detrimental impact on the aesthetics of the school site. The tree that is in the external area is hidden from external views. Therefore subject to the informative with regards to bats, I consider the proposals to be compliant with Policies GC34 of the CDLP and CS24 of the CCS and the NPPF.

### **Flood risk (GC10 of the CDLP and NPPF)**

- 7.20 Paragraph 103 of the NPPF states that development should not be permitted if it is likely to generate additional flood risk elsewhere. The planning application was accompanied by a drainage modification plan. However, the County flooding team objected. Following the submission of further documents including soakage testing and a plan showing site layout and exploratory hole location plan, the County Flood Management team has removed objection subject to the conditions requiring the submission and approval of a drainage scheme proposals and “whole life” maintenance plan. Subject to conditions being met, I consider there would be no detrimental impact on flooding, drainage and surface run off on the school site and is therefore compliant with the NPPF and policy GC10 of the CDLP.

## **8 Conclusion**

- 8.1 The planning application seeks extensions to the music block, maths / English block, Main entrance, new doorset to the IT room, Changes to the external space area and internal changes to the toilets / changing rooms block, I consider the proposed development would provide the school with its much needed facilities and pupil movement flow at its current student intake. I consider that, subject to the suggested conditions, the proposed developments at the school would not have a detrimental impact on the local environment and would not have an adverse impact on the highway network. As the proposed development is compliant with the following policies: GC1, GC2, GC3, GC4, H4, and GC10 of the Chiltern District Local Plan and policies CS20 and CS24 of the Chiltern Core Strategy, and the principles of guidance contained in the NPPF, I therefore recommend, in accordance with the guidance contained in the CLG Letter to Chief Planning Officers dated 15th August 2011, that planning permission should be granted subject to conditions in Appendix A.

### **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. This was done by liaising with respondents and applicant/agent and discussing changes to the proposal where considered appropriate or necessary. Officers have liaised with the applicant regarding concerns raised over surface water run off and impact on bat roosts. 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.

**BACKGROUND PAPERS**

Application CC/0003/18

Consultation responses, representations and communications dated January, February, March and April 2018

Chiltern District Council Local Plan

Core Strategy for Chiltern District;

National Planning Policy Guidance

CLG Letter to Chief Planning Officers dated 15th August 2011

## APPENDIX A

### General

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason:

To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990.

2. The development shall not be carried out other than in accordance with the following drawings:

<i>Drawing no</i>	<i>Title</i>	<i>Scale</i>
AL(-- )X99-002 P1	Site Layout Existing and Proposed	1:500 (A1)
AL(-- )X01-002 P1	Section 1 – Music Extension – Proposed Plan	1:500 (A1)
CS1 AL(02)X01-021 P3	Work Area 1 – Proposed Elevations (Music block)	1:50 (A1)
CS1 AL(27)X01-001 P2	Music Block Extension – Roof Plan	1:50 (A1)
AL(-- )X02-002 P1	Section 2 – IT Refurbishment – Proposed Plans	1:100 (A1)
AL(-- )X02-021 P2	Section 2 – Proposed Elevations	1:500 & 1:50 (A1)
AL(-- )X03-002 P1	Section 3 – Toilet Refurbishment – Proposed Plan	1:100 (A1)
AL(-- )X04-002 P1	Section 4 – Maths / English Extension – Proposed Plans	1:100 (A1)
CS4 AL(02)X04-022 P3	Work Area 4 – Proposed Elevations (Sheet 1 of 2) (Maths / English block)	1:50 (A1)
CS4 AL(02)X04-023 P3	Work Area 4 – Proposed Elevations (Sheet 2 of 2) (Maths / English block)	1:500 & 1:50 (A1)
CS4 AL(27)X04-001 P2	Work Area 4 – Maths / English Extension – Roof Plan	1:50 (A1)
AL(-- )X05-002 P1	Section 5 – External Areas – Proposed Plan	1:100 (A1)
AL(-- )X06-002 P1	Section 6 – Main Entrance Extension – Proposed Plan	1:100 (A1)
AL(-- )X06-021 P2	Section 6 – Proposed Elevation	1:500 & 1:50 (A1)
AL(27)X06-001 P1	Section 6 – Main Entrance Extension – Roof Plan	1:50 (A1)

Reason:

To ensure the development is not detrimental to the character of the locality, in accordance with policies GC1 of the Chiltern District Local Plan and CS20 of the Chiltern Core Strategy.

### **Pre-commencement**

#### *Construction vehicles*

3. 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:

In order to minimise danger and inconvenience to highway users and users of the highway in general.

#### *Materials*

4. Prior to the commencement of any development above slab level, details of the brick, windows and door frames, rainwater piping goods and the materials and colours of the roofing material shall be submitted to and approved in writing by the County Planning Authority and implemented as with the approved details.

Reason:

To ensure the development is not detrimental to the character of the locality and in the interests of local residential and visual amenity, in accordance with policies GC1 of the Chiltern District Local Plan and GS20 of the Chiltern Core Strategy.

#### *Drainage and flooding*

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:

- Existing and proposed discharge rates and volumes
- Full construction details of all SuDS and drainage components

- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.

Reason:

The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

6. Development shall not begin until a “whole-life” maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.

Reason:

The reason for this being a pre-start condition is to ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.

### **Informatives:**

1. Ecology  
All species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010. The applicant and contractors should be aware that all bats and any structures used by them are protected by law, and that works likely to disturb bats or their resting places (even if undertaken at a time of year when the bats are absent) require a licence from Natural England. Should a bat be encountered during development, work should cease immediately and advice should be sought from Natural England (tel. Batline 0345 1300228). Bats should preferably not be handled (and not without gloves) but should be left in place, gently covered, until advice is obtained. Particular care and vigilance should be taken when roof tiles or slates are removed (remove by hand and check underside for bats before stacking, particularly the ones over the gable ends and ridge tiles.) Fascias, barge boards and external cladding may also provide roost opportunities for bats and should be disturbed with care. As a further precaution, undertaking roof work during the months of March to May, or September to November will avoid the main hibernation and breeding seasons when bats are most sensitive to disturbance.
2. Mud on the Highway  
It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

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

Document is Restricted





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