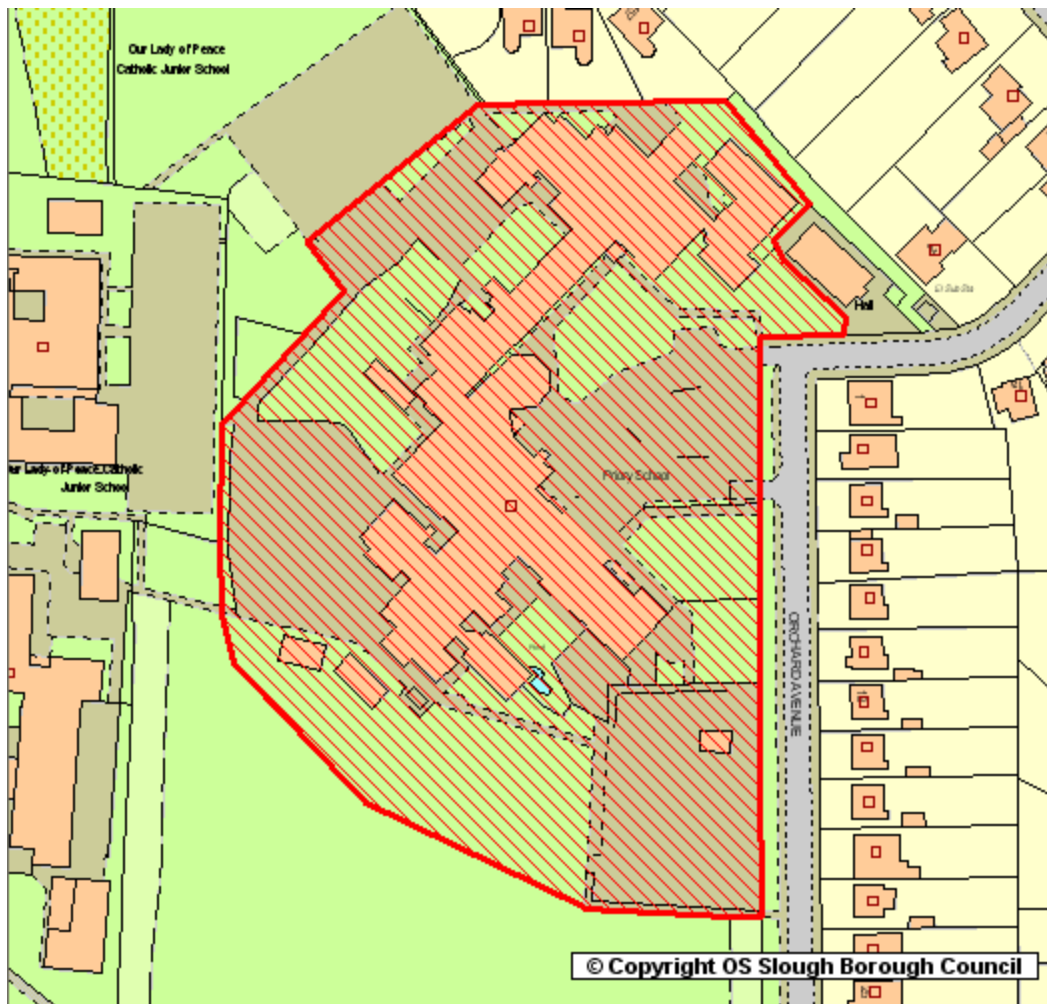


Registration Date:	19-Jun-2012	Applic. No:	P/06015/026
Officer:	Mr. M. Brown	Ward:	Haymill
		Applic type:	<b>Major</b>
		13 week date:	<b>18th</b>
Applicant:	Priory Primary School		
Agent:	Mr. Terry Platt, TP Architects 33A, St. Lukes Road, Maidenhead, SL6 7DN		
Location:	Priory School, Orchard Avenue, Slough, SL1 6HE		
Proposal:	ERECTION OF 9 X SINGLE STOREY MODULAR UNITS TO CREATE 3 X ADDITIONAL CLASSROOMS. A SINGLE STOREY EXTENSION TO SOUTH EAST ELEVATION TO CREATE 2 X ADDITIONAL NEW CLASSROOMS, NEW ADMINISTRATION AREA AND NEW RECEPTION / ENTRANCE AREA. A SINGLE STOREY EXTENSION TO THE SCHOOL HALL, ALTERATIONS TO STAFF CAR PARK TO PROVIDE 25 ADDITIONAL SPACES AND A CYCLE STORE.		

**Recommendation: Delegate to the Head of Planning, Policy and Special Projects**



## 1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be delegated to the Head of Planning Policy and Projects for approval, following the consideration of any additional comments received from consultees, consideration of further information regarding highway and transport matters and finalising of conditions.

1.2 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

2.1 This is a full planning application for the proposed erection 9 single storey modular buildings, a single storey extension to the south east elevation of the building to create 2 additional new classrooms, new administration area and new reception / entrance area. A single storey extension to the school hall, alterations to staff car park to provide 25 additional spaces and cycle store.

2.2 The proposed modular buildings would comprise 9 stand-alone modular buildings which are located in two locations to allow year groups to be clustered in the same area, these buildings will be set at ground level on brick plinths.

2.3 The modular buildings are located in close proximity to the main body of the school. On the south west wing a single classroom for Year 2 (3 modules) which would be accessible to the main school building by external link.

2.4 On the north western side of the building 2 modular classrooms for Year 3 (6 modules) linked to the main building by an external covered link. The classrooms will attempt to create a landscaped courtyard

2.5 In all it is proposed to increase the floor space by 610 square metres.

### 3.0 **Application Site**

3.1 The site is in use as a primary school. The school site is 0.8 hectares and is located 5km west of Slough Town Centre and north of the London Road. The school currently accommodates 770 pupils in nursery, reception and six year groups. The school employs 149 staff, 60 of whom are full time. It is proposed to increase the school capacity to 1020 pupils by 2016.

3.2 The school itself is located on irregular shaped site is at the end of Orchard Avenue, a cul-de-sac with residential rear gardens onto the site in the north east and south, and western boundary is shared with our Lady of Peace Infant and Junior Schools. The eastern boundary fronts

Orchard Avenue.

4.0 **Site History**

4.1 Recent applications relating to the site are as follows:

- P/06015/000 FORMATION OF ADDITIONAL VEHICULAR ACCESS  
Approved with Conditions 07-Jun-1982
- P/06015/001 INFILLING OF COURTYARD TO PROVIDE NEW  
PHYSIOTHERAPY AND SPEECH THERAPY ROOMS  
OFFICE AND STORE FOR INTAKE OF HANDICAPPED  
PUPILS.  
Approved with Conditions 07-Apr-1982
- P/06015/002 ERECTION OF ENTRANCE AND EXTERNAL DISABLED  
ACCESS LIFT  
No Observations 25-Feb-1987
- P/06015/003 ERECTION OF TEMPORASRY CLASSROOM FOR 5  
YEARS. (B.C.C. REG 4) (AMENDED PLANS RECEIVED  
08.04.91)  
Approved with Conditions 05-Apr-1991
- P/06015/004 ERECTION OF A NEW BUILDING FOR USE AS A DAY  
NURSERY. (OUTLINE).(INDICATIVE PLANS RECEIVED  
17.07.91)  
Approved with Conditions 24-Jul-1991
- P/06015/005 ERECTION OF TEMPORARY OFFICE BUILDING FOR  
FIVE YEARS. (B.C.C. REG 4 CONSULTATION.)  
Approved with Conditions 29-Apr-1992
- P/06015/006 ERECTION OF EXTENSIONS TO PROVIDE GLAZED  
LINK AND ADDITIONAL WC'S.  
Approved with Conditions 11-Dec-1992
- P/06015/007 ERECTION OF CLASSROOMS  
Approved with Conditions 27-May-1993
- P/06015/008 RETENTION OF REPLACEMENT NON ILLUMINATED  
NAMEBOARD  
Approved with Conditions 11-Feb-1994
- P/06015/009 REMOVAL OF EXISTING TEMPORARY CLASSROOM  
AND ERECTION OF NEW CLASSROOM WITH TOILETS

AND EXTENSION TO EXISTING SPECIAL NEEDS  
ROOM

Approved with Conditions; Informatives 28-Jun-1994

P/06015/010 ERECTION OF PORCH AND EXTERNAL CLADDING

Approved with Conditions 17-Oct-1994

P/06015/011 RETENTION OF CAR PARK LAMPS

Approved with Conditions 07-Sep-1995

P/06015/012 CONSTRUCTION OF CAR PARK AND RE-LOCATION  
OF EXISTING GARAGE (AMENDED PLANS RECEIVED  
05.02.96)

Approved with Conditions; Informatives 27-Feb-1996

P/06015/013 ERECTION OF SINGLE STOREY EXTENSIONS FOR  
SPECIAL NEEDS FACILITY AND CLOAKROOM  
(AMENDED PLANS RECEIVED 01.07.96)

Approved with Conditions; Informatives 16-Jul-1996

P/06015/014 ERECTION OF TWO SINGLE STOREY EXTENSIONS

Approved with Conditions; Informatives 26-Aug-1997

P/06015/015 ERECTION OF SINGLE STOREY CLASSROOM  
EXTENSION

Approved with Conditions 30-Sep-1998

P/06015/016 VARIATION OF CONDITION NO.S 2 AND 3 OF  
PLANNING PERMISSION P/06015/012 TO CONSTRUCT  
A DIFFERENT CAR PARK LAYOUT INCORPORATING  
50 NO. SPACES AND A DROP-OFF FACILITY (AS  
AMENDED PLANS RECEIVED 17/08/98)

Approved with Conditions 21-Aug-1998

P/06015/017 VARIATION OF CONDITION NOS. 3 AND 4 OF  
PLANNING PERMISSION P/6015/14 TO ALLOW THE  
USE OF THE EXTENDED SCHOOL HALL FOR  
ORCHESTRAL/CHORUS PRACTICE ON MONDAY AND  
WEDNESDAY EVENINGS AND CONDITION NO. 9 OF  
PLANNING PERMISSION P/6014/16 TO ALLOW USE  
OF APPROVED PARENT CAR PARK FOR THE  
PARKING OF CARS FOR VISITORS RELATED TO THE  
ABOVE PRACTISE

Approved with Conditions 17-Dec-1998

P/06015/018 ERECTION OF EXTENSION TO EXISTING SCHOOL TO

REGULARIZE CLASS FLOOR PLAN AND TO ACCOMMODATE 'WHOLE CLASS TEACHING'. (AMENDED PLANS RECEIVED 20/07/99)

Approved with Conditions 03-Aug-1999

P/06015/019 APPLICATION TO VARY CONDITION NO.2 OF PLANNING PERMISSION P/06015/017 FOR FULL PERMISSION TO USE EXTENDED HALL ON MONDAY & WEDNESDAY EVENINGS FOR CHORAL & ORCHESTRAL REHERSALS

Withdrawn (Treated As) 10-Oct-2002

P/06015/020 ERECTION OF A SINGLE STOREY FLAT ROOF EXTENSION AT REAR OF SCHOOL TO PROVIDE A STAFF KITCHEN

Approved with Conditions 11-Aug-2000

P/06015/021 ERECTION OF A FIRST FLOOR EXTENSION TO PROVIDE ROOM OVER THE GYM

Withdrawn by Applicant 31-May-2002

P/06015/022 ERECTION OF A FIRST FLOOR EXTENSION TO PROVIDE A NEW IT AND MUSIC ROOMS

Approved with Conditions 25-Feb-2003

P/06015/023 ERECTION OF TEMPORARY BUILDING TO ACCOMMODATE ACTIVITIES UNTIL THE CONSTRUCTION OF AN EXTENSION WITH THE BENEFIT OF PLANNING PERMISSION (REF:P/06015/022).

Approved (LPP); Informatives 19-Jan-2004

P/06015/024 ERECTION OF A CLASSROOM EXTENSION

Approved with Conditions; Informatives 05-Feb-2004

P/06015/025 CONSTRUCTION OF A SINGLE STOREY EXTENSION, WITH FLAT ROOF AND REFURBISHMENT OF CHANGING ROOMS

Approved with Conditions; Informatives 27-Aug-2009

P/06015/027 SITING OF SINGLE STOREY MODULAR CLASSROOM FOR USE AS A MUSIC ROOM FOR A TEMPORARY PERIOD.

Not determined.

## 5.0 **Neighbour Notification**

- 5.1 15, Lawrence Way, Slough, SL1 6HH, 10, Mead Way, Slough, SL1 6HD, 11, Mead Way, Slough, SL1 6HD, 198, Burnham Lane, Slough, SL1 6LE, 13, Mead Way, Slough, SL1 6HD, 9, Mead Way, Slough, SL1 6HD, 182, Burnham Lane, Slough, SL1 6LE, 127, Burnham Lane, Slough, SL1 6LA, 190, Burnham Lane, Slough, SL1 6LE, 119, Burnham Lane, Slough, SL1 6LA, Land R/O, 121, Burnham Lane, Slough, SL1 6LA, 194, Burnham Lane, Slough, SL1 6LE, 186, Burnham Lane, Slough, SL1 6LE, 123, Burnham Lane, Slough, SL1 6LA, 133, Burnham Lane, Slough, SL1 6LA, 1b, Orchard Avenue, Slough, SL1 6HE, 3, Orchard Avenue, Slough, SL1 6HE, 125, Burnham Lane, Slough, SL1 6LA, 180, Burnham Lane, Slough, SL1 6LE, 15, Orchard Avenue, Slough, SL1 6HE, 13, Orchard Avenue, Slough, SL1 6HE, 11, Orchard Avenue, Slough, SL1 6HE, 31, Orchard Avenue, Slough, SL1 6HE, 196, Burnham Lane, Slough, SL1 6LE, 7, Orchard Avenue, Slough, SL1 6HE, 2, Orchard Avenue, Slough, SL1 6HE, 5, Orchard Avenue, Slough, SL1 6HE, 1, Orchard Avenue, Slough, SL1 6HE, 129, Burnham Lane, Slough, SL1 6LA, 9, Orchard Avenue, Slough, SL1 6HE, 17, Orchard Avenue, Slough, SL1 6HE, 27, Orchard Avenue, Slough, SL1 6HE, 184, Burnham Lane, Slough, SL1 6LE, 25, Orchard Avenue, Slough, SL1 6HE, 35, Orchard Avenue, Slough, SL1 6HE, 23, Orchard Avenue, Slough, SL1 6HE, 33, Orchard Avenue, Slough, SL1 6HE, 21, Orchard Avenue, Slough, SL1 6HE, 19, Orchard Avenue, Slough, SL1 6HE, 29, Orchard Avenue, Slough, SL1 6HE, 135, Burnham Lane, Slough, SL1 6LA, 200, Burnham Lane, Slough, SL1 6LE, 1a, Orchard Avenue, Slough, SL1 6HE, 12, Mead Way, Slough, SL1 6HD, 192, Burnham Lane, Slough, SL1 6LE, 16, Mead Way, Slough, SL1 6HD, 188, Burnham Lane, Slough, SL1 6LE, 32, Lawrence Way, Slough, SL1 6HH, 15, Mead Way, Slough, SL1 6HD, 131, Burnham Lane, Slough, SL1 6LA, 14, Mead Way, Slough, SL1 6HD, 127a, Burnham Lane, Slough, SL1 6LA
- 5.2 A first round of consultation letters was sent on 2<sup>nd</sup> July 2012 but given the nature of the changes to application (the additional parking spaces) it was considered pertinent to send out a full letter of consultation on 24<sup>th</sup> September 2012, we await response from this letter.
- 5.3 In the initial consultation we received two letters of objection.
- 5.4 Occupier of 21 Orchard Avenue– Objects for the following reasons in summary:
- The proposal would create more traffic in this congested road;
  - The parking for the Sure Start Centre have been included in the figures for The Priory School, where this is a separate entity which should not be included in the school parking figures.
  - The figures stated in the school travel plan indicate that the existing travel by car is 295, this exceeds the capacity of the school provided parking. The additional predicted 68 will only make the situation worse.
  - The school travel plan contains little, if any plans to resolve the traffic and parking difficulties in Orchard Avenue.
  - Several complaints have been made to the school previously regarding travel plans.

- The capacity of Orchard Avenue is unsuitable for the existing use because of congestion and will not support additional traffic. The Corner outside of the school is narrower than the rest of the road and will not allow two cars pass at the same time.
- Width of the road will not support two way traffic.
- Existing parking restrictions are ineffective. People regularly park on yellow lines.
- The proposal affects the traffic on Burnham Lane. Access to Burnham Lane is impacted by the school run.
- The proposal results in back up of traffic on Burnham Lane and it can take up to half an hour to exit Orchard Avenue.
- Parents park on the grass verge in front of the school.

5.5 Occupier of 133 Burnham Lane – objects for the following reasons.

- There is a large problem with traffic, and by increasing the school size the traffic problems will get worse.
- Parents have parked across the driveway.
- This results in parking on the pavement making it difficult for parents with prams or wheelchairs to get passed.
- Orchard Avenue becomes a standstill making it difficult for emergency vehicles to access Orchard Avenue.

## 6.0 **Consultation**

6.1 Traffic and Road Safety/Highways Development. Formal comments from the Traffic and Road / Safety has not been received. This Department are currently in communications with the Borough's Education Department and the Highways Consultant employed by the Education Department to undertake a Transport Assessment and Travel Plan.

6.2 Boroughs Drainage Engineer has stated that a full drainage design is required for the proposed extension and the existing school. This will be attached as a condition.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

#### **National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework**

Building a strong, competitive economy  
 Promoting sustainable transport  
 Requiring good design  
 Promoting healthy communities  
 Meeting the challenge of climate change, flooding and coastal change  
 Conserving and enhancing the natural environment  
 Conserving and enhancing the historic environment  
 Facilitating the sustainable use of minerals

The Slough Local Development Framework, Core Strategy 2006 – 2026,  
Development Plan Document

Core Policy 1 – Spatial Strategy  
Core Policy 5 – Employment  
Core Policy 6 – Retail, Leisure and Community Facilities  
Core Policy 7 – Transport  
Core Policy 8 – Sustainability and the Environment  
Core Policy 9 – Natural and Built Environment  
Core Policy 10 – Infrastructure  
Core Policy 11 – Social Cohesiveness  
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design  
Policy EN2 – Extensions  
Policy EN3 – Landscaping Requirements  
Policy EN5 – Design and Crime Prevention  
Policy T2 – Parking Restraint  
Policy T8 – Cycling Network and Facilities  
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4  
Ministerial Statement, Planning for Growth, (March 2010)

7.2 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Potential impact on neighbouring properties;
- 4) Transport, parking/highway safety.

8.0 **Principle of Development**

8.1 As will be noted from the planning history of the site, there is an extensive history of planning applications relating to the development of the site as a primary school and a Sure Start centre.

8.2 The proposal is required to provide facilities for the increasing number of pupils that will be attending Priory School from the current 770 pupils to 1020 pupils by 2016. The extensions to the school are required to accommodate an increase in the number of children living within the school catchment area and students with Special Educational Needs (SEN's).

8.3 The school has opted to purchase superior quality modular buildings that will not suffer from accelerated deterioration. The modular units will have a life of 25 years.

8.4 The National Planning Policy Framework states in para. 72 that "local



planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”

8.5 Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document similarly supports the provision of community facilities including education uses.

8.6 The supplementary text to Core Policy 5 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document which relates to employment identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.

8.7 Furthermore, it is recognised that uses such as education are in themselves an important source of jobs. They are therefore classed an employment use for the purposes of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document.

8.8 The proposal would support the ongoing and established use of the site as a primary school to provide further education places. The proposal is required in order that the school can provide additional facilities to meet the demand for increased pupil numbers. The principle of the proposal is therefore considered to be acceptable. The principle of the proposal would comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

#### 9.0 **Design and Impact on the street scene**

9.1 The proposed buildings would be of modular construction and more permanent addition to the school hall is in keeping with the scale and form of the original school. The proposed materials would be a mixture of brick and render.

9.2 It is considered that the design and appearance of the proposed buildings would be in-keeping with the design and appearance the existing built form.

9.3 It is considered that the proposed buildings would be well related to the existing school buildings. It is considered that the proposed buildings would have no adverse impact on the street scene.

9.4 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

#### 10.0 **Potential Impact on Neighbouring Properties**

10.1 The proposed extensions and modular buildings are located in areas as not to impact the visual amenities of neighbouring properties and are predominantly of single storey height with the extension to the school hall

being the largest of the buildings. This would not be visible to neighbouring properties. This building itself is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.

10.2 The entrance (area H on the plan) vestibule would be visible to those residents in Orchard Avenue but the design of these additions are considered to be of a subordinate scale and would accord with the design and scale of the existing building.

10.3 The other infilling modular buildings are of such a small scale that they will fit in with the design of the original school and will not be overtly obtrusive to neighbouring properties nor would they impact the residential amenity of properties in Orchard Avenue and Burnham Lane and Our Lady of Peace Middle School.

10.4 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

#### 11.0 **Transport, Parking/Highway Safety**

11.1 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

11.2 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

11.3 The Highways Department are in communications with the Education Department, Applicant and Agent to attempt to find a solution to the Parking and Highways problems which have been raised in the letters of objection. These findings will be presented on the amendment sheets.

#### 12.0 **Summary**

12.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.

12.2 It is recommended that the application be delegated to the Head of Planning Policy and Projects for approval, following the consideration of any additional comments received from consultees, in particular the Highway Department.

### **PART C: RECOMMENDATION**

13.0 The application is delegated to the Head of Planning, Policy and Special

Projects for the determination following receipt of comments from the Council's Highways and Transport Consultants and Finalisation of Conditions.

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be maintained only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No.1917/PL00 rev D, Dated 04/12 Recd On 24/12/2012
- (b) Drawing No. 1917/PL03 Dated 04/2012 Recd On 5/4/2012
- (c) Drawing No. 1917/PL04 Dated 04/2012 Recd On 5/4/2012
- (d) Drawing No. 1917/05, Dated 04/2012 Recd On 5/4/2012
- (e) Drawing No. 1917/05, Dated 04/2012 Recd On 5/4/2012
- (f) Drawing No. 1917/06, Dated 04/2012 Recd On 5/4/2012
- (g) Drawing No. 1917/07 Dated 04/2012 Recd On 5/4/2012
- (h) Drawing No. 1917/08 rev A dated 04/12 Recd On 25/6/2012
- (i) Drawing No. 1917/09 Dated 04/12 Recd On 5/4/2012
- (j) Drawing No. 1917/10 Dated 04/12 Recd 5/4/2012
- (k) Drawing No. 1917/11 Dated 04/12 Recd 5/4/2012
- (l) Drawing No. 1917/12 rev A Dated 04/12 Recd 25/6/2012
- (m) Drawing No. 1917/13 rev A Dated 04/12 Recd 25/6/2012

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the policies in The Local Plan for Slough 2004.

3. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Plan for Slough 2004.

4. No development shall commence until details of the proposed bin store (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.

5. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has

been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- (vii) control of noise
- (viii) control of dust, smell and other effluvia
- (ix) control of surface water run off
- (x) site security arrangements including hoardings
- (xi) proposed method of piling for foundations
- (xii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site.
- (xiii) Parking for site workers and contract staff.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of amenity of nearby residents and highway safety in accordance with Core Policies 7 and 8 of the Slough Local Development Framework Core Strategy Submission Document (2006 - 2026) Development Plan Document December 2008

6. Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Local Plan for Slough 2004.

7. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08.00 to 18:00 hours to Mondays - Fridays, 08.00 - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

Within the permitted delivery times there shall be no deliveries made during normal school dropping off and picking up times in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development

REASON To protect the amenity of residents within the vicinity of the site in accordance with Planning Policy Statement 23 Planning and Pollution Control.

8. Development shall not begin until details of the scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority and shall include details of the lighting units, levels of illumination and hours of use. The lighting scheme shall be implemented as approved.

REASON In the interests of the amenities of the area in accordance with

Planning Policy Statement 23: Planning and Pollution Control (2006), and Core Policy 8 of the Adopted Local Development Framework Core Strategy 2006-2026 (Development Plan Document, Dec 2008).

### Informatives

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Local Plan for Slough 2004, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

Planning Policy Statement 1 (Creating Sustainable Communities), Core Policies 7 (Transport) and 8 (Sustainability & the Environment) of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policies EN1 (Standard of Design), T2 (Parking Restraint) and OSC2 (Protection of School Playing Fields) of The Adopted Local Plan for Slough, 2004.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753