



Report to East Area Planning Committee

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 Parish Council
Valid date:	24 June 2021
Determination date:	22 October 2021
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 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) to allow for changes to parking and landscaping. The assessment concludes that the application should be determined with the recommendation of conditional permission.
- 1.2 The application is before Committee as the applicant is Buckinghamshire Council; therefore, the application is required to be put forward to the Planning Committee as per the procedures of the Constitution.

1.3 The recommendation is for conditional permission to be granted.

2.0 Description of Proposed Development

2.1 This application relates to Holmer Green Senior School. The School is located in the predominantly residential area of Holmer Green. It is not within the Chilterns Area of Outstanding Natural Beauty (AONB), Metropolitan Green Belt or within a conservation area.

2.2 The application proposal for *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)* was granted conditional permission under application Ref. CC/0059/19 by the former Bucks County Council and works have started on site implementing this permission. The current application proposes a variation of Condition 2 (Approved Plans) to amend the following:

- 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; 3 additional spaces provided in the new car park along Watchet Lane; and 2 spaces added to the parking area near new sports hall building, 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 During the planning application process additional details were received regarding the surface water drainage which were appropriately re-consulted.

2.4 The application is accompanied by:

- a) *Design and Access Statement Addendum*
- b) *Arboriculture Impact Assessment*
- c) *Arboriculture Method Statement*
- d) *Detailed Planting Schedule and Specification*
- e) *Transport Assessment Addendum*
- f) *Drainage Calculations*

3.0 Relevant Planning History

3.1 There is a long planning history for this application site. Only the most relevant ones in relation to this application has been stated below.

- 3.2 CC/0059/19- Conditional permission, 20 December 2019- 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)
- 3.3 PL/20/0055/BCC – No objection, 3 March 2020 - Consultation from Buckinghamshire County Council on planning application 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)
- 3.4 PL/20/2359/FA – Refused Permission, 20 November 2020 - Installation of Air Dome to cover tennis courts. Appeal dismissed.
- 3.5 PL/20/2446/CONDA – Condition Approved, 17 August 2020 - Application for approval of details reserved by conditions 3, 4, 5 & 8 on planning permission PL/20/0055/BCC. (Consultation from Buckinghamshire County Council on planning application 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)
- 3.6 PL/21/0176/CONDA – Condition Accepted, 2 February 2021 - Approval of condition 2 (Community Use Agreement) of planning permission PL/19/2262/FA - Hard surfaced fenced 4-court tennis area.
- 3.7 PL/21/1720/CONDA – Under consideration - Approval of condition 10 (Community Use Agreement) Consultation from Buckinghamshire County Council on planning application 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)

4.0 Summary of Representations

- 4.1 Parish Council: A response was received dated 04/08/21 stating, "LMPC wish to object on the following grounds: The planting plan does not address the lack of tree planting to screen out the buildings with properties running along Glebe Close and Stephens Close."
- 4.2 Six letters have been received objecting to the proposed development as summarised below:
 - Need for additional tree screening rather than hedging to the north of the sports hall.

- No allowance made for noise barriers installed to fencing.
- Increased height and closeness of the sports hall has a dominant impact due to its bulk.
- Extra car parking spaces cause loss of amenity to neighbouring properties.
- Large number of traffic movement as a result of the development.
- Contractor's car parking within nearby roads and traffic generation.
- Unresolved erection of an unauthorised alien air dome.
- Closure of a path to access village centre.

[Officer's Note: Most of the concerns raised above have been discussed in the evaluation section. A few additional points should be noted. This development has been already permitted and mostly already implemented on site. Application Ref. CC/0059/19 took into consideration the traffic impact of this development and no additional parking has been proposed from that originally approved. The air dome has been retrospectively refused and dismissed at Appeal under application Ref. PL/20/2359/FA and is not linked with this application. Further, this application does not propose any additional pathway closure.]

5.0 Policy Considerations and Evaluation

National Planning Policy Framework (NPPF), February 2021.

National Design Guidance, October 2019

Core Strategy for Chiltern District - Adopted November 2011:

Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.

Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy),

CS3 (Amount and distribution of non-residential development 2006-2026)

- 5.1 This application is submitted under Section 73 of the Town and County Planning Act 1990 as outlined above, seeks a variation of conditions 2 (Approved plans) of planning permission CC/0059/19. In determining this type of application the National Planning Practice Guidance states that Local Planning Authorities should, in making their decisions, focus their attention on national or local policies or other material considerations which may have changed significantly since the original permission. None of the planning policies have significantly changed since the grant of the previous permission except for the introduction of the Buckinghamshire Parking Guidance and updates to the NPPF. Thus the principal of the proposed development remains acceptable.

- 5.2 However, some changes have been proposed within this application in relation to car parking and landscaping. These have been listed in the '*Description of the Proposed Development*' section of this report. The following assessment will take into consideration the impact of those changes on Design/character & appearance, Residential amenity, Parking/Highway implications and Trees and landscaping.
- 5.3 Further, given the development has been mostly implemented and several pre-commencement conditions discharged, therefore appropriately worded conditions have been attached to the new permission. Moreover, given that any new planning permission will sit alongside the older permission, further conditions relating to the proposed changes if required will also be attached to this new permission.

Transport matters and parking

Core Strategy Policies:

CS25 (Dealing with the impact of new development on the transport network)

CS26 (Requirements for New Development)

Local Plan Saved Policies:

TR2 (Highway aspects of planning applications)

TR15 (Design of parking areas)

Buckinghamshire Parking Standards 2015

- 5.4 This application proposes that the music block will now be retained and the 13 parking spaces that were previously shown to be located in this area will now be relocated elsewhere. Importantly, there will be no loss of parking, as exactly the same number of new spaces are still shown on the plans, albeit arranged differently. The locations are acceptable, next to existing parking areas. To ensure the total parking remains the same within the site as earlier approved under Ref. CC/0059/19, two outbuildings beside the existing music block will be removed and that area will accommodate 8 new car parking spaces. The other 5 spaces will be allocated in two different places: 3 additional spaces provided in the new staff car park along Watchet Lane; and 2 spaces added to the parking area near the new sports hall building. Given that the overall parking for the development remains the same and will be located in areas where parking has already been provided, without needing any additional access points, this arrangement is acceptable. There will be no material change to the impact on the highway network as a result of the proposed changes.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development)

GC4 (Landscaping)

GC14 (Access for disabled people to developments used by the public)

- 5.5 The proposed changes to the parking will not have any detrimental design impact on the approved development. The changes to hard and soft landscaping include: thermoplastic coloured stripes removed from courtyard between sports hall and dining hall; free standing planters instead of brick planters within the courtyard; removal of artificial grass; gates and fence removed between the courtyard and sports hall; a new hedgerow between the infant school north of the car park has been relocated north of the tennis courts to maximise the playing field area. All these outlined changes are minor in nature and would not impact the overall landscaping scheme agreed for the proposed development.
- 5.6 Concerns have been raised stating that the sports hall has not been appropriately screened and should require tree planting scheme as opposed to hedging. There is an important procedural point to note here. The previous permission has been granted and largely built, and the landscaping scheme has already been agreed for that application. It is not possible to revisit that under this application, when no changes have been made to the sports hall. That would be procedurally incorrect. As such, it is not reasonable to impose any additional screening requirement through this application which only proposes minor changes with the principal landscaping scheme remaining unaltered.
- 5.7 An Informative could be added to any planning permission granted, advising the Applicant that some additional tree planting by the sports hall would be beneficial and this could be pursued outside the planning application process.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

- 5.8 It is not considered that the proposed changes in parking and landscaping will have any detrimental impact on any of the nearby neighbouring properties. However, concern has been raised that the sports hall, due to lack of screening, will be overbearing on neighbouring properties along Glebe Close and Stevens Close. It should be noted that this development has already been approved and mostly implemented on site. This new application does not fundamentally change the approved development and thus would not lead to any additional impact. As noted above, it would be procedurally incorrect to ask for additional landscaping for the sports hall under the current application, as no changes are proposed to the sports hall and it was previously considered acceptable. As advised above, an Informative could be added to any planning permission granted, advising the Applicant that some additional tree planting by the sports hall would be beneficial and this could be pursued outside the planning application process.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in

accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

- 6.2 As set out above The proposed variations are considered to be minor in nature when considered against the original planning scheme granted permission (Ref. CC/0059/19) and will not adversely affect the character or appearance of the area, the amenities of neighbouring properties, or have any parking/highway implications. As such, the proposal is considered to be acceptable. If approved, this planning permission will in effect grant a new planning permission. Therefore, it is necessary to impose the same conditions which were imposed on the previous permission, albeit with reference to the new plans and amendments submitted.
- 6.3 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 6.4 The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 7.3 In this instance the applicant/agent was updated of an initial objection from the Sustainable Drainage Officer and additional documents were invited which later overcame the initial objection.

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

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
*	HGSS-ECE-ZZ-00-DR-A-00001, Revision P01
24 Jun 2021	HGSS-LLD-ZZ-ZZ-DR-L-00002, Revision P14
24 Jun 2021	HGSS-LLD-ZZ-XX-DR-L-10003-P09
24 Jun 2021	HGSS-LLD-ZZ-ZZ-DR-L-00004 Revision P11
24 Jun 2021	HGSS-LLD-ZZ-ZZ-DR-L-00005, Revision P11
24 Jun 2021	HGSS-ECE-ZZ-00-DR-A-00003-P05
24 Jun 2021	HGSS-ECE-ZZ-00-DR-A-00004-P04
*	HGSS-ECE-V1-XX-DR-A-04001, Revision P02, 11/12/2019
*	HGSS-ECE-V1-XX-DR-A-04002, Revision P02, 11/12/2019
*	HGSS-ECE-V1-XX-DR-A-04003, Revision P02, 11/12/2019
*	HGSS-ECE-ZZ-XX-DR-A-04004, Revision P02, 11/12/19
*	HGSS-ECE-V1-00-DR-A-01001, Revision P03, 25/11/19
*	HGSS-ECE-V1-00-DR-A-01002, Revision P03, 25/11/19
*	HGSS-ECE-V1-00-DR-A-01003, Revision P03, 28/11/19
*	HGSS-ECE-V2-XX-DR-A-04103, Revision P03, December 2019
*	HGSS-ECE-XX-XX-DR-A-90001, Revision P02, December 2019
24 Jun 2021	HGSS-ECE-V2-RF-DR-A-01106-P05
*	Tree Retention and Removal Plan
*	approved under planning permission CC/0059/19

3. 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.
4. 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.
5. 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.

6. 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.

7. 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.

8. 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.

9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

18. 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.
19. 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.
20. 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.
21. 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.

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.bucksc.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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish Council Comments

LMPC wish to object on the following grounds: - The planting plan does not address the lack of tree planting to screen out the buildings with properties running along Glebe Close and Stephens Close.

Consultation Responses

LLFA (SuDs)- Following initial objection a final response was received as follows:

‘The LLFA has no objection to the proposed development. The applicant has provided clarification regarding each of the points included within the LLFAs previous letter. Under the current application the applicant is seeking to revise the wording of Condition 5 to be an in compliance condition. The LLFA agree with the revised wording of condition 5, in relation to surface water drainage, as outlined within the Cover Letter from ECE Architecture (KT/Let/P1681ii, 24.06.2021, ECE Architecture).’

Sports England- A response was received stating the following:

‘Sport England has reviewed the proposed plans and the supporting information and considers that there is no material impact on the sports facilities or playing field at the site. If that is not considered to be the case then please let me know. Otherwise, Sport England has no comments to make.’

Representations

Glebe & Stevens Close Residents Association

Objections received as summarised below:

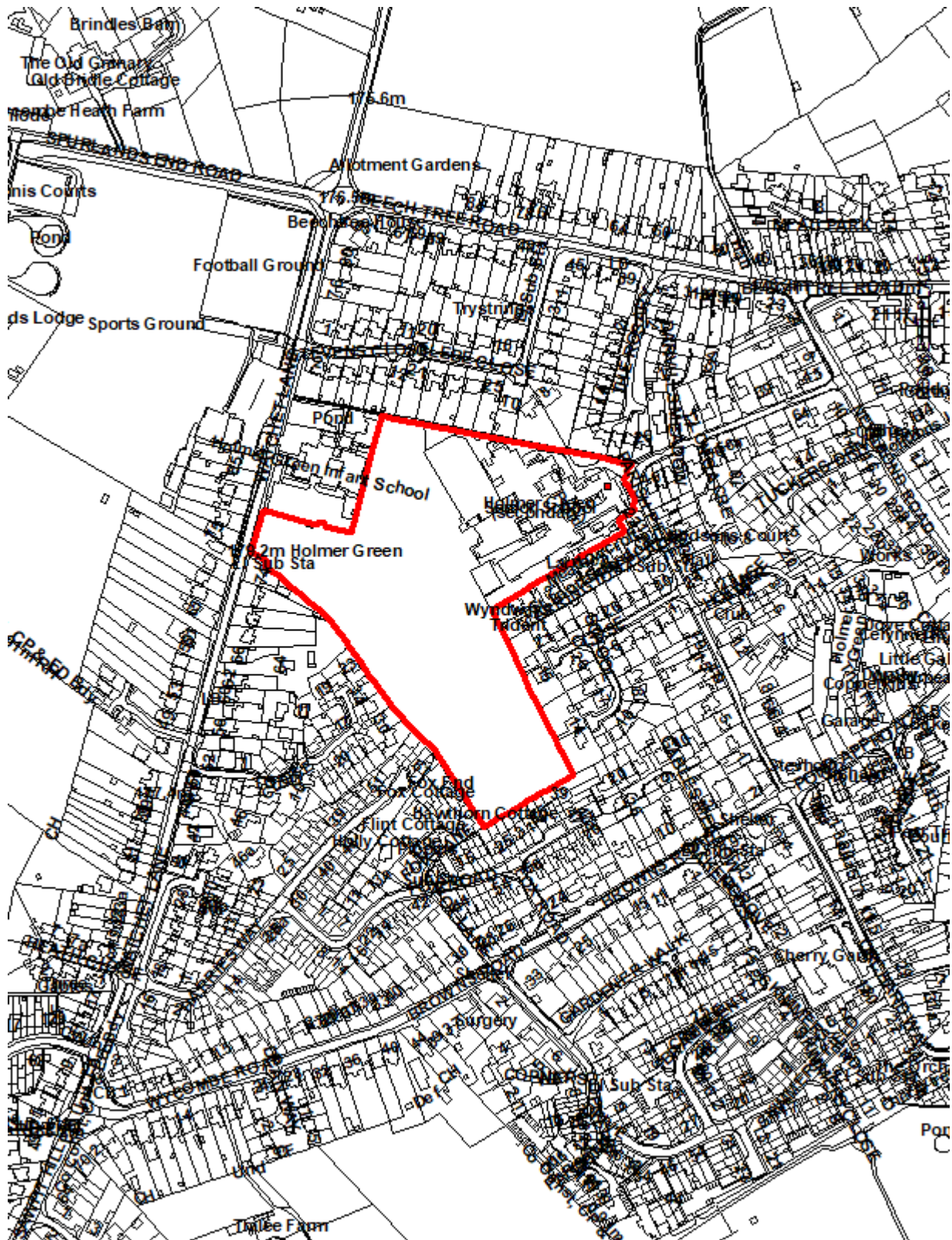
- Access to all new facilities throughout the year will be car dependent. Huge traffic movement. True scale of the development can be realised. Cause loss of neighbouring amenity.
- Need for additional tree screening.
- No allowance made for noise barriers installed to fencing.
- Extra car parking spaces cause loss of amenity to neighbouring properties.

Other Representations

Three letters have been received objecting to the proposed development as summarised below:

- Need for additional tree screening rather than hedging to the north of the sports hall.
- Increased height and closeness of the sports hall has a dominant impact due to its bulk.
- Large number of traffic movement as a result of the development.
- Contractor’s car parking within nearby roads and traffic generation.
- Unresolved erection of an unauthorised alien air dome.
- Closure of a path to access village centre.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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