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| Registration Date: | 21-Dec-2018 | Application No: | P/02631/024 |
| Officer: | Michael Scott | Ward: | Langley St. Marys |
| Applicant: | The Langley Academy Trust | Application Type: | Major |
| | | 13 Week Date: | 08 April 2019 |
| Agent: | Edgington Spink & Hyne, Meridian House, 2, Russell Street, Windsor, Berkshire, SL4 1HQ | | |
| Location: | The Langley Academy, Langley Road, Slough, SL3 7EF | | |
| Proposal: | Construction of a 2 storey sixth form centre including 12no. classrooms. | | |

Recommendation: Delegate to the Planning Manager for approval.



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval subject to no substantive concerns are raised by the Local Lead Flood Authority; finalising and agreeing conditions; and any other minor changes.
- 1.2 This application is to be determined at Planning Committee as it is a major application for redevelopment.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for:
- Construction of a two storey block – comprising 1200 sqm. floor space for use as a sixth-form teaching facility which will house 12 classrooms.
 - The two storey block will measure 8m in height with a flat roof. The materials proposed are timber cladding with white and grey render.
 - There would be no increase in pupil numbers in the Academy as a whole.
 - No additional parking and no additional traffic generation

3.0 **Application Site**

- 3.1 The application scheme would occupy an area currently laid as grass lawn adjacent to the eastern boundary of the Academy. The Green Drive path skirts the boundary providing a pedestrian link between Trelawney Avenue to the south and Langley Road to the north. Beyond to the east lies an area of allotments between the Green Drive and the bungalows and two-storey dwellings in Harrow Road.
- 3.2 There is a line of ornamental trees that grow in the area of the proposed building. Some of these would be removed to enable the scheme to be built.
- 3.3 To the north lies a multi-use, artificial games surface (MUGA).
- 3.4 The main Academy Building lies some 40 metres away to the west.
- 3.5 The site lies in Flood Zone 1 (where there is no requirement for a Flood Risk Assessment).

4.0 **Relevant Site History**

4.1 The following relevant planning history has been identified for the site:

- P/02631/019** Erection of temporary classrooms (in North Eastern part of the site) - **Approved 17-April-2015**
- P/02631/018** Erection of two storey primary school with nursery and associated access, car and cycle parking, play and amenity space - **Approved 28-Aug-2015**
- P/02631/017** Replacement of existing grass pitch with 3G artificial pitch with associated flood lights fencing and relocation of changing room facility - **Approved 13-Jan-2015**
- P/02631/015** Erection of a single storey building with hipped and pitched roof, incorporating 2 no. sky lights at the front yard of the school and containing 3no. classrooms and pupil facilities - **Approved 31-Oct-2011**
- P/02631/014** Sitting of two portacabins to be used as changing / shower rooms, with facilities for able and disabled students and storage container for use in connection with the existing school - **Approved 17-May-2010**

5.0 **Neighbour Notification**

5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) two site notices were displayed outside the site on 21/01/2019. The application was advertised as a major application in the 18/01/2019 edition of The Slough Express. Neighbour letters were sent out on 11/01/2019 to the following addresses:

63, Harrow Road, Slough, SL3 8SH, 49, Harrow Road, Slough, SL3 8SH, The Langley Academy, Langley Road, Slough, SL3 7EF, Holy Family Parish Club, 226, Trelawney Avenue, Slough, SL3 7UD, Holy Family Parish Club, Flat Above, 226, Trelawney Avenue, Slough, SL3 7UD, 29, Harrow Road, Slough, SL3 8SH, 33, Harrow Road, Slough, SL3 8SH, 31, Harrow Road, Slough, SL3 8SH, 35, Harrow Road, Slough, SL3 8SH, 37, Harrow Road, Slough, SL3 8SH, 39, Harrow Road, Slough, SL3 8SH, 51, Harrow Road, Slough, SL3 8SH, 53, Harrow Road, Slough, SL3 8SH, 55, Harrow Road, Slough, SL3 8SH, 57, Harrow Road, Slough, SL3 8SH, 59, Harrow Road, Slough, SL3 8SH, 61, Harrow Road, Slough, SL3 8SH, 65, Harrow Road, Slough, SL3 8SH, 67, Harrow Road, Slough, SL3 8SH

5.2 The public consultation period expired on 1st February 2019. There have been no representations received.

6.0 **Consultations**

6.1 Local Highway Authority:

“The proposed stand-alone teaching building will not increase pupil numbers at the school and therefore no additional parking spaces are required nor are there any increases in traffic generation. The proposed location of the development would not impact upon any of the existing parking spaces within the school site. Furthermore, due to the location of the site, site operations and means of pedestrian and vehicle access to the school will be largely unaffected.

However, the applicant notes that the existing MUGA could be used ‘to support accessibility for builders, cranes, trucks etc’. If this is the intention of the applicant, they should provide vehicle tracking diagrams which show how construction vehicles will manoeuvre through the site to access the MUGA area.”

[Note: The agent has confirmed that the MUGA would not be used for access during the build-out of the proposed scheme.]

- 6.2 Thames Water:
Standard Waste/Water/Supplementary Comments received.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 National Planning Policy Framework 2018 and Planning Practice Guidance:

Section 2: Achieving sustainable development
Section 8: Promoting healthy communities
Section 9: Promoting sustainable transport
Section 11: Making effective use of land
Section 12: Achieving well-designed places
Section 14: Meeting the challenge of climate change, flooding and coastal change

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

Core Policy 1 – Spatial Strategy
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
Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004 (Saved Policies)

EN1 – Standard of Design
EN5 – Design and Crime Prevention

EN3 – Landscaping Requirements
OSC2 – Protection of School Playing Fields
T2 – Parking Restraint
T8 – Cycle Network and Facilities

Other Relevant Documents/Guidance

Slough Borough Council Developer's Guide Parts 1-4
Proposals Map (2010)

Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist, February 2013

The revised version of the National Planning Policy Framework (NPPF) was published upon 24th July 2018.

Planning Officers have considered the proposed development against the revised NPPF which has been used together with other material planning considerations to assess this planning application.

The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

- 7.2 The planning considerations for this proposal are:
- Principle of development
 - Impact on the character and appearance of the area
 - Trees
 - Impact on neighbouring amenities
 - Access and parking
 - Archaeology
 - Drainage

8.0 **Principle of development**

- 8.1 The application relates to development of the site to provide facilities to enhance the provision of secondary education through the formation of dedicated classroom accommodation for the sixth form students. It should be noted the new two storey sixth form block will be an additional to the existing sixth form block.
- 8.2 The proposal would feature sustainability technologies including an air-tight and super-insulated building envelope, high performance windows, doors and provision of excellent levels of day lighting to all teaching areas to reduce energy use.
- 8.3 Paragraph 94 of the NPPF states that planning authorities should take a

positive, proactive and collaborative approach to meeting the need for school places and choice. In particular it says planning authorities should:

- a) Give great weight to the need to create, expand, or alter schools through the preparation of plans and decisions on applications and
- b) Work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

8.3 The National Planning Policy Framework 2018 encourages the effective and efficient use of land. As a previously developed site within the urban area, the site represents “brownfield” land. The NPPF encourages the use of such land for effective use. As an “in-fill” site, there are no objections to the principle of further facilities for education purposes at the Academy, as such the proposals would accord with the thrust of the NPPF and Local Plan core policies. 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 to deliver facilities for teaching.

9.0 **Impact on the character and appearance of the area**

9.1 The National Planning Policy Framework 2018 encourages new buildings to be of a high quality design that should be compatible with their site and surroundings. This is reflected in Core Policy 8 of the Core Strategy, and Local Plan Policy EN1.

9.2 Core Policy 8 of the Slough Local Development, Core Strategy (2006 – 2026) (adopted 2008) states that all development must respect its location and surroundings, whilst Policy EN1 of the Adopted Local plan (adopted 2004) state that development proposals are required to reflect and respond to the established pattern of development of the area and provide high standard of design, being compatible with and/or improving their surroundings in terms of relationship to nearby properties.

9.3 It is understood that there has been a process to select the siting of the proposed new building. There is no objection to the outcome of that process given the constraints of the site. The notion that the “wings” of the proposed building would reflect an inverse of the form of the main Academy building to “frame” the space between as a “communal” area is welcomed in the dynamic of the site.

9.4 The proposed elevations would blend white render panels with grey aluminium curtain wall and horizontal-laid, Siberian Larch (or similar) timber cladding. It is considered that the composition of the design and the choice of the palette of materials would harmonise with the main Academy building; so that in the main views from the public realm there would be a complementary relationship between the two buildings and thus the

proposals would enhance the visual amenities of the area.

- 9.5 Based on the above, the proposals would have an acceptable impact on the character and visual amenity of the area and therefore comply with Policy EN1 of the Local Plan for Slough March 2004 (Saved Policies), Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework 2018.

10.0 **Trees**

- 10.1 There are some ornamental trees within the site and some large oak trees in the Green Drive alongside the location of the proposed building.

- 10.2 Three of the ornamental trees would need to be removed to make way for the siting of the new building. These would be replanted elsewhere on site and four new trees would be planted in appropriate positions to relate to the proposed new building and the pedestrian routes leading to its entrance. It is considered that the redesigned landscaping would enhance the scheme specifically and the site generally.

- 10.3 The proposed siting of the new building would not adversely affect the Root Protection Zone or canopy of any of the impressive mature trees outside the site. However, a condition requiring the proposed tree protection measures are implemented is required.

11.0 **Impact on amenity of neighbouring occupiers**

- 11.1 The National Planning Policy Framework 2018 encourages new developments to be of a high quality design that should provide a high quality of amenity for all existing and future occupiers of land and buildings. This is reflected in Core Policy 8 of the Core Strategy and Local Plan Policy EN1.

- 11.2 There is a considerable distance to the nearest dwellings in Harrow Road (approximately 24m to the boundary) to the east and there are intervening structures and landscaping between the proposed siting and those dwellings on Langley Road to the north (approximately 150m to the boundary). It is not considered that there would be any issues raised by these proposals that would be harmful to the neighbouring occupiers' amenities

- 11.3 No objections have been raised in terms of the impacts on neighbouring properties and the proposal is considered to be consistent with Core Policy 8 of the Local Development Framework Core Strategy and Policy EN1 of the Adopted Local Plan, and the requirements of the National Planning Policy Framework 2018.

12.0 **Highways and Parking**

12.1 The National Planning Policy Framework 2018 requires development to give priority first to pedestrian and cycle movements, and second - so far as possible – to facilitating access to high quality public transport. Development should be designed to create safe and suitable access and layouts which minimise conflicts between traffic and pedestrians. Plans should also address the needs of people with disabilities, allow for the efficient delivery of goods and access by emergency vehicles, and provide facilities for electric vehicle charging. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 109 of the National Planning Policy Framework 2018 states that *‘Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe’*.

12.2 As stated above, there are no outstanding issues relating to the proposals. There would be no increase in traffic or parking, as the new building would not involve an increase in numbers of pupils or teaching staff.

13.0 **Archaeology**

13.1 The Council's advisor commented at the pre-application stage, as follows:

“On balance, this is a modest proposed development within an area partly within and near to one that was subject to previous archaeological investigation with largely negative results. The area of the proposed new building has probably also been subject to some disturbance when the new Academy was constructed.

On this basis, I do not consider that this scheme would merit an archaeological investigation prior to construction. Subject to the extent of any other associated works, such as hard landscaping and car parking, it may be appropriate to have some archaeological monitoring during construction works as a precaution but it can be considered if even this is justified once full details of the proposal are available. If there is any significant change to the scale and extent of the proposed new building, I would recommend that Berkshire Archaeology is re-consulted.”

13.2 The scheme has not changed in any significant manner. Therefore, it is recommended that only a “watching brief” condition is required. Berkshire Archaeology have advised on the format of the recommended condition.

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. The Local Lead Flood Authority have been consulted and an update will be provided on the Amendment Sheet.

15.0 **PART C: RECOMMENDATION**

- 15.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval subject to no substantive concerns are raised by the Local Lead Flood Authority; finalising and agreeing conditions; and any other minor changes.

16.0 **PART D: LIST CONDITIONS AND INFORMATIVES**

1. Commence within three years

The development hereby permitted shall be commenced within three years of 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. Drawing Numbers

The development hereby permitted shall be carried out in accordance with the following approved plans:

- a) Drawing No. 1120 A; Dated Dec'18; Rec'd 07/01/2019
- b) Drawing No. 1220; Dated Dec'18; Rec'd 31/12/2018
- c) Drawing No. 1221; Dated Dec'18; Rec'd 31/12/2018
- d) Drawing No. 1222; Dated Dec'18; Rec'd 31/12/2018
- e) Drawing No. 1223; Dated Dec'18; Rec'd 31/12/2018
- f) Drawing No. 1224; Dated Dec'18; Rec'd 31/12/2018
- g) Drawing No. 1320; Dated Dec'18; Rec'd 31/12/2018
- h) Drawing No. 1321; Dated Dec'18; Rec'd 31/12/2018
- i) Drawing No. 1322; Dated Dec'18; Rec'd 31/12/2018

- j) Drawing No. 1323; Dated Dec'18; Rec'd 31/12/2018
- k) Drawing No. 1324; Dated Dec'18; Rec'd 31/12/2018
- l) Drawing No. 1489/1; Dated August 2018; Rec'd 31/12/2018
- m) Design & Access Statement by Edgington Spink & Hyne; Dated December 2018; Rec'd 31/12/2018
- n) Development tree report by SMW (Tree) Consultancy Ltd; Dated 21st September 2018; Rec'd 31/12/2018

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. Tree Protection

No development shall commence until the tree protection measures during construction of the development for existing retained trees (as identified in the approved "Development tree report" by SMW (Tree) Consultancy Ltd dated 21st September 2018 hereby approved) have been implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

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

4. Archaeology

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological mitigation in accordance with a written scheme of investigation (WSI), which has been submitted by the applicant and approved by the planning authority. The approved development shall be carried out in accordance with the approved WSI, unless otherwise agreed in writing by the Local Planning Authority.

REASON The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work which would meet the objectives of the NPPF 2018 and Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

INFORMATIVES:

1. It is the view of the Local Planning Authority that the proposed

development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

2. All works and ancillary operations during both demolition and construction phases which are audible at the site boundary shall be carried out only between the hours of 08:00hours and 18:00hours on Mondays to Fridays and between the hours of 08:00hours and 13:00 hours on Saturdays and at no time on Sundays and Bank Holidays.
3. Noisy works outside of these hours only to be carried with the prior written agreement of the Local Authority. Any emergency deviation from these conditions shall be notified to the Local Authority without delay.