

Development Control Committee 1st July 2019 - addendum for Item 5:

Application Number: CC/0013/19

Title: Application for demolition of an existing defunct single-storey Dining Hall in poor condition and its replacement with a two-storey and a single-storey classroom extension of the existing Science Block.

Site Location: The Amersham School
Stanley Hill
Amersham

Applicant: Buckinghamshire County Council

Highways Development Management:

No objection subject to conditions.

Flood Management Team:

No objection subject to conditions.

Appendix A - Schedule of Conditions

Time limit for commencement

1. The development shall commence no later than three years from the date of this consent. No later than seven days before the date of commencement, written notification of the date of commencement shall be provided to the County Planning Authority.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall not be carried out other than in complete accordance with the submitted documents and the following drawings:
 - Drawing no. 414.07296.00007.0004 Rev P1 Site Location Plan
 - Drawing no. 414.07296.00007.0005 Rev P1 Proposed Block Plan
 - Drawing no. 414.07296.00007.0003 Rev P03 Hardworks Proposals

- Drawing no. 414.07296.00007.0001 Rev P15 Landscape Strategy Plan
- Drawing no. AMS001-AHR-E-RF-GA-A-2006 D5 Rev P01 Planning - Block E GA Proposed Roof Plan
- Drawing no. AMS001-AHR-E-ZZ-EE-A-2016 D5 Rev P01 Planning - Block E Proposed Elevations
- Drawing no. AMS001-AHR-E-ZZ-SE-A-2050 D5 Rev P01 Planning - Block E Proposed GA Sections
- Drawing no. AMS001-AHR-N-00-GA-A-2006 D5 Rev P02 Planning - Block N GA Proposed Ground Floor Plan
- Drawing no. AMS001-AHR-N-ZZ-GA-A-2008 D5 Rev P02 Planning - Site Block Plan
- Drawing no. 414.07296.00007.0002 Rev P03 Outline Softworks Proposals
- Drawing no. AMS001-AHR-E-00-GA-A-2006 D5 Rev P01 Planning - Block E GA Proposed Ground Floor Plan
- Drawing no. AMS001-AHR-N-01-GA-A-2005 D5 Rev P01 Planning - Block N GA Proposed First Floor Plan
- Drawing no. AMS001-AHR-N-RF-GA-A-2006 D5 Rev P01 Planning - Block N GA Proposed Roof Plan
- Drawing no. AMS001-AHR-N-ZZ-EE-A-2017 D5 Rev P01 Planning - Block N Proposed Elevations
- Drawing no. AMS001-AHR-N-ZZ-EE-A-2018 D5 Rev P01 Planning - Block N Proposed Elevations
- Drawing no. AMS001-AHR-N-ZZ-SE-A-2052 D5 Rev P01 Planning - Block N Proposed GA Sections B-B,C-C
- Drawing no. AMS001-AHR-N-ZZ-SE-2060 D5 Rev P01 Planning - Site Sections
- Drawing no. 70042627-104 Rev P01 Proposed Levels
- Drawing no. 70042627-105 Rev P02 External finishes
- Drawing no. 70042627-107 Rev P02 Construction Details
- Drawing no. 70042627-100 Rev P04 Existing/Proposed Arrangement
- Drawing no. 414.07296.00007.0002 Rev P02 Outline Softworks Proposals With Arboriculture Information
- Drawing no. 100/B Arboricultural Survey
- Amersham School Cross-Sections (showing location of boundary fencing)
- Drawing no. 70042627-D-002 Rev P04 Dining Hall, Reception and Car Park Foul and Surface Water Drainage Layout (If Infiltration Is Feasible)
- Drawing no. 70042627-D-001 Rev P04 Science Block Extension Proposed Foul and Surface Water Drainage Layout
- Drawing no. 70042627-D-002 (Infiltration Not Feasible) Rev P04 Dining Hall, Reception and Car Park Foul and Surface Water Drainage Layout (if Infiltration Not Feasible)
- Drawing no. 414.07296.00007.0010 Rev P03 Indicative Cycle Storage Details
- Drawing no. 414.07296.00007.0011 Rev P02 Indicative Step Details
- Drawing no. 414.07296.00007.0012 Rev P02 Indicative Ramp Details

- Drawing no. 414.07296.00007.0020 Rev P03 Temporary Car Parking Plan
- Drawing no. 70042627-102 Rev P05 General Arrangement
- Drawing no. 70042627-D-003 Rev P04 Deep Borehole Soakaway
- Drawing no. 70042627-D-004 Rev P03 Manhole Details
- Drawing no. 70042627-D-005 Pipe Bedding Details
- Drawing no. 70042627-103 Rev P01 Vehicle Swept Path Analysis

Reason: To define the development which has been permitted so to control the operations in accordance with policy 28 of the BMWLP and policies GP.8 and GP.35 of the AVDLP.

Pre-commencement Conditions

3. Prior to the commencement of the development, an Arboricultural Method Statement including a tree protection plan shall be submitted to and approved in writing by the County Planning Authority. The approved Arboricultural Method Statement shall be implemented thereafter throughout the construction period for the development.

Reason: To ensure that the trees and hedgerows to be retained are protected in accordance with policies GC4 and GB30 of the CDLP.

4. Prior to the commencement of the development, a scheme of landscape planting and grass seeding shall be submitted to and approved in writing by the County Planning Authority. The scheme shall include the following:

- Detailed planting proposals and specification stating species size at time of planting; spacing/densities; total plant numbers; planting protection/fencing.
- Detailed proposals for all grassed areas including seed mixes and sowing rates.
- Design and long-term management objectives for existing and new landscape areas; an establishment management and maintenance programme for a minimum five years of aftercare for all new planting; and during the first five years of the programme, the replacement of all failed new planting (irrespective of cause) in the planting season immediately following failure.

Reason: In the interests of the local landscape, the setting of the Chilterns AONB and the amenities of local residents including those on Stanley Hill in accordance with policies GC4 and GB30 of the CDLP.

5. Prior to any works being undertaken at the site a sensitive lighting design strategy shall be submitted to and approved in writing by the County Planning Authority. The strategy shall:

- Identify those areas/features on site that are likely to be sensitive for bats including areas adjacent to Stanley Wood;
- Provide details of how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that impacts on bats will be avoided; and
- Align with recommendations provided in current guidance on bats and lighting;

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and shall be maintained thereafter in accordance with the strategy.

Reason: To minimise disturbance to nocturnal wildlife including bats in accordance with paragraph 170 of the National Planning Policy Framework.

6. No other part of the development shall commence until the off-site highway works have been laid out and constructed in accordance with details to be submitted to and approved in writing by the County Planning Authority. The details shall include:

- A combined footway/cycle way to be provided between the site and Stanley Hill Avenue to connect the site with the existing cycle network;
- An approved scheme be provided for ensuring the efficient use of the access junction; and

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

7. Prior to the commencement of any works on the site, a construction traffic management plan (CTMP) shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall provide for the following:

- the routing of construction vehicles
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- operating hours
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities

The approved CTMP shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and prevention of congestion in accordance with policies CS25 and CS26 of the CSCD, and policy TR2 of the CDLP.

8. Other than demolition, no works shall commence 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 County Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The detailed scheme shall include:

- Ground investigations including:
 - Infiltration in accordance with BRE365 in the locations and geologies of all proposed infiltration components
 - Groundwater level monitoring over the winter period within the location of the deep bore soakaway
- Subject to infiltration being unviable, demonstration that an alternative means of surface water disposal is practicable subject to the hierarchy listed informative below:
 - into the ground (infiltration);
 - to a surface water body;
 - to a surface water sewer, highway drain, or another drainage system;
 - to a combined sewer.'
- 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 on-site flooding between the 1 in 30 and the 1 in 100 plus climate change storm event shall be safely contained on site.)
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction.

Reason: To ensure that a sustainable drainage strategy has been approved prior to construction in accordance with CSCD policy CS4 and paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

9. Prior to the commencement of the development a "whole-life" maintenance plan for the site shall be submitted to and approved in writing by the County 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) both during and following construction, with details of responsibility for carrying out the maintenance. The plan shall subsequently be implemented thereafter in accordance with the approved details.

Reason: To ensure that maintenance arrangements have been arranged and approved before any works commence on site that might otherwise be left unaccounted for in accordance with CSCD policy CS4.

On-going Conditions

10. No other part of the development shall be occupied until the new means of access has been altered in accordance with the approved drawings and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policies CS25 and CS26 of the CSCD, and policy TR2 of the CDLP.

11. The scheme for parking, garaging and manoeuvring indicated on the approved drawings 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 in accordance with policies CS25 and CS26 of the CSCD, and policy TR2 of the CDLP.

12. Prior to the occupation of the development, details of the cycle parking provision shall be submitted to and approved in writing by the County Planning Authority.

Reason: To ensure sufficient levels of cycle parking within the site to encourage sustainable travel in line with the NPPF.

13. Prior to the first occupation of the development, a demonstration (such as as-built drawings and/or photographic evidence) of the as-built surface water drainage scheme carried out by a suitably qualified person shall be submitted to and approved in writing by the County Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as per the approved drawings and is designed to the technical standards in accordance with CSCD policy CS4.

14. Measures for the mitigation of the impact on protected species and other ecological features of interest shall be implemented in accordance with the details set out in the *Preliminary Ecological Appraisal and Preliminary Roost Assessment* Report (Bernwood ECS Ltd, February 2019).

Reason: To ensure that protected species are safeguarded at all phases of development and to ensure a net gain for biodiversity in accordance with paragraph 170 of the National Planning Policy Framework.

15. Prior to the first occupation of the development hereby permitted, an updated school travel plan in general accordance with the 'Buckinghamshire County Council Travel Plan Good Practice Guidance' and any other reasonable requirements of the County Planning Authority shall be submitted to and approved in writing by the County Planning Authority. The plan shall include:

- The appointment of a Travel Plan Co-ordinator;
- A programme for facilitating the monitoring of the Travel Plan;
- A parking strategy taking into account the requirements of full time staff and sixth form students;
- a full analysis of the existing modal split for staff and pupils at the school and detailed proposals for future sustainable transport promotion and provision, with the aim of securing no increase in the number of car movements generated on the school journey.

The approved School Travel Plan shall be implemented thereafter.

Reason: In order to influence modal choice and to reduce single occupancy private car journeys and so to promote sustainable methods of travel and to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

16. Following the first occupation of the development hereby permitted, the approved School Travel Plan shall be reviewed and updated and submitted to and approved in writing by the County Planning Authority, on an annual basis, at the end of each academic year. In the event of an increase in the number of car movements, the school shall set out the measures to be taken to promote a reduction in the number of car borne trips. The approved reviewed and updated School Travel Plan shall be implemented thereafter.

Reason: In order to promote sustainable methods of travel, to minimise danger, obstruction and inconvenience to users of the highway in accordance with policy CS25 of the CSCD.

INFORMATIVES

Compliance with Article 35 of the Town and County Planning (Development Management Procedure) Order 2015

In determining this planning application, the County Planning Authority has worked 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. In this instance, this requirement can be demonstrated through the County Planning Authority working to highlight and seek to resolve consultee concerns with regard to landscape, arboricultural impact, surface water drainage and highways impacts.

Mud on the Road

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.

Site Notice

Please remove any site notice that was displayed on the site to advertise this planning application.