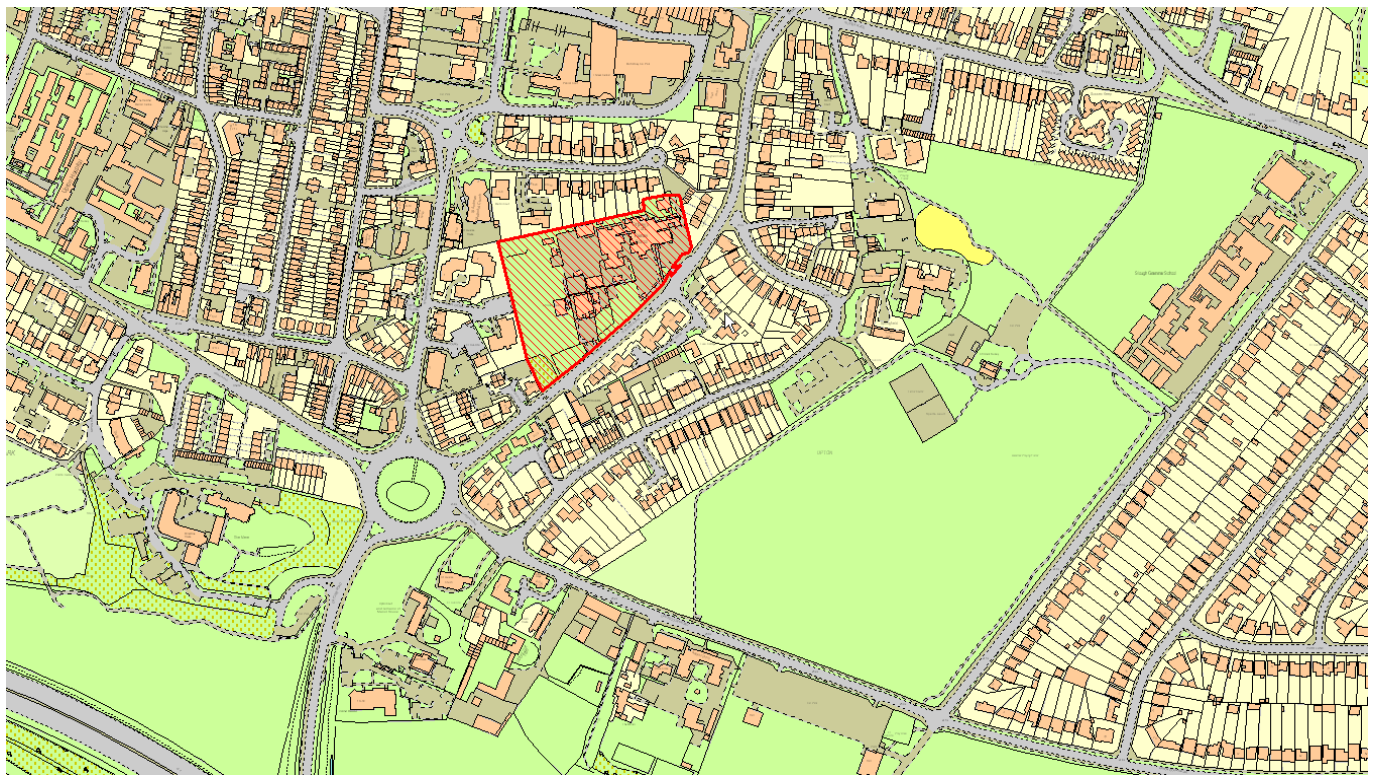


Registration Date:	13-Aug-2015	Applic. No:	S/00569/005
Officer:	Neetal Rajput	Ward:	Central
Applicant:	Ms. Julie Burke, Slough Borough Council		
Agent:	Mr. Matt Swanton, Re-Format LLP 17-19, High Street, Alton, Hampshire, GU34 1AW		
Location:	St Marys CE Primary School, Yew Tree Road, Slough, SL1 2AR		
Proposal:	Construction of a two storey and single storey extension for expansion of the school to a 3 form entry primary school. Internal alterations and relocation of car park.		

Recommendation: Delegate to the Planning Manager



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.
- 1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be delegated to the Planning Manager for formal determination following resolution of outstanding highway and transport matters and finalising of conditions.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for the construction of two storey and single storey extension for expansion of the school to a 3 form entry primary school, internal alterations and relocation of car park and associated works.
- 2.2 ST Marys C of E Primary School is currently a 2 form entry primary school that accommodates 420 pupils aged from 4 – 11 with additional buldge classes for reception, years 1 and 5, resulting in a total number of 510 pupils, plus a 56 full time equivalent nursery pupils on site. The school is seeking to construct a two storey and single storey building to provide sufficient and appropriate accommodation to accommodate 3 forms of entry with a total number of 630 pupils aged from 4 – 11. The school currently employs 59 full time staff and 35 part time staff, as a result of this proposal the staff ratio will be 66 full time and 40 part time.
- 2.3 The proposed gross new internal floor area of the extensions will be 1092 square metres. The single storey extension will provide one classroom with associated canopy area and a WC, this extension is located at the rear of the existing car park. The two storey extension will provide a large hall, and additional administration facilities including but not limited to a staff room, head teacher office, meeting rooms, plant room. The first floor of this extension will provide three classrooms and WC's. The two storey extension will also provide an entrance plaza for the school.
- 2.4 The proposal also incorporates the relocation of the car park to the west of the site where there is an existing car park, access to this area is to remain as existing. The proposed area for the car park is close to mature trees on site. There will be the provision of 51 car parking spaces in total, including two visitor spaces and one disabled space. As existing the site benefits from 16 cycle spaces, 10 additional cycle spaces will be provided with 45 additional scooter spaces. As a result of the relocation of the car park, the area will be fenced off to provide a play ground, this will offset the loss of the play area due to the car parking relocating. The access to this section will also be removed and there will be the creation of a new access, located east of the site, this will be for servicing the school and refuse.
- 2.5 The existing buildings on site are of varying heights. The proposed single storey

extension will measure 3.5m in height with a pitched roof. The two storey extension will measure 10m in height with a flat roof. The plans also show an existing external stair which is remaining.

2.6 No floodlights are proposed as part of the application.

3.0 **Environmental Impact Assessment**

3.1 The proposed development is of a type described in Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as the proposal is for an urban development project where the area of the development exceeds 0.5 hectare.

3.2 It is considered that an Environmental Statement is not required as the nature of the proposed development is such that it would not be likely to have significant effects upon the environment having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

3.3 It is considered that issues such as impact on amenity, traffic and parking, and noise and other disturbances can be adequately covered by the supplementary supporting information that accompanies this planning application or by way of condition.

4.0 **Application Site**

4.1 The site is located on Yew Tree Road. The school is bordered on three sides by residential dwellings forming Yew Tree Road, Merton Road and St Laurence Way/Priors Close. The playing fields of the school border Priors Close. The residential properties are predominantly two storey detached houses and flats.

4.2 The main pedestrian and vehicle access to the school is via Yew Tree Road.

4.3 The site is within walking distance of the Town Centre.

5.0 **Site History**

5.1 Recent applications relating to the site are as follows:

S/00569/000 ERECTION OF SIX ADDITIONAL CLASSROOMS AND NEW LIBRARY

Approved with Conditions 05-Oct-1999

S/00569/001 ADDITION OF NURSERY BLOCK AND ASSOCIATED ACCOMMODATION (OUTLINE)

Approved with Conditions 05-Oct-1999

S/00569/002 ERECTION OF SINGLE STOREY BUILDING TO FORM NEW GRADUATED CHILDREN'S CENTRE & REPLACEMENT NURSERY INCLUDING NEW ACCESS TO YEW TREE ROAD AND 13 CAR PARKING SPACES

Approved with Conditions; Informatives 04-Dec-2007

S/00569/003 VARIATION OF CONDITION 06 OF PLANNING PERMISSION REF S/00569/002 TO ALLOW RELAXATION OF FREQUENCY AND HOURS OF USE ON SATURDAY.

Approved with Conditions; Informatives 06-Aug-2009

S/00569/004 Installation of a temporary modular classroom and external generator / tank.

Approved with Conditions; Informatives 22-Sep-15

P/04529/004 ERECTION OF BUNGALOW FOR CARETAKER AND ALTERATIONS TO CAR PARKING FACILITIES

Approved with Conditions 21-Oct-1981

P/04529/005 ERECTION OF SINGLE STOREY PRE-FABRICATED BUILDING TO ACCOMMODATE 20 PLACE NURSERY UNIT

Approved with Conditions 06-Aug-1982

P/04529/006 RETENTION OF TEMPORARY CLASSROOMS AND TOILETS

Approved with Conditions 11-Nov-1982

P/04529/007 RENEWAL OF TEMPORARY PERMISSION FOR CLASSROOMS TOILETS AND NURSERY UNIT.

Approved with Conditions 14-Dec-1987

P/04529/008 RETENTION OF TEMPORARY CLASSROOM 'D' FOR FURTHER FIVE YEARS. (BCC: REG 4 CONSULTATION)

Approved with Conditions 13-Aug-1992

P/04529/009 ERECTION OF SINGLE STOREY PITCHED ROOF EXTENSION TO STAFF ROOM

Approved with Conditions; Informatives 17-Mar-2000

P/04529/010 ERECTION OF SINGLE STOREY EXTENSION FOR DINING ROOM

Approved with Conditions; Informatives 08-May-2000

P/04529/011 ERECTION OF SINGLE STOREY FLAT ROOF EXTENSION TO DEPUTY HEADS OFFICE. SINGLE STOREY MONO PITCHED ROOF INFILL EXTENSION TO ADMIN OFFICE AND SINGLE STOREY MONO PITCHED ROOF CONSERVATORY EXTENSION TO DINING HALL

Approved with Conditions; Informatives 16-Sep-2008

P/04529/012 ERECTION OF A FREESTANDING TEMPORARY CLASSROOM

Approved with Conditions; Informatives 07-Dec-2009

P/04529/013 ERECTION OF SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF AND CREATION OF 3 NO. ADDITIONAL PARKING SPACES.

Approved with Conditions; Informatives 21-Jun-2010

P/04529/014 ERECTION OF NEW BOUNDARY WALL AND GATES TO YEW TREE ROAD BOUNDARY, INSTALLATION OF NEW ENTRANCE TO SITE AND ACCESS RAMP TO MAIN ENTRANCE WITH HAND RAIL

Withdrawn by Applicant 02-Jan-2014

P/04529/015 INSTALLATION OF A TEMPORARY MODULAR CLASSROOM UNIT FOR 24 MONTHS WITH A FLAT ROOF

Approved with Conditions; Informatives 06-Sep-2013

6.0 **Neighbour Notification**

6.1 St. Andrews Methodist Central Hall, Merton Road, Slough SL1 1QW

C T P L D, 4, Priors Close, Slough, SL1 2BQ

No's. 2 & 3, Priors Close, Slough, SL1 2BQ

No's. 12, 14, 16, 18, 20, 22, 24, 26, 28 Merton Road, Slough, SL1 1QW

No's. Flat 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, St. Laurence House, 17, St. Laurence Way, Slough, SL1 2AZ

No's. Flat 1, 2, 3, 4, 5, 6, 7, 8 Merton Court, Slough SL1 1QR

No's. Flat1 - 28 Duvall Court, Merton Road, Slough, SL1 1QA

No's. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Rosehill Court, Merton Road, Slough, SL1 1QN

22 Upton Road, Slough, SL1 2AL

No's. 1 – 45 Hanover Close, Slough, SL1 2AP

30 Yew Tree Road, Slough, SL1 2AS

Hygiplas (containers) Ltd, 49-51, Yew Tree Road, Slough, SL1 2AG

S T S Storage Systems Ltd, 49-51, Yew Tree Road, Slough, SL1 2AG

No's. 2 -14, Hornbeam Gardens, Slough, SL1 2DZ

No's. 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 Mountbatten Close, Slough, SL1 2BG

No's. 1, 2, 3, 4 Nightingale Court, Slough, SL1 2DR

B M E Imaging Ltd ,72a Upton Road, Slough , SL1 2AW

- 6.2 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, one site notice was displayed at the site on 4th September 2015. The application was advertised in the 4th September 2015 edition of The Slough Express.
- 6.3 No representations have been received at the time of writing this report. Should any representations be received, they will included on the Amendment Sheet.
- 6.4 Prior to the submission of the application, the applicant sought to ensure that a wide ranging and inclusive consultation exercise was undertaken so that the views of stakeholders and the local community were fully understood. A drop in session was held on 5th June 2015 which involved the wider public community. Local residents were notified prior to the event by an invitation letter. The event enabled the public to view copies of the proposed scheme and leave comments. Members of the design team were also available to take questions and explain the scheme.

7.0 **Consultation**

7.1 Neighbourhood Enforcement

7.2 No comments received.

7.3 Traffic and Road Safety/Highways Development

7.4 Comments are to be included on the Amendment Sheet as the Council's Transport Consultant is awaiting for the submission of the Transport Statement and draft Travel Plan.

7.5 Slough Borough Council Education

7.6 No comments received.

7.7 Tree Management Officer

7.8 No comments received.

7.9 Environmental Quality

7.10 No comments received.

7.11 Principal Engineer – Drainage

7.12 No comments received.

7.13 Berkshire Archaeology

7.14 Berkshire Archaeology has been in discussion with the applicant regarding the archaeological implications of this proposal and, as a result, an exploratory archaeological investigation has been undertaken in the area of the proposed new car park in the playing fields in the west of the site. This exploratory work, which comprised the excavation and investigation of two trial trenches, revealed two slight, undated features. The excavators speculate that these features are likely to be modern in date.

As regards the buried archaeological heritage, the area of proposed new car parking is the element of the proposal with the most significant potential impact. On the basis of the results of the exploratory investigation, there is very limited potential for the proposed development to impact on buried archaeological remains. Therefore no further action is required as regards the archaeological aspects of this proposal.

8.0 **External Consultees**

8.1 The Environment Agency

No comments received.

8.2 Natural England

No objection – the proposal is unlikely to affect any statutorily protected sites.

PART B: PLANNING APPRAISAL

9.0 **Policy Background**

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

National Planning Policy Framework, 2012 and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

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

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN2 – Extensions

Policy EN3 – Landscaping Requirements

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy T9 – Bus Network and Facilities

Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

Slough Local Development Framework Proposals Map

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.

9.2 There are considered to be a number of issues relevant to the assessment of this application. The main issues are considered to be as follows:

- Principle of development
- Visual Impact and design
- Highways and traffic
- Impact on neighbour amenity
- Drainage and flood risk
- Trees and landscaping
- Sustainability
- Ecology

10.0 **Principle of Development**

10.1 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 for education purposes.

10.2 The National Planning Policy Framework states at paragraph 72 that "*local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.*"

10.3 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.

10.4 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.

10.5 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.

10.6 Within the Design & Access Statement it is stated that Slough Borough Council has forecast pupil numbers in the area and established the need for new extensions on this site to cater for a maximum of 630 pupils (3 Form of Entry) aged from 4 to 11 years together with an existing 54 full time equivalent nursery.

10.7 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 improve the existing facilities serving the existing and new pupil numbers within the school. As there have been a number of applications submitted by the school over the years, to increase the number of classrooms and thus the number of pupils through various age groups attending the school, this has resulted in the existing facilities now under pressure and are becoming too small to accommodate the additional numbers. This proposal seeks to address the short fall in floor area to create a better learning and teaching environment for both staff and pupils. For example, the dining hall is to be extended, to allow for the additional accommodation required under the government's school meals program.

10.8 The proposal would support the ongoing and established use of the site as a school to provide the extra floor space required to meet the existing pressure and demand to increase pupil intake from the local community. 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

11.0 **Visual Impact and design**

11.1 The submitted Design and Access Statement details how the proposed design has evolved from an understanding of the school's aspirations through the consideration of options to the proposal as submitted. One of the key considerations for the school is to provide a new entrance with a better connection to the street and deals with problems of entrance finding and inadequate parking arrangements for staff.

11.2 Core Policy 8 of The Slough Local Development Framework and Policies EN1 and EN2 of The Adopted Local Plan for Slough require that development shall be of a high quality design which shall respect its location and surroundings and provide amenity space and landscaping as an integral part of the design. The National Planning Policy Framework states that good design is a key aspect of sustainable

development, is indivisible from good planning, and should contribute positively to making places better for people.

- 11.3 It is considered that the design and appearance of the proposed development would be inkeeping with the design and appearance of the existing school buildings. The design features on the two storey extension such as the glazing and wooden panels seeks to reduce the bulk and mass of the extension. Furthermore, in terms of the impact to the street scene, given the distance of 20m and the mature trees along the front boundary of the school, there is not considered to be a detrimental impact on the street scene.
- 11.4 The layout of the proposed extensions are considered to generally respect the existing layout of the school. The proposed extensions would be well-sited in relation to existing buildings and the extent of the built-up area of the site would be inkeeping with the layout of the site as existing. The layout of the extensions allows for connectivity to the school which creates an efficient use of space.
- 11.5 There will be the loss of existing reception playground area as a result of the proposed relocation of the car park, this is contrary to Policy OCS2. However, on the plans it has been noted that existing car park will be replaced with a reception play with the implementation of 1.2m timber palisade fence. As such the loss of the play field will be offset with the creation of a new area, this is considered to be acceptable. It has been noted on the plans that there is a proposed temporary building (S/00569/004), this has been granted consent on a temporary basis to enable the works required as part of this application and once the works have been completed the temporary building is to be removed.
- 11.6 The submitted Design and Access Statement sets out how the materials proposed have been carefully selected in order to provide a high quality contemporary appearance which is sympathetic to the character and appearance of the existing buildings on the site.
- 11.7 In design terms, it is considered that the proposal constitutes a well thought-out scheme. It is considered that the materials proposed would provide a high quality contemporary visual appearance. A condition has been attached requiring samples of the proposed materials to be used to ensure that they are compatible with the existing fabric of the school.
- 11.8 In terms of design and impact on the street scene, it is concluded that the proposal would be acceptable having regard to the proposed design, materials, scale and visual impact. The proposal would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies EN1 and EN2 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

12.0 **Highways and Traffic**

- 12.1 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.
- 12.2 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.
- 12.3 The main issues in relation to highway and traffic matters are considered to be with regard to trip generation, parking provision and overspill parking on surrounding streets, improving pedestrian and cycle accessibility, and encouraging a change of travel mode for staff and students. An update in relation to these matters will be provided on the Planning Committee Amendment Sheet.
- 13.0 **Impact on Neighbour Amenity**
- 13.1 The proposed extensions would be erected on the site of an existing school building. The extensions are considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.
- 13.2 With regard to the single storey extension, the closest residential dwellings are a block of flats adjacent to the site, fronting Yew Tree Road. The distance to these properties is 12m, the separation distance is short of the Council’s required 15m. However given the nature of the proposal, whereby this extension is single storey and the shared boundary with the school is interspersed with trees which would provide visual screening of the proposed development, it is not considered that the proposed extensions would have a detrimental impact on neighbour amenity by reason of overdominance or loss of light.
- 13.3 With regard to the impact of the two storey extension, there is sufficient distance of over 70m with the residential properties fronting Merton Road and St Laurence Way/Priors Close, as such there are no concerns raised with regard to neighbour amenity.
- 13.4 As the proposed extension does not exceed the height of existing buildings within the site, the proposal will not result in any adverse visual impact for the existing residential development.
- 13.5 Noise
- 13.6 A plant room is proposed internally within the two storey extension, it will be situated over 50m away from any residential dwelling. Given the location of the plant room within the confines of the two storey extension, it will not be readily visible and it’s location would lessen any potential acoustic impact arising from the proposed plant.

13.7 A Technical Memo has been issued undertaken in accordance with British Standard (BS) EN 12354-3:2000 *Building acoustics. Estimation of acoustic performance in buildings from the performance of elements. Airborne sound insulation against outdoor sound* has been submitted. A noise survey was undertaken to determine typical background noise levels around the site. The assessment demonstrates that in principle, cumulative noise emission levels at sensitive facades can be compliant with relevant limitations. It is considered that subject to conditions regarding the operation of the proposed plant, the plant would be acceptable in noise terms.

14.0 **Drainage**

14.1 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality. The application site does not fall within a flood risk zone.

14.2 Changes in government legislation from April 2015, require major developments to provide measures which will form a Sustainable Drainage System. Sustainable Drainage Systems (SUDS) are an effective way to reduce the impact of urbanisation on watercourse flows, ensure the protection and enhancement of water quality and encourage the recharge of groundwater in a natural way. The National Planning Policy Framework states that the surface run-off from site cannot increase from existing. Slough's Strategic Flood Risk Assessment states that surface water should be attenuated to Greenfield run-off rates. In the scenario where infiltration techniques are not possible, attenuation will be required in order to reduce surface water run-off. The submitted Design & Access Statement sets out various measures with regard to SUDS, it states that should infiltration techniques not be a viable option, attenuation will be introduced and SUDS techniques will be used to reduce the run-off from the new hard standing.

14.3 The site is not located in a flood risk area and the applicant has demonstrated that surface water drainage issues can be satisfactorily resolved, subject to comments from the Council's Drainage Officer. The proposal would comply with these policies and is thus considered to be acceptable in flood risk and drainage terms. The proposal is consistent with Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, the National Planning Policy Framework in this regard.

15.0 **Trees and Landscaping**

15.1 Existing Trees

15.2 There will be a number of trees removed as a result of the proposed extensions and the relocation of the car park.

15.3 An Arboricultural Method Statement and Tree Protection Plan has been submitted. This will be assessed by the Council's Tree Management Officer and the comments are to be included on the Amendment Sheet.

15.4 Turning to the proposed landscaping scheme, the applicant is proposing to enhance the hard and soft landscaping within the school. The area of proposed new trees and landscaping has been shown on Drawing No. 15013(AP)10.01-P03.0, as there is limited detail a condition has attached for a detailed landscaping scheme, this will mitigate the removal of trees on site and implement appropriate replacement planting. It has been noted on the submitted drawing that proposed planting and new trees will be provided along the front boundary of the school to screen the new reception play area.

15.5 Matters regarding trees and landscaping are therefore considered to be acceptable, subject to receiving formal comments from the Council's Tree Management Officer. The proposal would comply with Policy EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

16.0 **Sustainability**

16.1 Designing for sustainability should be integral to all aspects of the proposed design. The submitted Design and Access Statement sets out the measures that the school have sought to incorporate sustainability improvements and achieve a significant improvement in the overall sustainability of the school.

16.2 The proposal would feature sustainability technologies including an air-tight and super-insulated building envelope, high performance windows, doors and roof lights and provision of excellent levels of day lighting to all teaching areas to reduce energy use.

16.3 It is understood that solar photovoltaic panels are to be proposed on the roof, limited details have been provided, this has been secured as a condition with the request for further details including location, material, colour and size.

16.4 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 requires that proposed development includes sustainable design and construction measures to minimise the consumption and unnecessary use of energy, particularly from non-renewable sources. It is considered that the proposal would incorporate appropriate sustainable design and construction techniques. The proposal is therefore considered to comply with Core Policy 8 and the National Planning Policy Framework in this regard.

17.0 **Ecology**

17.1 A report covering ecology matters has been prepared and submitted in support of the application.

17.2 The report concludes that the site is not covered or adjacent to any statutory designation relating to nature conservation, and it is considered to be of negligible ecological value due to the built/urban nature of the existing use.

- 17.3 With regard to the potential for protected species, the modern buildings are considered to have a low potential for roosting bats. A Phase Ecology Assessment was undertaken which identified the potential for the site to support roosting bats. As a result, Phase 2 surveys were carried out in June 2015 to determine the status of roosting bats within areas of the proposed development. As no bats were recorded emerging or re-entering the main school building, it is considered that roosting bats are absent from the site. Furthermore, Natural England have commented on this application and stated that the proposal is unlikely to affect any statutorily protected sites or landscapes.
- 17.4 The proposal is considered to be acceptable in ecological terms. Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development will not be permitted unless it preserves natural habitats and the biodiversity of the Borough. The submitted report demonstrates that the proposal will comply with this policy, and the National Planning Policy Framework, 2012.
- 18.0 **Summary**
- 18.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.
- 18.2 It is recommended that the application be delegated to the Planning Manager for formal determination following resolution of outstanding highway and transport matters and finalising of conditions.

PART C: RECOMMENDATION

- 19.0 **Recommendation**
- 19.1 Delegate to the Planning Manager for formal determination following resolution of outstanding highway and transport matters and finalising of conditions.

20.2 **PART D: LIST OF CONDITIONS**

CONDITIONS / REASONS

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. 15013(AP)00.01-P05.0, Dated July 2015, Recd On 29/09/2015
- (b) Drawing No. 15013(AP)10.01-P04.0, Dated July 2015, Recd On 29/09/2015
- (c) Drawing No. 15013(AP)10.02-P01.0, Dated July 2015, Recd On 07/08/2015
- (d) Drawing No. 15013(AP)40.01-P02.0, Dated July 2015, Recd On 07/08/2015
- (e) Drawing No. 15013(AP)40.02-P02.0, Dated July 2015, Recd On 07/08/2015
- (f) Drawing No. 15013(AP)40.03-P02.0, Dated July 2015, Recd On 07/08/2015

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. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used in the construction of the access road, footpath and communal areas have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development shall take place above ground floor slab level of any part of the development hereby approved 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.

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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

6. No development shall commence until the tree protection measures detailed in the submitted Arboricultural Method Statement prepared by David Archer Associates, Dated July 2015 and Drawing No. TPP 01, Dated July 2015 have been implemented, in accordance with the recommendations set out in *BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations*. These measures shall be implemented prior to works beginning on site, and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory protection of trees to be retained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the National Planning Policy Framework.

7. No development shall take place above ground floor slab level of any part of the development hereby approved until the materials, colour, size and location of the solar photovoltaic panels have been submitted to and approved in writing by the Local Planning Authority.

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 and in the interests of sustainability 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.

8. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also:

- Include infiltration tests in accordance with BRE 365 for any proposed infiltration devices
- Demonstrate no increase in surface water rates and volumes leaving the site up to the 1 in 100 storm event with an appropriate allowance for climate change.

- Demonstrate that no onsite flooding will occur up to the 1 in 30 storm event and any flooding up to the 1 in 100 storm event with an appropriate allowance for climate change will be safely contained on site.
- Provide detail plans showing the location and pipe numbers of all drainage features
- Ensure that no soakaways are constructed in contaminated land.

REASON To prevent the increased risk of surface water flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the National Planning Policy Framework.

9. 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:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (vii) the route of construction traffic to the development

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 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.

10. No development shall take place until details in respect of measures to:
- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;
 - (d) Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

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.

11. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise

there from does not, at any time, increase the ambient equivalent noise level when the plant, etc. is in use at any adjoining or nearby properties in separate occupation.

REASON To protect local residents from nuisance caused by excessive noise 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.

12. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used in conjunction with the development hereby approved shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring properties.

REASON To protect local residents from nuisance caused by excessive noise 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.

13. No additional external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring properties is protected.

REASON To protect local residents from nuisance caused by odours 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.

14. The development hereby approved shall be carried out in accordance with the Technical Memo produced by Anderson Acoustics Ltd, Dated 9 March 2015.

REASON To protect local residents from nuisance caused by excessive noise 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.

15. Prior to first occupation of the development hereby approved, the internal access roads footpath and vehicular parking and turning provision shall be provided in accordance with approved plans.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

16. In accordance with the approved plans, XX no. car parking spaces shall be provided on-site prior to the first occupation of the development hereby approved

and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

17. The development hereby approved shall be carried out in accordance with the findings and recommendations set out in the Extended Phase 1 Ecological Assessment produced by ECOSA Ltd, Dated April 2015 and Phase 2 Bat Survey produced by ECOSA, Dated July 2015.

REASON In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVES:

1. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.
2. 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.