



## 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 three storey extension to allow the school to expand to a 4 form entry primary school and associated works. A number of internal alterations to the existing school will be carried out to facilitate the expansion. Additional parking spaces will also be provided on site to accommodate the increased staff numbers.
- 2.2 Claycots Primary School is a 3 form entry primary school that currently accommodates 330 pupils aged from 4 – 8 with a 39 full time equivalent. The school is seeking to construct a three storey extension to provide sufficient and appropriate accommodation to accommodate 4 forms of entry, with a total of 840 pupils aged from 4 – 11. The school currently employs 68 full time staff and 42 part time staff, as a result of this proposal the staff ratio will be 58 full time and 63 part time.
- 2.3 The proposed gross new internal floor area of the extension will be 1782 square metres. The proposed extension will provide 15 new classrooms, a new multipurpose hall with kitchen suite and renovation to parts of the existing building including a staff room, WC and further learning resources. The proposed multipurpose hall will also be used outside of school hours to hold community functions and events. As such, the entrance to the hall has been located fronting Bath road, this allows separate access to this area.
- 2.4 The proposal also includes expansion of the car park at the front of the site, this will result in a section soft landscaping being lost along the frontage of Bath Road to allow for addition car parking spaces. The proposed area for expansion of the car park is within the root protection area of trees that are protected by Tree Preservation Orders. As existing the school benefits from 34 car parking spaces, 30 cycle spaces and 16 scooter spaces. As a result of the expansion of the car park, there will be 16 new car parking provided, 10 cycle spaces and 14 scooter spaces.
- 2.5 The existing buildings on site are of varying heights. The proposed three storey extension will measure 12.6m in height with a flat roof. The three storey extension will not exceed the height of any of the existing buildings on site.
- 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 Claycots Primary School is a locally listed building, which was built originally as the town hall in 1973. The site is situated between the A4 Bath Road and Montem Lane. The school is located off of Bath Road provides access to the car park which is at the front of the site. There are office buildings located east and west of the site. The site is bound by residential properties to the south, fronting Montem Lane. Pedestrian access is also accessed via Montem Lane.
- 4.2 Bath Road falls within an Air Quality Management Area.
- 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/00015/049 Construction of a three storey extension for expansion of the school to a 4 form entry primary school. Internal alterations and additional car parking spaces.

S/00015/048 Installation of temporary modular classrooms and external generator/tank.

Approved with Conditions; Informatives 22-Sep-2015

S/00015/047 NON MATERIAL AMENDMENT TO PLANNING PERMISSION REF S/00015/046 (EXTERNAL FIRE ESCAPE ON WEST SIDE OF BUILDING) TO ALLOW FOR AN L-SHAPED CONFIGURATION OF STAIRWAY.

Approved with Conditions; Informatives 14-Feb-2014

S/00015/046 NEW EXTERNAL FIRE ESCAPE STAIR AND NEW OPENING AT FIRST FLOOR LEVEL ON WEST SIDE OF BUILDING.

Approved with Conditions; Informatives 07-Nov-2013

S/00015/045 SUBMISSION OF DETAILS RE: CONDITIONS 6 AND 7 OF PLANNING PERMISSION REF: S/00015/044 DATED 30-01-2012.

Conditions Complied With; Informatives 02-Oct-2012

S/00015/044 CHANGE OF USE TO PRIMARY SCHOOL, CONSTRUCTION OF 2 SMALL TWO STOREY REAR EXTENSIONS AND AN ESCAPE STAIR AT REAR, NEW PEDESTRIAN ENTRANCE ON MONTEM LANE

Approved with Conditions; Informatives 30-Jan-2012

S/00015/043 APPLICATION FOR PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF TOWN HALL ANNEX.

Prior Approval Not Required 06-Jun-2011

S/00015/042 ADVERTISEMENT CONSENT FOR THE DISPLAY OF A NON - ILLUMINATED PVC / VINYL BANNER MEASURING 2.51M IN HEIGHT BY 12M IN WIDTH ON FRONT ELEVATION OF TOWN HALL FOR A PERIOD FROM 14-03-2011 TO 14-04-2011

Withdrawn by Applicant 25-May-2011

S/00015/041 INSTALLATION OF A DISABLED ACCESS RAMP

Approved with Conditions; Informatives 07-Apr-2006

S/00015/040 ERECTION OF A CYCLE SHELTER WITH CONCRETE BASE

Approved with Conditions; Informatives 11-Apr-2006

S/00015/039 RETENTION OF TEMPORARY BUILDING FOR THREE YEARS

Approved (LPP); Informatives 21-Feb-2006

S/00015/038 ERECTION OF AN EXTERNAL SMOKING SHELTER

Approved (LPP); Informatives 13-Apr-2005

S/00015/037 RETENTION OF A TEMPORARY BUILDING FOR FURTHER TWO YEARS

Approved (Limited Period Permission) 17-May-2004

S/00015/036 ERECTION OF A TEMPORARY OFFICE BUILDING (TEMPORARY PERMISSION)

Approved (Limited Period Permission) 27-Jan-2003

S/00015/035 RETENTION OF 3NO. LINKED PORTABLE BUILDINGS FOR A TEMPORARY PERIOD (RETROSPECTIVE)

Approved (Limited Period Permission) 03-Aug-1999

S/00015/034 ERECTION OF 7 SINGLE STOREY PORTABLE BUILDINGS FOR A TEMPORARY PERIOD FOR TOWN HALL USE (REGULATION 3)

Approved (Limited Period Permission) 22-Oct-1997

S/00015/033 ERECTION OF PORTACABIN

Withdrawn (Treated As) 28-Feb-1997

S/00015/032 CHANGE OF USE OF GARAGE INTO OFFICE AND ERECTION OF SECURITY STORE

Approved with Conditions 23-Jan-1997

S/00015/031 ERECTION OF MODULAR SINGLE STOREY BUILDINGS FOR OFFICE ACCOMMODATION PLUS CANOPY TO FORM COVERED PEDESTRIAN LINK WITH THE ADJACENT BUILDING (AMENDED PLANS RECEIVED 27.02.96)

Approved with Conditions 27-Feb-1996

S/00015/030 CONSTRUCTION OF 10 ADDITIONAL CAR PARKING SPACES

Withdrawn (Treated As) 11-Aug-1993

S/00015/029 ERECTION OF BUILDING TO PROVIDE CATERING FACILITIES.

Approved with Conditions 18-Sep-1991

S/00015/028 ERECTION OF BUILDING TO PROVIDE A DAY NURSERY.

Approved with Conditions 18-Sep-1991

S/00015/027 ERECTION OF TWO TEMPORARY PORTAKABINS. (REG 4).

Approved with Conditions 15-Sep-1989

S/00015/026 ERECTION OF A SINGLE STOREY LINK BUILDING FROM OLD TOWN HALL TO CANTEEN.(REG.4)

Approved with Conditions 18-Nov-1985

S/00015/025 CHANGE OF USE TO TEMPORARY OFFICE FOR SOCIAL SERVICES COMMUNITY ALCOHOL TEAM (REGULATION 5)

Approved with Conditions 25-Jul-1985

S/00015/024 RESIDENTIAL DEVELOPMENT COMPRISING 48 DWELLINGS

Approved with Conditions 12-Aug-1985

S/00015/023 CONSTRUCTION OF PERMANENT CAR-PARK

Approved with Conditions 15-Apr-1985

S/00015/022 INSTALLATION OF WINDOW MOUNTED AIR-CONDITIONING UNITS IN TYPING CENTRE/DATA PROCESSING

Approved with Conditions 09-Apr-1984

S/00015/021 INSTALLATION OF 4 AIR CONDITIONING UNITS FOR PRINTING DEPT PAPER STORE DATA PROCESSING ROOM & TYPING POOL.

Withdrawn (Treated As) 26-Sep-1983

S/00015/020 CHANGE OF USE TO MUSEUM AND ERECTION OF INSTACOM BUILDING TO FORM EXTENSION TO MUSEUM

Approved with Conditions 07-Jan-1982

S/00015/019 CONSTRUCTION OF PERMANENT CAR PARK

Withdrawn (Treated As) 22-Oct-1981

S/00015/018 DEMOLITION OF EXISTING BUILDINGS & REDEVELOPMENT OF SITE TO PROVIDE 20 000 SQ FT OFFICES CARETAKERS FLAT PLANT ROOM MULTI-STOREY CAR PARK VISITORS CAR PARK & FORMATION OF ACCESS

Approved with Conditions 05-Nov-1981

C/00015/000 ERECTION OF SINGLE STOREY SIDE EXTENSIONN TO FORM GARAGE AND PLAYROOM

Approved with Conditions 23-Apr-1990

Z/00015/001 RELOCATION OF THREE APPROVED GARAGES AND BIN STORE

No Observations 26-Jun-1990

Z/00015/000 ERECTION OF GARAGES.

No Observations 21-Aug-1989

## 6.0 Neighbour Notification

6.1 Lego Co Ltd, 33, Bath Road, Slough, SL1 3UF

The Oriel (t V C) Ltd, 33, Bath Road, Slough, SL1 3UF

Capital & Counties, 33, Bath Road, Slough, SL1 3UF

I T Networking Systems Ltd, 33, Bath Road, Slough, SL1 3UF

No's. 50, 52, 54, Montem Lane, Slough, SL1 2QJ

Avco Systems Ltd, 17, Bath Road, Slough, SL1 3UF

Burger King (uk) Ltd, Park House, 15, Bath Road, Slough, SL1 3UF

No's. 8 & 10 Ledgers Road, Slough, SL1 2QX

No's. 50, 51, 52, 53 Oban Court, Montem Lane, Slough, SL1 2QH

No's. Flat 24 – 49 Oban Court, Montem Lane, Slough, SL1 2QH

No's. 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55a, 55, 57, 59, 61, 63 Montem Lane, Slough, SL1 2QW/SL1 2QG

No's. 1 – 33 (odds) Montem Lane, Slough, SL1 2QU

No's. 1 & 2 Park Cottages, Montem Lane, Slough, SL1 2QF

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 4<sup>th</sup> September 2015. The application was advertised in the 4<sup>th</sup> 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 5<sup>th</sup> 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 Reviewed the site plan and carried a rudimentary assessment using a NO<sub>2</sub> distance calculation (the frontage of the new extension is approximately 40m from the A4 highway).

The Air Quality Objective level for annualised mean for Nitrogen Dioxide (NO<sub>2</sub>) – 40ug/m<sup>3</sup>.

The estimate levels at the edge of the highway using our most recent air quality modelling; is suggesting with the distance from the highway the air quality levels will be below this Air Quality Objective. Therefore we will not expect an Air Quality Assessment.

## 7.11 Principal Engineer – Drainage

- 7.12 No comments received.

## 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.

### 8.3 Chalvey Community Forum

The Forum are still endeavouring to have something done to alleviate the huge traffic problems in Montem Lane caused by the entrance to the Claycots School annexe on the old town hall site. We were incredulous to be told by Highways that they had not been consulted by Planning, and that the first they knew about the new school entrance was when the complaints started and it too late to do anything about it.

We understand that Claycots School now intends to expand further as the old Town Hall site continues to develop. We would therefore ask that this time, Planning consults seriously with Highways and that in the process the grounds layout be revised to move the entrance to/from the A4

Would it not be a good idea if all applications for changes to layout and/or use of public buildings are automatically advised to Highways at the same time as notices are sent to neighbouring properties? Even a relatively small application to alter a few square yards of ground (as in the Flags case) can have adverse implications for surrounding roads and pavements, and Highways would be in a position to point this out.

## **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 EN17 - Locally Listed Buildings

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 840 pupils (4 Form of Entry) aged from 4 to 11 years.

- 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. In terms of the proposed multipurpose hall being used for functions, this is considered to be acceptable as the area would only be confined to the front of the building with access available via Bath Road only.

- 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. The proposed extension has been designed to place the access to the multipurpose hall at the front of the building and classrooms fronting the playground. This is considered to be well thought out layout due to the proximity to Bath Road it was important for the classrooms to face south to reduce air and noise pollution. This also gives the children a visual connection to the playground and allows the classrooms to be filled with warm south light.
- 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 building. With regard to policy EN17, this states that “*special consideration will be given, in the exercise of the development control function, to the retention, enhancement and appropriate refurbishment of locally listed buildings together with their setting.*” The proposal has been designed as closely as possible to reflect key features from the existing building. The appearance of the proposed extension responds to a contemporary design but also references the existing town hall through the choice of materials and creates a modern addition to the school campus. Furthermore, in terms of the impact to the street scene, it will undoubtedly be seen from Bath Road due to the height and there will be limited screening provided by the mature trees but it is not considered that the proposal will harm the character or the appearance of the locally listed building. It has requested that the brick work on the existing building be replicated on the proposed extension, however this would not be a viable option for the school to undertake.
- 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 extension, this is contrary to Policy OCS2. However, the site is constrained by its size and therefore encroachment on the hard landscaping is regrettable but there is no other suitable option for expansion of the school. It has been noted on the plans that there is a proposed temporary building (S/00015/048), 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 locally listed building.
- 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, EN2 and EN17 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 impact of the proposed extension, there is sufficient distance of over 70m with the residential properties fronting Montem Lane, as such there are no concerns raised with regard to neighbour amenity by reason of overdominance or loss of light.
- 13.3 The land to the rear of the site has planning permission (P/15909/000) for 73 new dwellings and construction works have commenced, as such this has been taken into consideration, as the separation distance of 21m will be maintained to the shared boundary and the flank wall, no concerns are raised in terms of potential impact on future occupiers.
- 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 within the school 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 according to the Environment Agency's places the site in Flood Risk Zone 1.
- 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.
- 14.3 The applicant has submitted a Drainage Feasibility Report which demonstrates 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 one tree removed as a result of the expansion of the car park and two trees removed to accommodate the extension.
- 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. 15014(AP)00.01 Rev P6, 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 expansion of the car park

which is welcomed.

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 July 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**

19.1 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.

19.2 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**

### 20.0 **Recommendation**

20.1 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:

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. 15014 (AP)00.01 Rev P6, Dated 28/07/2015, Recd On 13/08/2015
- (b) Drawing No. 15014(AP)10.10, Dated 28/07/2015, Recd On 13/08/2015
- (c) Drawing No. 15014(AP)40.03 Rev P5, Dated 28/07/2015, Recd On 07/08/2015
- (d) Drawing No. 15014(AP)40.04 Rev P6, Dated 12/08/2015, Recd On 13/08/2015
- (e) Drawing No. 15014(AP)50.02 Rev P5, Dated 12/08/2015, Recd On 13/08/2015

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. There shall only be the implementation of 'no dig techniques' for the construction of the proposed car park area at all times.

REASON Due to the proximity of the trees and 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.

8. 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 shall be 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.

9. No development shall take place above ground floor slab level of any part of the development hereby approved until a scheme for external site lighting including details of the lighting units, levels of illumination and hours of use have been submitted to and approved in writing by the Local Planning Authority. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties 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. The development hereby approved shall be carried out in accordance with the Drainage Feasibility Report produced by Prices & Myers, Dated July 2015.

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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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 July 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.

20. The multi-purpose hall hereby approved shall not be open to members of the public / customers outside the hours of 08:00 hours to 23:00 hours on Mondays-Saturdays, 12:00 hours to 20:00 hours on Sundays and Bank/Public Holidays.

REASON To ensure that the use of the premises does not prejudice the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance 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.

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.