

PLANNING COMMITTEE
22nd February 2017

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

On the revised elevation drawings, specific changes made are:

- Slot windows have been added to the sports hall on the south and east elevation at high level.
- Additional slot windows to the lower level of the sports hall have been added on the south elevation.
- The vertical elements on the sports hall at low level have been rationalised.
- 2 horizontal glazing strips have been added to the north elevation.
- The door in the curtain walling on the west elevation has been moved along to the next bay (approx. 1.5m).

The materials throughout the elevations remain the same. Compared to the previous scheme different colours are shown and greater extent of colour variation is proposed. In particular colour is shown for the feature wall beside the entrance, the sports hall and the pool hall. The applicant states the colours to be used remain indicative and they would like a condition to cover control of these.

The presentation document, already circulated to Planning Committee Members, provides information on the details and quality of the translucent polycarbonate panels proposed (Everlite) plus examples of high profile buildings where it has already been used. It has been clarified that the fitness studio will have glazing on the front elevation with the possibility of graphic images being applied to some of the windows.

The presentation document also provides images to clarify what the building will look like and how privacy will be dealt with. Regarding privacy the applicants highlight that automated blinds can be used when needed. In addition most lessons for children will be in the learning pool which is set back from the Farnham Rd windows with spectator seating between the two. A screen divides the learning and main pool.

The revised drawings show an improved appearance of the building and are acceptable. The additional information provided on the translucent material clarifies that it is a quality material that is suitable for the proposed use and that its appearance is acceptable.

Revised drawings are:

10095-GT3-00-ZZ-DR-A(08)GAE002 Rev 03 Proposed Elevations 2

10095-GT3-00-ZZ-DR-A(08)GAE001 Rev 03 Proposed Elevations 1

10095-GT3-00-00-DR-A(08)GAP002 Rev 04 Proposed Site Plan

NO CHANGE TO RECOMMENDATION

Please find below the correct site plan for the application site



Highway & Transport comments:

Comments have now been received that raise concerns with a potential widening of the access, which means that access to the site will be closer to the junction with The Cherries. It is also stated that the porch would obstruct a car parking space. Given the car parking for four cars exists at the property it would be difficult to justify a reason for refusal on this basis. Issues with regard to extending the existing drop curb do not fall within the remit of Planning.

NO CHANGE TO RECOMMENDATION

On point 2.2 replace “6 Form Entry” with “5.5 Form Entry” and replace “increase the number of pupils by 443” with “increase the number of pupils by 300”.

Five objections from neighbouring residents at South Bucks were received after the publication of the Officer’s report to Members. A summary of the main issues are presented below:

- Due diligence not followed since neighbouring properties beyond Church Lane were not informed of the proposal.
- Proposal is to be developed in Green Belt land and would create a building that would be larger than existing buildings. As such, it would harm the openness of the Green Belt. Increase on parking spaces and encroachment onto the playing fields will also affect the openness of the area.
- Church Lane is a very busy road and increase on traffic would need to be supported by infrastructure changes
- Increase on number of pupils and staff would result on increased traffic issues in the area which could potentially also affect ambulance services serving Wexham Hospital.
- Access proposed at Church Lane would not allow for large vehicles to manoeuvre without blocking all lanes and parking issues would be made worse.
- Extensive building works on flood plain which would increase flood risk.

No additional comments have been received from Transport for Buckinghamshire regarding proposed changes to highways.

NO CHANGE TO RECOMMENDATION

Transport and Highways comments:

“The school will increase by an additional 200 pupil. Currently only 3% of children arrive by car with the remainder arriving on foot (89%), cycle (5%), bus/minibus (3%). There will be an increase of 51 staff and 41 new car parking spaces are being provided. In order to mitigate the increase in pupils it is requested that the following highways and transport measures are implemented:

- The footway along Cippenham Lane be widened to minimum of 3m and land be dedicated to the local highway authority to allow this footway to be constructed as shared cycle/pedestrian route – this should originate at the site vehicle access and be extended to the Twinches Lane junction;*
- Changes should be made to the site access to allow the pedestrian crossing dropped kerbs to be located at a narrower section of the bell mouth junction and for the pedestrian access to the site to be relocated*
- The Travel Plan is being updated;*
- A Travel Plan monitoring contribution secured;*
- A Traffic Regulation Order (TRO) contribution secured to amend any waiting restrictions in the vicinity of the school;*
- The highways works scheme detail is not yet agreed and further discussions are required;*
and
- No highway objection subject to S106 agreement and S278 highway works.”*

NO CHANGE TO RECOMMENDATION