



Report to East Area Planning Committee

DEFERRED APPLICATION

Application Number:	PL/21/2584/VRC
Proposal:	Variation of condition 2 (Approved Plans) of planning permission CC/0059/19 (Demolition of a single storey building; Erection of new two storey Teaching Block, Sports Hall and Changing Facilities; Single storey extension to create Music Practise Rooms; together with internal and external refurbishments and minor works to existing buildings, landscaping and associated new parking spaces (including access from Watchet Lane)) to allow for changes to parking and landscaping.
Site location:	Holmer Green Senior School, Parish Piece, Holmer Green, Buckinghamshire, HP15 6SP
Applicant:	Buckinghamshire Council
Case Officer:	Dipanwita Chatterjee
Ward affected:	Penn Wood & Old Amersham
Parish-Town Council:	Little Missenden
Valid date:	24 June 2021
Determination date:	18 November 2021
Recommendation:	Conditional permission

1.0 Matters for consideration

- 1.1 Members will recall that this application was heard by the Planning Committee at the meeting on 19 October 2021. The original case officer's report is attached at Appendix 1.
- 1.2 The application was deferred so that officers could seek amendments to the proposed development, particularly in relation to the two parking spaces located in the northern car park. Members did not wish to see these two spaces located here, due to concerns regarding the impact on the amenity of the properties along Glebe Close.

- 1.3 An amended site plan has been submitted, which now shows the northern car park to be retained as it is, with no changes. Instead, the two spaces will be relocated to the small car park off Watchet Lane, where there is adequate space, without requiring any changes to the extent of the car park.

2.0 Evaluation

- 2.1 The application proposes a variation of condition 2 (Approved Plans) of planning permission CC/0059/19 (Demolition of a single storey building; Erection of new two storey Teaching Block, Sports Hall and Changing Facilities; Single storey extension to create Music Practise Rooms; together with internal and external refurbishments and minor works to existing buildings, landscaping and associated new parking spaces (including access from Watchet Lane).
- 2.2 As set out in the original report, there are no changes proposed to the permitted buildings and extensions. The only changes are to the car parking layout and to the landscaping. The specific changes now proposed are:
 - a) Retain the music block and demolish two adjoining outbuildings instead.
 - b) The retention of the music block would lead to a loss of 13 parking spaces of which 8 will be provided in place of the demolished outbuildings; and 5 additional spaces provided in the new car park along Watchet Lane; thus retaining all 13 parking spaces.
 - c) Changes to hard and soft landscaping including: thermoplastic coloured stripes removed from courtyard; free standing planters instead of brick planters; no artificial grass; gates and fence removed between the courtyard and sports hall; hedgerow between the infant school north of the car park has been relocated north of the tennis courts to maximise playing field area.
- 2.3 The number of parking spaces proposed is the same as under the extant planning permission. The two spaces in the northern car park, which Members did not like, are now proposed in the staff car park off Watchet Lane. This is considered acceptable. The small northern car park next to the new sports hall, near to the properties on Glebe Close, will remain as existing.
- 2.4 No changes are proposed to the landscaping or to any other element of the scheme since the previous Planning Committee meeting. The Applicant has again reiterated their intention to plant additional trees around the sports hall, but for the reasons set out in the original report, that cannot be part of this S73 application, nor subject to any additional conditions, given that trees were not regarded as necessary under the original approval.

3.0 Conclusion

- 3.1 It is considered that the relocation of the two parking spaces elsewhere within the site has addressed Members' concerns regarding the impact on the amenity of the neighbouring properties arising from the previously chosen location for the spaces. As such, the recommendation is to grant conditional permission.

4.0 Recommendation: Conditional permission, subject to the following conditions:-

1. The development to which this permission relates must be begun before the expiration of three years from the date of the previous permission CC/0059/19 on 16/06/2020.

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 & Country Planning Act 1990, as amended.

2. The development shall be carried out in accordance with the Construction Traffic Management Plan (CTMP) approved under application Ref. AOC/0044/20 dated 25/11/2020.

Reason: In order to prevent danger, obstruction and inconvenience to users of the highway and of the development during the construction of the development in accordance with policies TR2 of the CDLP and CS25 and CS26 of the CDCS.

3. The development hereby approved shall be carried out strictly in accordance with the approved "Arboricultural Method Statement, reference ART2235, Wilmott Dixon, Holmer Green Secondary School Statement_V2.0.

Reason: To ensure adequate protection of trees throughout the construction period in accordance with GC4 of the CDLP.

4. The scheme of Surface Water Drainage as approved under application Ref. AOC/0044/20 dated 25/11/2020 along with changes approved within Micro drainage calculation: 2087 HGSS Staff Car Park SW Drainage vA and Below Ground Drainage Layout Sheet 4 of 4 (HGSS-PAR-ZZ-XX-DR-C-08004 - C02, Parmarbrook Ltd.) shall be implemented in accordance with the approved details before the development is completed.

Reason: To manage surface water using sustainable drainage principles in accordance with policy CS4 of the CDCS and ensure that there is a satisfactory solution to managing flood risk for the duration of the development including the construction period in accordance with Paragraph 163 of the National Planning Policy Framework.

5. In the event that contamination is found when carrying out the approved development or during any ground gas monitoring, it shall be reported in writing immediately to the Local Planning Authority. A site investigation results and detailed risk assessment shall be carried out in accordance with a timescale to be agreed by the Local Planning Authority and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and

how they are to be undertaken shall be prepared, submitted to and agreed in writing by the Local Planning Authority. The remediation shall thereafter be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS4 of the CDCS.

6. Works shall be carried out in accordance with the recommendations set out in the Ecological Impact Assessment (February 2020), including appendices 3, 4 and 5, and the Ground Level Tree Assessment (February 2020) and the Badger Survey Report (May 2020) submitted under Application Ref. AOC/0044/20. The condition will be considered discharged when a letter is submitted to the Local Planning Authority from the Applicant's ecological consultants confirming that works have been carried out in accordance with the approved reports.

Reason: To minimise potential impacts on protected species and their habitats that are protected by law under the Wildlife and Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017 and in accordance with policy CS24 of the CDCS.

7. The development shall be carried out in accordance with the following details of the Landscape and Ecological Management Plan (LEMP) as approved below:

Landscape and Ecological Management Plan P04 08.07.20 -Ref: Reference HGSS-LLD-ZZ-XX-RP-L-00001;

Appendix A - Preliminary Ecological Appraisal Version 2 dated 27/02/2020 prepared by Ecology Consultancy;

ARB9214_Willmott Dixon_Holmer Green Senior School_Arbicultural Impact Assessment_V4.0

HGSS-LLD-ZZ-XX-DR-L-10001-P09

HGSS-LLD-ZZ-XX-DR-L-10002-P08

HGSS-LLD-ZZ-XX-DR-L-10003-P09

HGSS-LLD-ZZ-XX-DR-L-10004-P05

HGSS-LLD-ZZ-XX-DR-L-10005-P05

HGSS-LLD-ZZ-XX-DR-L-10006-P05

HGSS-LLD-ZZ-XX-DR-L-10007-P03

HGSS-LLD-ZZ-XX-DR-L-10008-P04

HGSS-LLD-ZZ-XX-DR-L-20002-P04 Courtyard Levels

Detail Planting Schedule and Specification PO4 (HGSS-LLD-ZZ-XX-SH-L-00001)
28/05/2021

Appendix D - Ecological Enhancement Plan- HGSS-LLD-ZZ-XX-DR-L-10010 P00

Appendix E - Soft Landscape Specification- HGSS-LLD-ZZ-XX-SP-L-00001 Rev. PO3,
dated 25/06/2020

Reason: To ensure that ecological resources including protected species and notable species and habitats are safeguarded at all phases of development; to ensure a net gain for biodiversity in accordance with policy CS24 of the CDCS and in the local landscape in accordance with policies GC4 and GB30 of the CDLP.

8. Prior to occupation of the development no less than 157 square metres of photovoltaic panels shall be erected on the roof of the sports hall and teaching block and connected to enable the school to utilise energy generated.

Reason: To support renewable and low carbon energy sources in accordance with policy CS5 of the CDCS.

9. Prior to occupation of the development a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority.

The agreement shall apply to the sports hall and ancillary accommodation (including car parking and access arrangements) and include details of pricing policy, hours of use (with none past 10pm), access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in compliance with the approved agreement.

Reason: To make acceptable the loss of playing field through the alternative provision of sporting facilities with at least equivalent suitability and convenience by ensuring wider community benefit in accordance with policy R2 of the CDLP.

10. Prior to occupation of the development a new uncontrolled pedestrian crossing point shall be laid out and constructed in accordance with details to be first approved in writing with the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and facilitate active travel to school in accordance with policy CS4 and CS26 of the CDCS.

11. Prior to the occupation of the development the new access to Watchet Lane shall be sited and laid out in accordance with the approved plans. The access shall be constructed in accordance with; 'Buckinghamshire County Council's Guidance note, "Commercial 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 policy TR2 of the CDLP and CS25 of the CDCS.

12. Prior to the occupation of the development the proposed entrance gates shall be set back a minimum distance of 12 metres from the edge of the carriageway.

Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users in accordance with policy TR2 of the CDLP and CS25 of the CDCS.

13. Prior to the occupation of the development a Full Travel Plan shall be submitted to and agreed in writing by the Local Planning Authority to be in general accordance with the 'Buckinghamshire County Council Travel Plan Good Practice Guidance'. It shall thereafter be implemented as approved. The plan shall include 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. In the event of an increase in the number of car movements, the school shall undertake measures, which will have previously been identified in the travel plan, as are necessary to promote a reduction in the number of car borne trips.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CS25 of the CDCS and to influence modal choice and to reduce single occupancy private car journeys in accordance with policy CS4 of the CDCS.

14. Prior to occupation of the development, space shall be laid out within the site for parking and manoeuvring in accordance with the approved plans. This area shall be permanently maintained for this 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 policy CS26 of the CDCS.

15. Prior to occupation of the development, space shall be laid out within the site for bicycle parking in accordance with the approved plans. The bicycle parking shall be maintained permanently for this purpose.

Reason: To encourage cycling to school and to reduce single occupancy private car journeys in accordance with policy CS4 of the CDCS.

16. For the duration of occupation of the development, the school Travel Plan shall be subject to annual review at the end of each academic year and updated. In the event of an increase in the number of car movements as identified in the school travel

plan, the school shall undertake measures, as identified in the travel plan, as necessary to promote a reduction in the number of car borne trips.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with policy CS25 of the CDCS and to influence modal choice and to reduce single occupancy private car journeys in accordance with policy CS4 of the CDCS.

17. There shall be no pupil or visitor access into the Holmer Green Senior School site from Watchet Lane.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development by deterring pupil drop off /pick up from the public highway outside the school site in accordance with policy CS25 of the CDCS.

18. There shall be no entry or egress for Watchet Lane car park on school days between 08:15 and 09:15 in the morning and between 14:45 and 15:45 in the afternoons.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and children crossing to and from the neighbouring Holmer Green First School and Pre-School in accordance with policy CS25 of the CSCS.

19. No external lighting shall be erected other than as detailed in the External Lighting Assessment (ref: 190750, Rev. 02 , Dated March 2020) with the locations as shown on drawing numbers HGSS-CPW-ZZ-XX-DR-N-00403 (Rev S3-P08, Dated November 2019) and HGSS-CPW-ZZ-XX-DR-N-00404 (Rev S3-P08, Dated November 2019) approved under application Ref. CC/0059/19 dated 16/06/2020.

Reason: To safeguard the amenities of nearby residents in accordance with policies GC3 of the CDLP.

20. The lighting in the car park and along the footpath between the Watchet Lane Car Park and buildings shall not be switched on other than between the hours of 7.00 am to 10.15 pm Monday to Saturday and 7.45 am to 6.30 pm on Sunday.

Reason: To safeguard the amenities of nearby residents in accordance with policies GC3 of the CDLP.

21. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

<u>Plan reference</u>	<u>Received</u>
HGSS-LLD-ZZ-ZZ-DR-L-00002-P16 Stage 3 Site	29.10.2021
HGSS-LLD-ZZ-ZZ-DR-L-00004-P12 Stage 3 Sports	29.10.2021
HGSS-LLD-ZZ-ZZ-DR-L-00005-P12 Stage 3 Car Park	29.10.2021

HGSS-LLD-ZZ-XX-DR-L-10001-P13	29.10.2021
HGSS-LLD-ZZ-XX-DR-L-10002-P10	29.10.2021
HGSS-LLD-ZZ-XX-DR-L-10003-P12	29.10.2021
HGSS-LLD-ZZ-XX-DR-L-10004-P07	29.10.2021
HGSS-LLD-ZZ-XX-DR-L-10005-P05	24.06.2021
HGSS-LLD-ZZ-XX-DR-L-10006-P05	24.06.2021
HGSS-LLD-ZZ-XX-DR-L-10007-P03	24.06.2021
HGSS-LLD-ZZ-XX-DR-L-10008-P04	24.06.2021
HGSS-LLD-ZZ-XX-DR-L-20003-P02	24.06.2021
HGSS-ECE-ZZ-00-DR-A-00003-C02	29.10.2021
HGSS-ECE-ZZ-00-DR-A-00004-C03	29.10.2021
HGSS-ECE-V2-RF-DR-A-01106-C03	29.10.2021
Transport Addendum V2	24.06.2021
HGSS-ECE-ZZ-XX-DR-A-90002-P01	24.06.2021
ARB9214_Willmott Dixon_Holmer Green Senior School_ Arboricultural Impact Assessment_V4.0	24.06.2021
ART2235_Wilmott Dixon_Holmer Green Secondary School_ Arboricultural Method Statement_V2.0	24.06.2021
2087 HGSS Staff Car Park SW Drainage vA	24.06.2021
HGSS-PAR-ZZ-XX-DR-C-8004 - Below Ground Drainage Layout Sheet 4 of 4 C02	24.06.2021

INFORMATIVE(S)

1. The applicant is advised that some additional tree planting around the new sports hall would be beneficial, to help screen it further from the neighbouring properties along Glebe Close. Your cooperation is requested to ensure some additional planting in this respect and planning officers would be happy to provide further advice.
2. The applicant is advised to investigate putting 'School Keep Clear' road markings along Watchet Lane at the new entrance to Holmer Green Senior School. This will require a Traffic Regulation Order and public consultation.
3. The applicant is advised to review the location of the school crossing patroller on Watchet Lane and to carry out a school crossing patroller safety audit. Should the review identify the location of the school crossing patroller is unsafe as a result of the Watchet Lane car park, it is advised the patroller is relocated to a safe and convenient location.

4. 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.

No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

It is contrary to S163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

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 Development Management at the following address for information

<https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>

Transport for Buckinghamshire (Streetworks)

10th Floor Walton Street Offices

Walton Street, Aylesbury,

Buckinghamshire

HP20 1UY

01296 382416

5. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub and buildings are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub and buildings are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
6. Badgers and their setts are protected under the Protection of Badgers Act 1992, which makes it illegal to kill, injure or take badgers or to interfere with a badger sett.

During the construction phase, measures should be installed in order to protect badgers from being trapped overnight in open excavations and/or pipe and culverts. Appropriate measures may comprise either timber planks or earth ramps in order to allow badgers to egress from excavations greater than 0.5m depth. Alternatively, all excavations should be backfilled before nightfall.

7. 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.
8. Great crested newt and their breeding sites or resting places are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010. Should the presence of such species be discovered on site during construction work must stop and Natural England or a qualified ecologist should be contacted for further advice.
9. The applicant is advised to undertake ground gas monitoring as described in the Ground Investigation Report prepared by Soiltechnics (Report ref. STR4765-G01) under application Ref. CC/0059/19, to provide sufficient data to allow the ground gas risk assessment to be completed. Should any ground gas be encountered, an investigation, risk assessment, options appraisal and remediation strategy as set out in condition 6 must be undertaken.