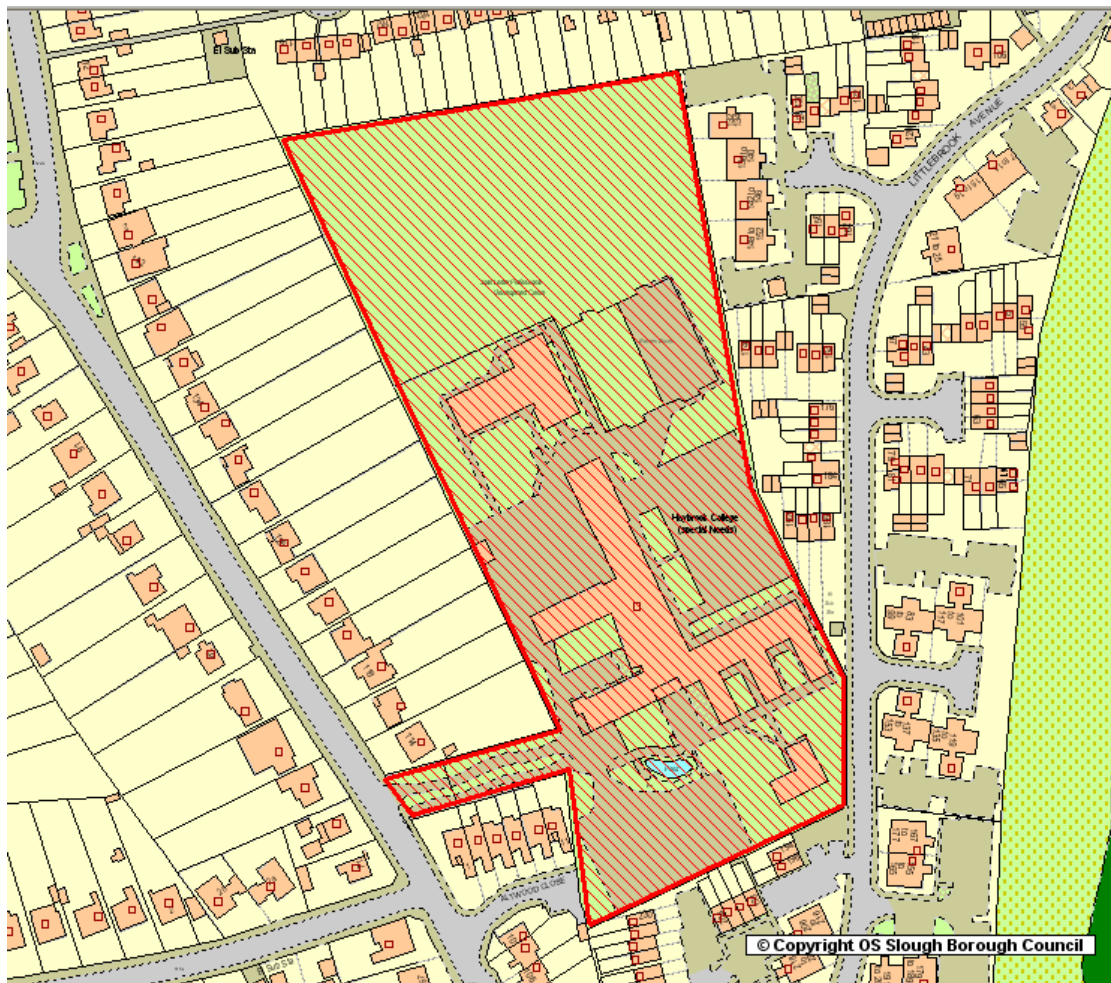


Registration Date:	14-Jan-2013	Applic. No:	S/00695/000
Officer:	Mr. Albertini	Ward:	Haymill
		Applic type:	Major
		13 week date:	15th
Applicant:	Mr. James Craig, Property Services		
Agent:	Mr. Alan Munro, Carless & Adams Partnership 6, Progress Business Centre, Whittle Parkway, Slough, SL1 6DQ		
Location:	Haymill Centre, 112, Burnham Lane, Slough, SL1 6LZ		
Proposal:	REPROVISION OF HAYBROOK COLLEGE COMPRISING EXTENSION OF THE EXISTING MILLSIDE SCHOOL, CONSTRUCTION OF NEW SCHOOL BUILDINGS FOR SPRINGBOARD AND SHARED ACCOMMODATION, VIRTUAL SCHOOL AND NEW 4 COURT SPORTS HALL.		

**Recommendation: Approve, subject to conditions.**



1.0 **SUMMARY OF RECOMMENDATION**

Approve.

**PART A: BACKGROUND**

2.0 **Proposal**

- 2.1 2 new buildings are proposed. One is a single storey extension on the east side of the existing Millside School. The other is a two storey building with attached sports hall all to the north of Millside School. The total floorspace proposed is 2288 square metres. The existing Millside building is 598 square metres. The new sports hall will be 576 square metres.
- 2.2 The buildings will be part of Haybrook College which provides special education services for pupils aged 11 – 16 years of age. It operates from several sites in the town but is centred on the Haymill Road site making use of Millside; part of the Haymill community centre building and some adjacent temporary buildings. It includes Springboard (a pupil referral unit) and a Virtual School and it is those that will operate from the new two storey building.
- 2.3 The new buildings will allow the College to meet increasing demand and vacate the deteriorating Haymill Centre and temporary buildings. The Council intend to demolish those buildings and redevelop the site for residential development in the future but the current planning application does not include that site.
- 2.4 The sports hall can accommodate either 4 badminton courts or a 5 a side football or basketball court. An outside Multi Use Games Area will be located on the site of the existing outdoor court near the eastside of the site. All the sports facilities will be available for community use.
- 2.5 The proposal includes extension of the Millside access drive to the west of the building for minibus turning and entry to 47 car parking and 4 minibus spaces extending along the west side of the playing fields. The new buildings will be on part of the existing playing field but space will remain for a small pitch.
- 2.6 The larger building will be 9.6 metres high. The teaching part will be rendered with a pitched metal roof. The sports hall will have 3 colour horizontal cladding panels at lower level with grey flat aluminium cladding panels above and a barrel vaulted roof. The extension to Millside will be slightly lower than the existing building that is 5.8 metres high. The extension will be in brick with a low pitched roof similar to existing.
- 2.7 The existing site access off Burnham Lane is shared with the community centre. The current school access branches left along the west side of the Haymill site. The expanded school will use this access.
- 2.8 The applicant has submitted supporting information regarding drainage, transport and trees. A statement to cover the applicant's community consultation has been submitted but it should be noted that the current layout is different to that presented to the community.

### 3.0 **Application Site**

- 3.1 This 1.36 hectare site forms the northern part of the wider 2.5 hectare Haymill Centre site. The northern part of the application site is playing field the remainder contains the single storey Millside School with floodlit multi use games area to the east. The rest of the Haymill Centre site lies to the south comprising buildings for mixed community and education use, a small gym (1 badminton court) and parking area.
- 3.2 To the west are rear gardens of Burnham Lane homes with various trees or shrubs on the boundary. Rear gardens of Blumfield Crescent lie next to the playing field to the north. Houses and flats off Littlebrook Ave lie close to the east boundary with limited boundary planting. The application site excludes the existing parking area for Millside School.
- 3.3 The existing access is shared with the community centre and runs between homes on Burnham Lane. It is tree lined and cars can only pass each other if they run over the grass verge. The site is near Burnham Station and is served by a regular bus service.
- 3.4 There are big trees on or near the west boundary. One will be lost by the new car park along with scrub in the corner of the playing field. Some tree root areas will be affected by driveway works.

### 4.0 **Site History**

- 4.1 New synthetic surface sports pitch with floodlights approved May 1995. (Ref P/04628/028)
- 4.2 High fence at ends of football pitch approved 1990 (Ref P/04628/026).
- 4.3 Special Day School building approved 1988 (Ref. P/04628/011).

### 5.0 **Neighbour Notification**

- 5.1 Burnham Lane 106-110, 114 – 142 even  
Haymill Rd 2 – 8 even  
Blumfield Cr. 141 – 175 Odd  
Littlebrook Ave. 132 – 152 even; 170 – 192, 194-232 even.  
Altwood Close 1 – 11 odd

- 5.2 5 letters of objection received raising issues of :

Noise and disturbance : from uses in the new buildings (music can be heard from the existing community centre uses and school will be closer to homes); from activity around the new parking area – affect peace and tranquillity of rear gardens; from games area – shouting and balls over/against fence (Littlebrook Ave.)

Loss of privacy/overlooking: activity from new uses; new car park next to gardens; need better fence/boundary planting.

Security: new car park activity next to rear gardens – need better fence.

Mature trees: may be affected by new access work.

Visual bulk: sports hall close to Burnham Lane property boundaries and much higher than existing building and about 6 foot higher than adjoining homes. Will be overbearing, out of keeping. Burnham Lane residents will see the full length of the long elevation. Building will disproportionately impact Burnham Lane properties. Sports hall height should be reduced if it cannot be moved.

Materials: of sports hall should not make it look like an industrial building. Prefer neutral colour.

New building should be on the site of the existing community centre.

Object to housing on the site of the existing community centre building.

6.0 **Consultation**

6.1 Traffic /Highways

No objection subject to entrance being widened to create a passing place and removal of entrance raised paving jutting out with proper kerb. Submit a travel plan and pay travel plan monitoring fee. Turning area for drop off needs clarifying. Cycle storage needs changing.

6.2 Tree Officer

Seeks confirmation about construction method of car park access over roots of a big tree or alteration of the alignment.

6.3 Environment Agency

No objection

**PART B: PLANNING APPRAISAL**

7.0 **Policy Background**

7.1 Local Plan policy OSC 17 restricts developments that involve the loss of community facilities unless they are replaced or re provided. The Council propose to demolish the Haymill community centre building. The sports facilities will be replaced and enhanced as part of the new development. The Council say users of other community facility space – hall and meeting room – can be use other local facilities. Whilst it is unclear how suitable this will be for existing users the planning application does not cover demolition of the Haymill community centre itself so it is difficult to apply the policy to this school application.

7.2 Local Plan policy OSC 2 requires protection of school playing fields unless certain exception criteria can be met. The new two storey building, sports hall and car park will involve loss of about 40 % of the playing field. However space remains for a small pitch and the new sports hall and refurbished outdoor court will provide enhanced sports facilities. Consequently the policy exception criteria are satisfied. The above principles also apply to Core Strategy policy 6.

- 7.3 The site is not allocated for development in the Local Plan.
- 7.4 Regarding the adjacent community centre site and residents concern about redevelopment for housing and their suggestion it be used for school expansion these are noted but these matters should not influence a decision on this application.

8.0 **Access and Transport**

- 8.1 The existing access arrangement will be sufficient for the limited extra traffic expected. However the applicant has been asked to carry out localised widening on the narrow access to create a proper passing place and for the current raised and jagged paving at the entrance to be replaced with a normal kerb. A travel plan will be required to help limit car trips.
- 8.2 The internal access and parking arrangement is broadly acceptable. Minor changes have been requested.

9.0 **Design**

- 9.1 The single storey and teaching block of the two storey buildings are acceptable in terms of layout and design. The two storey building is 39 metres from the nearest 3 storey flats in Littlebrook Avenue.
- 9.2 The 9.6 metre high sports hall is quite big for its location near the site boundary and near 4 homes on Burnham Lane. It will be 24 metres from the boundary and 74 metres from the homes. There will be no windows in the sports hall elevation facing the homes so overlooking is not a problem but it will dominate the view from those homes being higher than the houses.
- 9.3 This relationship is not ideal for a suburban area. A previous scheme had less impact on the existing homes but took up more green space. The height of the building is linked to badminton court dimensions. Furthermore the College have some particular operational needs in terms of building and entrance locations to keep different groups of pupils separate but also allow for some joint use of space. Consequently the proposal is broadly acceptable in terms of location and size but the applicant has been asked to review the height if possible.
- 9.4 In terms of the appearance of the sports hall the coloured panels at low level are suitable as they provide some interest to the otherwise plain elevation next to the car park. For the cladding above there is a desire to avoid an industrial building appearance it being so close to residential property but it will also be wise not to make the finish, in terms of colour or pattern too striking being in view of homes. The applicant has been asked to review the current flat aluminium panels proposed.
- 9.5 Existing boundary trees will help soften the appearance of the big building when viewed from adjacent homes. Some new tree planting will assist and a revised scheme has been requested.
- 9.6 Limiting damage to existing boundary tree roots can be covered by condition re the extended access road.

- 9.7 The new parking area near rear gardens of Burnham Lane homes will create more activity and noise than at present. By condition a better boundary fence can be put in place to limit overlooking and lessen noise. A CCTV system is also proposed.
- 9.8 The multi use games area on the east side is quite close to existing Littlebrook Avenue homes. It will replace an existing games court. Additional boundary planting will be asked for by condition along with boundary wall treatment that reduces noise from ball contact.
- 9.9 The adjacent homes in Burnham Lane are in a 'residential area of exceptional character' zoning on the Local Plan proposals map. This policy is intended to control development within that area rather than adjacent to it. So the policy has no implications for this application. .
- 9.10 Overall the proposal, subject to the changes referred to and conditions complies with Local Plan and Core Strategy design and environment policies.

10.0 **Conclusion**

- 10.1 Overall the proposal is acceptable in principle subject to satisfactory resolution of the outstanding matters referred to above namely access, turning area, tree root protection, tree planting, and sports hall appearance. In addition a travel plan monitoring fee is payable. This is normally a Section 106 requirement, but such agreements cannot be applied to Council developments, so a payment is required before any permission is granted. The recommendation of approve is dependent upon the above matters being resolved, prior to the Committee meeting.

**PART C: RECOMMENDATION**

11 **Recommendation**

Approve, subject to conditions.

**PART D: LIST OF CONDITIONS.**

1. The development shall be carried out in within three years from the date of this permission in accordance with detailed plans showing the siting, design and external appearance of any buildings to be erected, the means of access to the site, the landscaping of the site, road and footpath design, vehicular parking and turning provision, hereinafter collectively referred to as 'the reserved matters' which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON To ensure that the proposed development does not prejudice the amenity of the site.

2. The development hereby approved shall be implemented only in

accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. A-624/01B site location plan
- (b) Drawing No. A-624/19B site block plan
- (c) Drawing No. A-624/23B site plan TO BE REVISED
- (d) Drawing No. A-624/25B elevations PRU TO BE REVISED
- (e) Drawing No A-624/26B elevations Millside
- (f) Drawing No A-624/27B elevations contextual
- (g) Drawing No A-624/28B floor plan PRU ground floor
- (h) Drawing No A-624/29B floor plan PRU first floor
- (j) Drawing No A-624/33B floor plan Millside
- (k) Drawing No A-624/34A external stores

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 Development Plan.

3. Details 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 Adopted 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 EN1 of The Adopted Local Plan for Slough 2004.

5. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

6. No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs. It shall

include new trees near the west boundary and new shrub planting on the east boundary.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

7. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works. The measures shall include any 'no dig' construction under the crown spread of trees near the west boundary.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

8. No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. The details shall include treatment of the wall of the multi use games area to reduce ball impact noise. Before the development hereby permitted is occupied the approved boundary treatment shall be implemented on site and retained at all time on the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

9. No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development. The details shall include localised widening of the entrance road and replacement of entrance radii raised paving with normal kerbs.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.



10. No development shall be occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall operate in accordance with the agreed Travel Plan. The Travel Plan shall specify initiatives to be adopted by the operators of the site to encourage access to the site by a variety of non car means. It shall set targets and shall specify a monitoring mechanism to ensure compliance with the Travel Plan objectives. The Plan shall identify the travel plan coordinator and outline their responsibilities in pursuing the objectives of the Travel Plan; it should also state who the Travel Plan Co-ordinator will report to. Should the targets within the Travel Plan not be met, the operator should undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to ensure the targets are achieved. The Plan shall set out a five year plan with measures introduced within three months of receiving approval from the Local Planning Authority. The Plan shall be under constant review with further surveys every two years thereafter. An Annual Report providing a review of progress towards targets and of the implementation of the Travel Plan shall be sent to the Local Planning Authority.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway, to reduce travel by car in accordance with Policy T15 of the Slough Local Plan 2004, policy 7 of the Core Strategy and to meet the objectives of the Slough Integrated Transport Strategy.

11. The development shall not begin until details of on site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. The buildings shall not be occupied until the approved details have been implemented.

REASON In the interest of flood prevention.

12. The multi use games area and the sports hall shall not be used outside the hours of 9 am to 10 pm.

REASON In the interest of protecting the living conditions of adjacent residents.

13. The multi use games area and the sports hall shall be made available for local community use during the evenings, weekends and school holidays in accordance with a community use agreement that shall have first been submitted to and been approved by the local planning authority prior to the first occupation of the new buildings.

REASON In the interest of providing local recreation facilities for the community and in particular re-providing sports facilities lost on the adjoining community centre site.

14. To design and construct the buildings such that they achieve a BREEAM rating of 'Very Good'. The buildings shall not be occupied until evidence (certificate from a BRE accredited person) of achieving the design stage rating has been submitted to the local planning

authority.

REASON In the interest of reducing carbon emissions and reducing the affects of climate change.

15. Low or zero carbon energy

Construction of the building shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority. The scheme shall include details of energy to be generated on the site from low or zero carbon sources equivalent to 10% of the developments estimated carbon emissions. The scheme shall be implemented as approved and no building shall be occupied until its associated energy generating equipment has been installed and is operational.

REASON In the interest of sustainable development in particular reducing carbon emissions.

INFORMATIVE(S):

1. A travel plan monitoring fee of £ 3,000 has been paid to cover Council expenses for monitoring the travel plan. The payment would normally be required by way of a Section 106 planning obligation but as this is a Council planning application and development the Council is unable sign an obligation with itself.
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
3. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, and to all relevant material considerations.

Policies:- EN1 EN3 OSC2 OSC17 T2 T8 The Adopted Local Plan for Slough 2004 and Core Policy 2, 6, 7, 8, 9, 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

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 477340.

Informative

This notice DOES NOT convey any consent that you may require for

Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.