

PLANNING & REGULATION COMMITTEE

MINUTES of the meeting held on Tuesday, 27 July 2010 commencing at 9.00 am and finishing at 9.35 am

Present:

Voting Members:

Councillor Steve Hayward – in the Chair

Councillor Mrs Anda Fitzgerald-O'Connor

Councillor Mrs Catherine Fulljames

Councillor Tim Hallchurch MBE (In place of Councillor Tony Crabbe)

Councillor Jenny Hannaby

Councillor Ray Jelf

Councillor Peter Jones

Councillor Lorraine Lindsay-Gale

Councillor David Nimmo-Smith

Councillor Neil Owen

Councillor John Sanders

Councillor Don Seale

Councillor Roz Smith (In place of Councillor Alan Armitage)

Councillor John Tanner

Other Members in Attendance:

Councillor David Turner (for Agenda Item 5)

Officers:

Whole of meeting

G. Warrington and J. Crouch (Corporate Core)

R. Dance, J. Hamilton and ???????? (Environment & Economy)

The Committee considered the matters, reports and recommendations contained or referred to in the agenda for the meeting, and decided as set out below. Except as insofar as otherwise specified, the reasons for the decisions are contained in the agenda and reports, copies of which are attached to the signed Minutes.

8/10 **APOLOGIES FOR ABSENCE AND TEMPORARY APPOINTMENTS**

(Agenda No. 1)

Apology

Temporary Appointment

Councillor Alan Armitage

Councillor Tony Crabbe

Councillor George Reynolds

Councillor Roz Smith

Councillor Tim Hallchurch

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9/10 MINUTES
(Agenda No. 3)

The minutes of the meeting held on 12 July 2010 were approved and signed.

10/10 PETITIONS AND PUBLIC ADDRESS
(Agenda No. 4)

The following requests to address the meeting had been agreed:

<i>Speaker</i>	<i>Item</i>
Nick Belcher)
Michael Tyce) 5. Great Milton C of E School
Amanda Powell)
Sue Mathews)
Councillor David Turner)

11/10 DEMOLITION OF DETACHED TEMPORARY CLASSROOM/COMMUNITY RESOURCES BUILDING AND BRICK BUILT STORE AND THE ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE A CHILDREN'S CENTRE, AND THE ERECTION OF EXTENSIONS TO THE EXISTING SCHOOL TO PROVIDE A REPLACEMENT CLASSROOM AND COMMUNITY RESOURCES FACILITY, A READING ROOM AND A REPLACEMENT STORE ALONG WITH ASSOCIATED EXTERNAL WORKS - GREAT MILTON C OF E SCHOOL, THE GREEN GREAT MILTON - APPLICATION R3.0188/09
(Agenda No. 5)

In February 2010 the Planning & Regulation resolved to grant planning permission for a development at Great Milton Primary School for a Children's Centre and extensions to the existing school subject to before granting permission the applicant securing suitable alternative temporary parking arrangements for use by the school during the construction period. The Committee were now reviewing that decision in the light of difficulties experienced in resolving that pre-condition and further advice from the Head of Transport Development Control that additional on-street parking that might take place would not significantly increase risk to the safety of users of the public highway.

Mr Belcher reinforced the Parish Council's support for the principle of Children Centres but in the right location and supported by suitable infrastructure. This one was not and showed a disregard for sustainable development and the green belt. He was not a member of the Parish Council but had been a resident of Great Milton for 26 years and had witnessed the gradual changes in the village through increased traffic and the impact of large building projects. The County Council now appeared to be taking a completely opposite view with regard to the parking pre-condition to the one taken in February when a clear statement had been made at that time that such provision was required. Parking at the school was unlikely to be restricted to 8 cars. The objection for many local residents was based on suitable location for the Centre

and there was a willingness on their part to work with the County Council to find a more suitable alternative site.

Responding to Councillor Sanders Mr Belcher confirmed that not all residents of Great Milton were opposed to the development of a Children's Centre but that he was speaking on behalf of those that did.

Endorsing the comments made by Mr Belcher Mr Tyce supported the view that the proposed Children's Centre would be better placed nearer larger centres of population. The current proposal to site it at Great Milton was unsustainable on transport grounds and contrary to green belt policy and he was at a loss to explain why County officers had now formed a view contrary to the one taken in February when provision for alternative parking was clearly required. Great Milton had been the only site to offer itself for this development but that was no reason to blindly accept the proposal when the site was obviously not suitable. The government were sponsoring localism insofar as local people were the best custodians and in the light of local opposition he urged the Committee to reject the application.

Amanda Powell reiterated the support of the County Council's Children, Young People & Families Directorate for the proposed development at Great Milton which would enable the school to deliver improved services for families throughout the catchment area. School governors in spite of the disruption that the building project would bring to school life and the continuing opposition of some villagers remained fully supportive of the joint solution. Since February the centre had continued to deliver services under difficult circumstances with inadequate infrastructure. The Great Milton Children's Centre design team had hired a consultant to conduct a search for temporary parking solutions within the village which had resulted in an application to provide temporary parking facilities at Coombe Farm, which the Committee had recently approved. However, as that was unlikely to go ahead she asked the Committee to progress the original application in the knowledge that work would continue to find temporary parking solutions for the duration of construction.

Sue Mathews advised that the school's firm intention was to prevent disruption to the local community and avoid exacerbating any current parking difficulties or local opposition to building works through a commitment to manage temporary parking by staff carefully and closely and presented a comprehensive travel plan to members setting out various proposals for staff to travel to the school site and for visitors to the site. Arrangements would be monitored and reviewed on a weekly basis. The Children's Centre administrative staff would probably work off site until March 2011 when the first phase of building would be completed and access to the lower playground restored. That could be used for staff car parking with no need for staff to park off site. Overall, by these methods it was hoped to reduce cars on site to approximately 6, or however many can be accommodated safely, rather than the current average 18. Arrangements had also been secured for perhaps another 6 cars to park on private land elsewhere in the village. However, she hoped that the Committee would understand why details had been withheld in view of the pressure already applied to individuals and organisations previously approached for help. Staff were committed to these measures in order to achieve the very best educational outcomes for present and future children in our area.

Responding to:

Councillor Hannaby - she confirmed that there was support in the village for the development as well as opposition but it had been felt necessary to withhold names of those that had offered to help.

Councillor Turner supported the development of a Children's Centre which he felt would be of great benefit to this area and congratulated the school on its travel plan. Referring to the level of local opposition which still remained he advised that there would still be parking issues, which would need to be resolved even if the school development only went ahead. He also accepted the argument that Wheatley would have been a more suitable site but they had not put themselves forward for consideration.

Mr Hamilton advised that the Head of Sustainable Development wished to amend Condition 20 to read as follows:

"Details of a construction management plan (to include details of times of delivery of materials) together with a plan to manage staff travel (during the construction period) to minimise the impact of staff parking on the highway in the immediate vicinity of the school shall be submitted and agreed by the Head of Sustainable Development before development commences."

Mr Dance reminded the Committee that the South East Plan had now been revoked and that the original report to Committee in February had stated that the development did not accord with green belt policy.

Congratulating the school on their travel plan arrangements Councillor Hannaby highlighted the point that following the completion of stage 1 (March 2011) the likelihood was that the impact on parking levels at the site would diminish. She moved, and Councillor Sanders seconded that the officer recommendation as set out in report together with the amendment to Condition 20 be approved. The motion was put to the Committee and –

RESOLVED: (unanimously) to grant permission for Application No. R3.0188/09 for the demolition of a temporary classroom/ community resources building and brick built store and the erection of a single storey building to provide a children's centre, and the erection of extensions to provide replacement classroom and community resources facility, reading room and replacement store, along with associated external works at Great Milton C of E School subject to conditions to be determined by the Head of Sustainable Development to include the following matters:

1. That the development must be carried out strictly in accordance with the particulars contained in the application and the plans accompanying subject to conditions below.
2. That the development should commence within 3 years of the date of the permission.
3. That samples of the external materials proposed to be used should be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.

4. That no development should take place until the trees on the site which were to be retained and which were adjacent to or within the development area, had been protected during building operations by means of a protective fence around the edge of the canopy of the trees.
5. That the site be landscaped and planted with trees (including replacement trees) and shrubs in accordance with a comprehensive planting and landscaping scheme first approved by the Head of Sustainable Development.
6. That all planting, seeding or turfing comprised in the approved details of landscaping should be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever was the sooner.
7. The hours of operation of the children's centre for use by the public should not allow use between 8.00 to 9.15 am and 2.45 to 3.30 pm Monday to Friday during term time.
8. The hours of use of the children's centre at other times (including outside school hours) should be submitted for agreement by the Head of Sustainable Development before any use of the Centre commenced.
9. That the high split level windows on the western elevation of the proposed children's centre building should be frosted or glazed with obscure glass.
10. That prior to the commencement of the development full details of any additional proposed lighting, should be submitted to and approved by the Head of Sustainable Development.
11. That prior to the first occupation of the children's centre building the existing school Travel Plan for the site (and particularly for the period of construction) should be updated and submitted to the Head of Sustainable Development for approval.
12. That prior to the commencement of the development details of a sustainable drainage scheme for the proposed site should be submitted to and approved in writing by the Head of Sustainable Development.
13. Vegetation removal should not take place during the bird breeding season, which is March-August inclusive. If any trees and/or bushes needed to be removed during this time, they would need to be checked over by an ecological consultant immediately prior to removal to ensure there were no nesting birds present. If nesting birds were present, the vegetation could be removed until the birds had fledged.
14. If any protected species not initially surveyed for were found at any point, all work should cease immediately. Work should not recommence until a full survey had been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.
15. The existing pond should not be removed until a new pond had been created in a position to be agreed by the Head of Sustainable Development.
16. The existing pond should not be removed except in the months of August, September and October. The pond should be drained gradually and plant material removed from it be stacked by the side of the pond for at least 24 hours to allow any animals trapped to escape before the vegetation was removed.
17. Details of the proposals to create habitats for bats in the new buildings should be submitted for agreement by the Head of Sustainable Development.
18. If any works were planned to occur later than April 2010, the submitted protected species survey must be updated.

19. Details of proposals for the formation of 3 additional on site parking spaces should be submitted and agreed by the Head of Sustainable Development before development commenced.
20. Details of a construction management plan (to include details of times of delivery of materials) together with a plan to manage staff travel (during the construction period) to minimise the impact of staff parking on the highway in the immediate vicinity of the school should be submitted to and agreed by the Head of Sustainable Development before development commenced.

Archaeological Informative – if archaeological finds did occur during development the County Archaeologist should be notified in order that he might visit the site and advise as necessary.

..... in the Chair

Date of signing