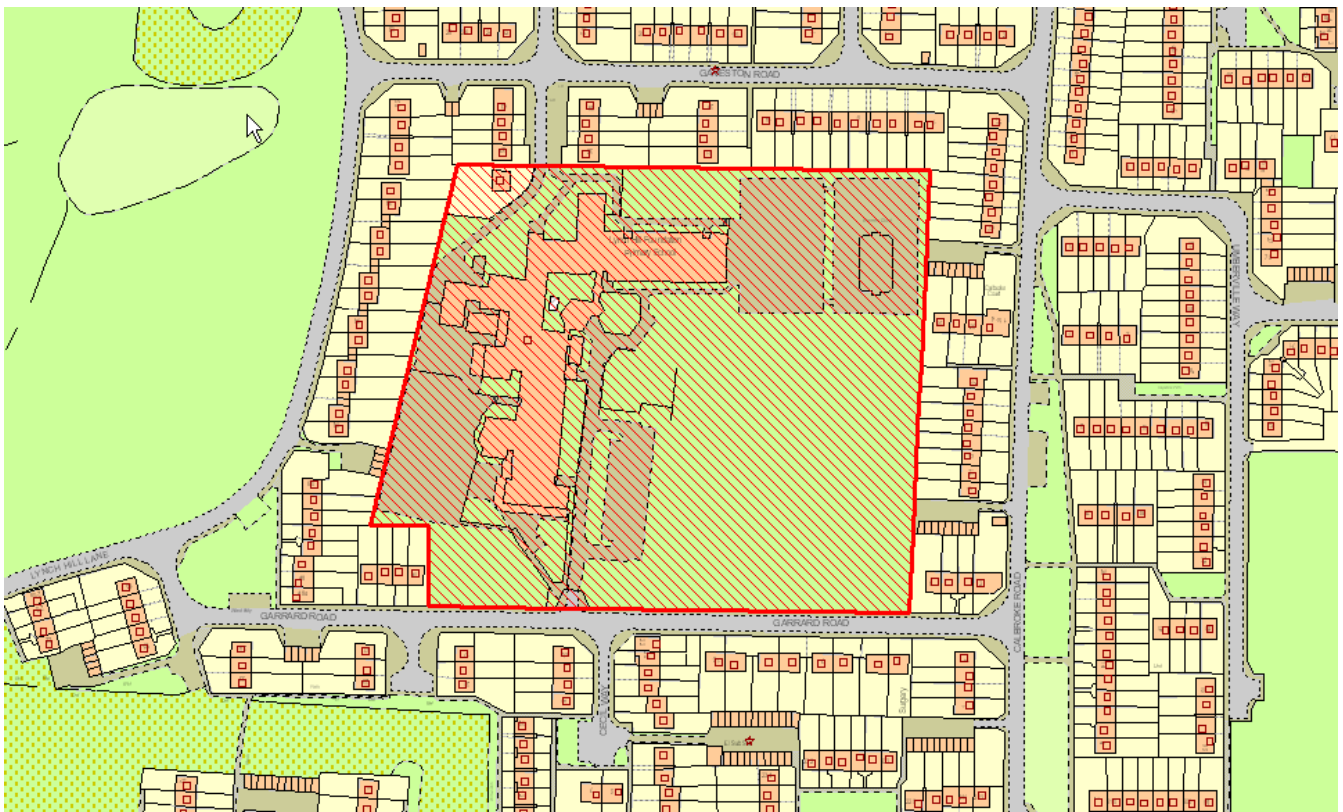


Registration Date:	21-May-2014	Applic. No:	P/07830/015
Officer:	Neetal Rajput	Ward:	Britwell
Applicant:	Mrs. Lyn Hazell, Lynch Hill Primary School		
Agent:	Mr. David Russell, Stratton Associates 7A, BURKES COURT, BURKES ROAD, BEACONSFIELD, BUCKS, HP9 1NZ		
Location:	LYNCH HILL (PRIMARY) SCHOOL, GARRARD ROAD, SLOUGH, BERKSHIRE, SL2 2HX		
Proposal:	CONSTRUCTION AND TEMPORARY USE OF A SINGLE STOREY BUILDING TO ACCOMMODATE ADDITIONAL CLASSROOMS AND TOILET FACILITIES. (AMENDED PLANS)		

Recommendation: Delegate to the Development Management Lead Officer



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 Development Management Lead Officer for formal determination following the consideration of any additional comments received from consultees and consideration of further information regarding highway and transport matters.
- 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 construction and temporary use of a single storey building to accommodate four additional classrooms and toilet facilities.
- 2.2 The proposed building would comprise of a single storey modular building. The proposed gross internal floor area of the building would be 285.42 square metres. The school needs to accommodate 80no. year 7 pupils and 6 staff. This is to accommodate the secondary school for a temporary period of one year, until the Lynch Hill Enterprise Academy is built at the former Arbour Vale site. Thereafter, the proposed building is intended to support teaching and staff training, when the secondary school moves to the Arbour Vale site.
- 2.3 The proposed building would be 3.7 metres in height and there are a number of windows and doors proposed for adequate access and natural daylight. The proposed building is proposed on grass close to the games courts. The grassland is not a formal playing area.

3.0 Application Site

- 3.1 The site is currently used as a primary school. The school site is 2.875 hectares in area. Lynch Hill School is bordered on three sides by residential dwelling houses forming Gaveston Road, Calbroke Road and Lynch Hill Lane. The playing fields border Garrard Road with the school set back from this elevation. The main pedestrian access to the school is via Garrard Road.
- 3.2 The school is a 4 form entry and has capacity for 1000 pupils. Currently the school has 900 pupils.

4.0 Site History

- 4.1 Planning applications relating to the site are as follows:

P/07830/014

Erection of single storey building.

Approved with conditions; informatives; 1st May 2012

P/07830/013

Erection of single storey building to accommodate head teacher and ancillary offices, lecture rooms and changing facilities. Approved with conditions; informatives; 14th September 2011

P/07830/012

Modular Classroom block. Approved with conditions; informatives; 24th September 2013

P/07830/011

Erection of extension to existing nursery. Approved with conditions; informatives; 16th June 2011

P/07830/010

Extension to car park at Lynch Hill Primary School and creation of new access onto Garrard Road. Approved with conditions; informatives; 13th January 2012

P/07830/009

Erection of single storey buildings for storage and change rooms. Approved with conditions; informatives; 3rd July 2007

P/07830/008

Erection of 4 No: 2 bedroom terraced dwellings and 1 No: 2 bedroom detached dwellings. Refused; 20th June 2005

P/07830/007

Erection of new day care centre. Approved with conditions; informatives; 20th July 2004

P/07830/006

Erection of a single storey pitched roof extension to provide additional classroom. Approved with conditions; 13th February 2002

P/07830/005

Retention of replacement entrance gates and fencing. Approved with conditions; 21st November 2000

P/07830/004

Erection of single storey extension. Approved with conditions; 22nd April 1997

P/07830/003

Erection of single storey extension to administration block. Approved with conditions; 27th April 1994

P/07830/002

Submission of details of landscaping pursuant to planning consent P/07830/001 dated 28/07/1989 for extensions to the school. Withdrawn; 8th January 1990

P/07830/001

Alterations and extensions to existing school. Approved with conditions; 25th August 1989

P/07830/000

Erection of two temporary classrooms (reg 4) as amended 25/03/1988). Approved with conditions; 20th May 1988

5.0 Neighbour Notification

- 5.1 29, Garrard Road, Slough, SL2 2QN, 41, Calbroke Road, Slough, SL2 2HY, 33, Garrard Road, Slough, SL2 2QN, 43, Calbroke Road, Slough, SL2 2HY, 19, Garrard Road, Slough, SL2 2QW, 47, Calbroke Road, Slough, SL2 2HY, 13, Gaveston Road, Slough, SL2 2HW, 17, Garrard Road, Slough, SL2 2QW, 31, Garrard Road, Slough, SL2 2QN, 44, Lynch Hill Lane, Slough, SL2 2QL, 46, Lynch Hill Lane, Slough, SL2 2QL, 27, Calbroke Road, Slough, SL2 2HY, 13, Garrard Road, Slough, SL2 2QW, 7, Garrard Road, Slough, SL2 2QW, 5, Calbroke Road,

Slough, SL2 2HZ, 16, Cecil Way, Slough, SL2 2QP, 18, Cecil Way, Slough, SL2 2QP, 17, Gaveston Road, Slough, SL2 2HW, 28, Lynch Hill Lane, Slough, SL2 2QL, 48a, Garrard Road, Slough, SL2 2QN, 30, Lynch Hill Lane, Slough, SL2 2QL, 44, Garrard Road, Slough, SL2 2QW, 20, Cecil Way, Slough, SL2 2QP, 3, Gaveston Road, Slough, SL2 2HW, 15, Cecil Way, Slough, SL2 2QP, 48, Garrard Road, Slough, SL2 2QN, 9, Cecil Way, Slough, SL2 2QP, 13, Calbroke Road, Slough, SL2 2HY, 15, Calbroke Road, Slough, SL2 2HY, 17, Calbroke Road, Slough, SL2 2HY, 4, Garrard Road, Slough, SL2 2QW, 50, Garrard Road, Slough, SL2 2QN, 32, Lynch Hill Lane, Slough, SL2 2QL, 34, Lynch Hill Lane, Slough, SL2 2QL, 50, Lynch Hill Lane, Slough, SL2 2QL, 14, Cecil Way, Slough, SL2 2QP, 11, Cecil Way, Slough, SL2 2QP, 13, Cecil Way, Slough, SL2 2QP, 3, Garrard Road, Slough, SL2 2QW, 7, Gaveston Road, Slough, SL2 2HW, 9, Calbroke Road, Slough, SL2 2HY, 26, Lynch Hill Lane, Slough, SL2 2QL, 43, Garrard Road, Slough, SL2 2QN, 19, Calbroke Road, Slough, SL2 2HY, 21, Calbroke Road, Slough, SL2 2HY, 48, Lynch Hill Lane, Slough, SL2 2QL, 23, Gaveston Road, Slough, SL2 2HW, 9, Garrard Road, Slough, SL2 2QW, 11, Gaveston Road, Slough, SL2 2HW, 11, Calbroke Road, Slough, SL2 2HY, 27, Gaveston Road, Slough, SL2 2HW, 41, Garrard Road, Slough, SL2 2QN, 21, Gaveston Road, Slough, SL2 2HW, 29, Calbroke Road, Slough, SL2 2HY, 25, Gaveston Road, Slough, SL2 2HW, 24, Lynch Hill Lane, Slough, SL2 2QL, 42, Garrard Road, Slough, SL2 2QW, 23, Calbroke Road, Slough, SL2 2HY, 52, Garrard Road, Slough, SL2 2QN, 52, Lynch Hill Lane, Slough, SL2 2QL, 54, Lynch Hill Lane, Slough, SL2 2QL, 5, Garrard Road, Slough, SL2 2QW, 1, Gaveston Road, Slough, SL2 2HW, 58, Lynch Hill Lane, Slough, SL2 2QL, 1 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 2 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 3 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 4 Calbroke Court, 31, Calbroke Road, Slough, SL2 2HY, 39, Garrard Road, Slough, SL2 2QN, 8, Garrard Road, Slough, SL2 2QW, 54, Garrard Road, Slough, SL2 2QN, 58, Garrard Road, Slough, SL2 2QN, Lynch Hill School, Garrard Road, Slough, SL2 2AN, 60, Garrard Road, Slough, SL2 2QN, 56, Lynch Hill Lane, Slough, SL2 2QL, 15, Gaveston Road, Slough, SL2 2HW, 22, Lynch Hill Lane, Slough, SL2 2QL, 37, Garrard Road, Slough, SL2 2QN, 2, Garrard Road, Slough, SL2 2QW, 56, Garrard Road, Slough, SL2 2QN, 36, Lynch Hill Lane, Slough, SL2 2QL, 38, Lynch Hill Lane, Slough, SL2 2QL, 5, Gaveston Road, Slough, SL2 2HW, 15, Garrard Road, Slough, SL2 2QW, 35, Garrard Road, Slough, SL2 2QN, 27, Garrard Road, Slough, SL2 2QW, 7, Calbroke Road, Slough, SL2 2HZ, Thames Valley Police, 36, Buckingham Avenue, Slough, SL1 4QB, 35, Gaveston Road, Slough, SL2 2HX, 23, Garrard Road, Slough, SL2 2QW, 26a, Lynch Hill Lane, Slough, SL2 2QL, 25, Calbroke Road, Slough, SL2 2HY, 25, Garrard Road, Slough, SL2 2QW, 33, Gaveston Road, Slough, SL2 2HX, 1, Garrard Road, Slough, SL2 2QW, 19, Gaveston Road, Slough, SL2 2HW, 31, Gaveston Road, Slough, SL2 2HX, 40, Lynch Hill Lane, Slough, SL2 2QL, 43, Gaveston Road, Slough, SL2 2HX, 29, Gaveston Road, Slough, SL2 2HX, 42, Lynch Hill Lane, Slough, SL2 2QL, 33, Calbroke Road, Slough, SL2 2HY, 46, Garrard Road, Slough, SL2 2QW, School House, Gaveston Road, Slough, SL2 2HX, 37, Calbroke Road, Slough, SL2 2HY, 37, Gaveston Road, Slough, SL2 2HX, 39, Gaveston Road, Slough, SL2 2HX, 9, Gaveston Road, Slough, SL2 2HW, 41, Gaveston Road, Slough, SL2 2HX, 6, Garrard Road, Slough, SL2 2QW, 40, Garrard Road, Slough, SL2 2QW, 35, Calbroke Road, Slough, SL2 2HY, 39, Calbroke Road, Slough, SL2 2HY, 45, Calbroke Road, Slough, SL2 2HY, 11, Garrard Road, Slough, SL2 2QW, 22, Cecil Way, Slough, SL2 2QP

- 5.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site. The application was advertised in the 4th July 2014 edition of the Slough Express.
- 5.3 Six letters of objection have been received. The concerns raised in these letters are summarised as follows:
- 5.4
- Works have already commenced on site – heavy plant and digging taking place;
 - Arbour Vale site has been selected for redevelopment for a new school – not convinced that this building is necessary given the traffic in the local area, noise, pollution and

inconvenience in the locality and a catastrophic waste of money for something that is a short term fix.

- Anticipated flooding.
- Past several years this school has had extensive building works which has resulted in the number of pupils attending grow substantially.
- Insufficient information submitted to ensure adequate traffic & highways implications.
- The proposal would create more traffic congestion, impact on highway safety.
- It will increase noise, especially when parents are taking or collecting their children.
- It will increase parking congestion – lack of provision and no parent car parking is managed.
- There is no drop off or pick up zone, parents already parking on drives and residential areas, there has already been several accidents due to too many cars in such a small space.
- Increase in litter during school term.
- The removal of yet another tree from the Lynch Hill School impacting on wild life.
- 4 more classes would bring another 120 children +staff increasing the traffic on already over congested small roads, severely impacting on the local area. The local roads to the school have already undergone extreme traffic calming schemes which severely affects residents.
- Government are now trying to encourage physical education (following the Olympics) this build would reduce the amount of green field for such activities whilst increasing the volume of pupils.
- Air quality would be affected by more traffic.
- Local natural environment would be severely affected, Foxes, Robuck Deer, Hedgehogs and Slow Worms in the close vicinity to Lynch Hill School. We must protect animals that use this area.
- Insufficient thought put into the disturbance of the habitat of species in the local area (all the building work going on around here)& forcing wildlife (deer & foxes) onto crowded roads, causing even more traffic hazards.
- Although this development is deemed as "temporary" these building will become part of the long term infrastructure of the schools plans.
- Why can't the alternate site that has been agreed as the new school have the "temporary" Classes put in place on the site giving continuity to the pupils.
- The introduction of many more pupils will bring a more highly intensive use of the roads, and increased levels of noise & vehicular movements which will impair the lives of residents living in close proximity of Lynch Hill School.
- How can a planning application be accepted for these modular 'temporary' classrooms to take the prospective pupils for a new school before the site of that new school has been agreed.
- Original plans were to site the school in an existing building around Slough Trading Estate (T/E) in order to work with Slough Estates Aspire programme. Although advised that some 50 sites were not suitable, no detail has ever been given of what & where those sites were, they appear to have been discarded out of hand. If one of these sites had been chosen, the work could have been completed in the year that has passed & new pupils would have access to their new school this September, instead of putting around 120 children into an already crowded school, & area, only to uproot them in 18 months or so, when a new building will be ready, also making it doubtful that these 'temporary classrooms would ever be dismantled.
- Informed that the air was too polluted on the Trading Estate for this school; however, the Citroen showroom on the A4 on the T/E has got permission for a Seik learning centre with a nursery facility.

The Local Planning Authorities response is below in regard to the objections:

- In relation to the carrying out of works before consent has been granted, the works are

undertaken at their own risk and should planning permission be refused, this will become a matter for Planning Enforcement to investigate.

- Although the Arbour Vale site has been selected for the proposed Lynch Hill Enterprise Academy, it is not anticipated that this will be completed until September 2015 and therefore there is a requirement to accommodate these pupils within a school in Slough.
- The site falls outside of a designated flood risk zone.
- The objections relating to traffic, including congestion and parking will be assessed when the Transport Statement is received and the impact on the above matters will be determined by the Council's Highway Consultant.
- In regard to noise and disturbance of the habitat of species in the local area, this is a proposal within the boundary of an existing school site and as such it is not considered that there will be an adverse impact on noise nor the loss of species given the proposed use and location of the building.
- A condition has been recommended with regard to hours of construction to mitigate potential noise impacts from the proposed development.
- The location of the proposed building is not currently used for physical education and the existing open area including the grassland, playground and games court will be retained.
- A condition has been recommended for replacement of trees to mitigate the loss of existing trees.
- In reference to the use of the classrooms for a temporary period, a condition has been attached to ensure that the use reverts to specialist teaching and staff training prior to September 2015.
- It is not considered that the addition of a new building to accommodate four additional classrooms will not give rise to unacceptable levels of air quality that will be to the detriment of neighbouring occupiers.
- The issue raised in regard to the litter falls outside of the planning remit.
- There has been no information submitted in relation to the alternative sites for schools as part of this application and as such cannot comment on this point.

6.0 Consultation

6.1 Traffic and Road Safety/Highways Development

6.2 Further information requested in the form of a Transport Statement to assess the impact of the proposal.

6.3 Britwell Parish Council

The Council objects on the following grounds:

- Concerned that the school site is becoming over developed.
- The Children's play areas are gradually being eroded and there will not be sufficient space for them to play.
- Mature trees are being felled to make room for this construction.
- The roads surrounding Lynch Hill School are already very heavily congested during the morning and afternoons and will not be able to accommodate the extra traffic that any extension of the school will bring.
- Intention to re open the back entrance to the school but this is only a temporary measure and the entrance will be closed permanently within 1 year.

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

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

Core Policy 1 – Spatial Strategy

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

Local Plan for Slough March 2004 policies:

EN1 – Standard of Design

EN3 – Landscaping Requirements

EN5 – Design and Crime Prevention

T2 – Parking Restraint

T8 – Cycling Network and Facilities

OSC2 – Protection of School Playing Fields

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

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

- 1) Principle of development;
- 2) Visual impact;
- 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 modular classrooms.

8.2 The most relevant previous planning application relating to this proposal (P/07830/013) was for the erection of single storey building (floor area of 392m²) to accommodate head teacher and ancillary offices, lecture rooms and changing facilities, approved on 14th September 2011. The latter permission was only part implemented by the erection of the head teacher and ancillary office block. The lecture rooms and changing facilities were not undertaken due to a lack of funds and an appreciation that further space was likely to be needed for classroom accommodation both in the short and long term. This proposal seeks to accommodate those requirements. The footprint of the proposed building is smaller than was previously approved and is required to accommodate classrooms for pupils for year 7 until the Lynch Hill Enterprise Academy on the Arbour Vale site in September 2015 is completed.

8.3 The additional pupils for the Lynch Hill Enterprise Academy will only fill the spare capacity and as such the overall capacity is not increasing. Accommodating year 7 of the secondary school is a temporary arrangement and is required for one year only.

A condition has been proposed in relation to the capacity of the number of pupil intake should not exceed 1000 and to ensure that the temporary classrooms revert to specialist teaching and staff training prior to September 2015.

8.4 The National Planning Policy Framework states at 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 Core Strategy 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 Given the shortage of places SBC has undertaken a ‘School Places Strategy’ Part I Consideration and Comment, Dated 5 December 2013’ which has involved site identification:

- Examining existing school sites for expansion and/or ability to accommodate entirely new schools easily accessible to the site
- Examining sites within the Council’s ownership
- Identifying sites adjoining or nearby secondary schools to create annexes
- Identifying suitable sites within the borough for new primary or secondary schools. This has included considering sites identified for the Local Asset Backed Vehicle.
- Identifying sites immediately outside the borough for new secondary schools.

It is considered that this proposal is seeking to expand the existing school until the new school is built and ready for occupation for the intake of secondary school pupils. Although this is not an ideal situation for the pupils, it does provide them with a school space for September 2014 and ensuring that they receive full access to education. The planning application (14/00471/FUL) for the proposed Lynch Hill Academy School on Farnham Lane was refused by South Bucks District Council and as such the Arbour Vale site has come forward as the new

location of the secondary school.

- 8.8 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. It is proposed that six staff will be employed as a result of this proposal.
- 8.9 The proposal would support the ongoing and established use of the site as a school to provide spaces for pupils where there is a current shortage of spaces in the borough to cater for Slough residents. The proposal is required in order that the school can provide additional facilities to meet the demand for 7 year 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 Visual Impact

- 9.1 The proposed buildings would be of modular construction. The proposed material would be render with aluminium doors and windows.
- 9.2 It is considered that the design and appearance of the proposed buildings would be inkeeping with the design and appearance of the adjacent recently constructed buildings.
- 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 as it is situated within the confines of the school grounds.
- 9.4 The modular classroom is single storey and has a floor area of 285.42m², whilst it will be positioned on existing grassland, it is not a formal playing field therefore complying with policy OCS2.
- 9.5 It has been noted that the school has implemented an attractive landscaping strategy and unfortunately one tree was felled earlier in the year following the winter storms at the siting of the proposed building. The tree felled was not protected by a Tree Preservation Order and a condition has been attached for the replacement of two Cherry trees to ensure that the visual amenities of soft landscaping within the school are retained and enhanced.
- 9.6 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 building would be erected on the site of an existing school building. It is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.
- 10.2 The closest dwellinghouse to the proposed building is No. 21 Gaveston Road and the distance to this dwelling is over 40m.
- 10.3 To the east of the proposed building is the boundary of the school site. The rear gardens of the properties fronting Calbroke Road are situated beyond this boundary.

- 10.4 The building proposed is single storey and as such will not result in any adverse visual impact for the existing residential development.
- 10.5 It is considered that reasonable separation distance would be maintained between the proposed building and the neighbouring residential properties. It is not considered that the proposed building would have a detrimental impact on neighbour amenity by reason of overdominance or loss of light.
- 10.6 The agent has submitted revised plans to reduce the footprint of the proposed building size due to budget constraints and affordability of construction.
- 10.7 It should be noted that the southern boundary with Garrard Road is interspersed with trees which would provide visual screening of the proposed development.
- 10.8 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 Council's Transport consultant has commented that further information is required. A Transport Statement has been requested. An update will be provided in relation to these matters.
- 11.4 The secondary pupils will use the Gaveston Road entrance as their main gate, thereby alleviating any further traffic problems on Garrard Road, the impact of this will be assessed by the Council's Transport consultant.
- 11.5 Further consideration will be given to transport matters once additional information has been received. Further conditions may be recommended accordingly.

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 Development Management Lead Officer for formal determination following the consideration of any additional comments received from consultees, consideration of further information regarding highway and transport matters.

PART C: RECOMMENDATION

- 13.0 Delegate to the Development Management Lead Officer for formal determination following the consideration of any additional comments received from consultees, consideration of further information regarding highway and transport matters.**

14.0 PART D: LIST 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 implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No. P01348-P650 TEMP, Dated JANUARY 2014, Recd On 09/04/2014
- (b) Drawing No. 20363:1, Dated MAY 14, Recd On 17/06/2014
- (c) Drawing No. 20363:2, Dated MAY 14, Recd On 17/06/2014
- (d) Letter from Mrs G Coffey OBE, Exective Headteacher, DATED 08/07/14, Recd On 08/07/14

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

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

4. The use of the four classrooms hereby granted on a temporary basis, shall revert to specailst teaching and staff traning before 30 September 2015 and shall not be used to cater for any additional pupil intake.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

5. No increase in pupil numbers above existing capacity of 1000.

REASON In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street parking stress in the area in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

6. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

7. No development shall commence until the trees lost as a result of this proposal are replaced with two Cherry trees.

If within a period of two years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place.

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

INFORMATIVE(S):

1. 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.