

**PLANNING AND REGULATION COMMITTEE – 21 JANUARY 2019**

**DIRECTOR FOR PLANNING AND PLACE**

**Development proposed:**

New single storey three classroom teaching block, including withdrawal room, toilets, stores, ancillary rooms together with minor modifications to hard and soft landscaping and modified parking arrangements.

**Division Affected:** Benson and Cholsey

**Contact Officer:** Mary Thompson      **Tel:** 07393 001 257

**Location:** Benson CE School, Oxford Road, Benson, Oxfordshire

**Application No:** R3.0114/18

**District Reference:** P18/S3366/CC

**Applicant:** Oxfordshire County Council

**District Council:** South Oxfordshire District Council

**Date Received:** 28 September 2018

**Consultation Period:** 11 October – 1 November 2018

**Contents:**

- Part 1 – Facts and Background
- Part 2 – Other Viewpoints
- Part 3 – Relevant Planning Documents
- Part 4 – Analysis and Conclusions

**Recommendation**

The report recommends that the applications MW.0114/18 be **APPROVED**.

Update from previous committee report dated 10<sup>th</sup> December 2018

1. Consideration of this application was deferred by Planning and Regulation Committee on 10 December 2018. Further information was sought from the applicant in relation to the reasons for deferral, as detailed in the minutes.
2. The original report is provided at Annex 1 and sets out full details of the proposal and relevant development plan policy. There are no changes to the proposals or the assessment against policy.
3. The applicant's response to the questions posed by committee are provided at Annex 2. This response was accompanied by a copy of an Option Appraisal report dated November 2016. This is provided at Annex 3.
4. As information is now available to allow further consideration of the issues raised by committee in December 2018, this application is now being brought back to Committee for determination.
5. The further information submitted does not change the conclusions and recommendation of the original report.

**RECOMMENDATION**

6. **Subject to the applicant first providing a Unilateral Undertaking for the payment of the School Travel Plan monitoring fee of £1240 it is RECOMMENDED that planning permission for R3.0114/18 be approved subject to conditions to be determined by the Director of Planning and Place, to include the following:**
  - i. **Detailed compliance;**
  - ii. **Permission to be implemented within three years;**
  - iii. **Provision of a School Travel Plan prior to the first occupation of the development;**
  - iv. **Provision of additional scooter and cycle parking;**
  - v. **Submission, approval and implementation of a Construction Management Plan;**
  - vi. **Provision of external lighting scheme;**
  - vii. **Provision of bird boxes.**

SUSAN HALLIWELL  
Director for Planning & Place

January 2019