

Division(s): Chalgrove

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## **EXTRAORDINARY MEETING OF PLANNING & REGULATION COMMITTEE – 27 JULY 2010**

### **DEMOLITION OF DETACHED TEMPORARY CLASSROOM/COMMUNITY RESOURCES BUILDING AND BRICK BUILT STORE AND ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE A NEW CHILDREN'S CENTRE AND ERECTION OF EXTENSIONS TO THE EXISTING SCHOOL BUILDING TO PROVIDE A REPLACEMENT CLASSROOM/COMMUNITY RESOURCE AREA, READING ROOM AND REPLACEMENT STORE PLUS ASSOCIATED EXTERNAL WORKS**

#### **Report by Head of Sustainable Development**

Location: Great Milton CE School, The Green, Great Milton

Application No: R3.0188/09

District Council Area: South Oxfordshire

#### **Introduction**

1. On the 15 February 2010 Planning & Regulation Committee resolved to grant planning permission for a development at Great Milton Primary School to provide a new building for a Children's Centre together with extensions to the existing school (see attached report – Annex 1) and subsequent committee minute 83/09 (Annex 2).
2. Construction of this development is expected to take around 12-18 months. During this period a contractor's construction compound area would take up part of the school's existing parking area and would displace up to 8 on site staff parking spaces. A number of residents expressed opposition to the planning application. Parking around the school site was one of the reasons cited by local residents against the proposal, and this included the impact of additional on street parking during the construction period.
3. The parking issue was addressed in the officer's report and considered by committee in their determination of the application. The resolution to grant permission for the development requires that before planning permission could be granted the applicant should secure suitable alternative temporary arrangements for parking for use by the school during the period of building works (see attached minute).
4. The details of the development are included in the original report to committee (attached as Annex 1).

## Comments of the Head of Sustainable Development

5. The school has sought to meet the temporary parking provision required by the earlier committee resolution (Annex 2) by submitting an application for such temporary parking on a piece of land at Coombe Farm, Great Milton. This application was approved at the last meeting of Planning & Regulation Committee on the 12 July 2010.
6. The offer of the piece of land at Coombe Farm for temporary parking purposes has now been withdrawn by the landowner. A car park at the nearby recreation ground, located a few metres to the south of the school, which could provide a reasonable solution to this temporary parking issue, is not available.
7. The school continues to seek to find ways to replace the 8 on site parking spaces that would be temporarily lost but no alternative has yet been found. Failure to resolve this issue is now representing a considerable risk to the achievement of the school and Children's Centre development.
8. The requirement to secure alternative temporary parking provision during building works on site stems from advice given by the Council's Transport Development Control team. In their original consideration of the application they indicated that such an arrangement would be beneficial in view of the concerns expressed by some local people. It would avoid an increase in on street parking and the consequential inconvenience to other users of the road outside the school (their views are set out in the attached February report at paragraph 26 (Annex 1).
9. I have recently discussed the difficulties that the school have encountered in trying to provide a temporary car park with the Head of Transport Development Control with a view to assessing the importance and necessity of avoiding extra on street parking. His views are attached at Annex 3. Importantly his view is that the additional on street parking that might take place would not significantly increase risk to the safety of users of the public highway.
10. In my view, therefore, the limited extent of disadvantage to the amenity of local people that would be caused by potentially 8 extra cars being parked on the street near to the school during the 12 month construction period, is not of sufficient magnitude that it should outweigh the benefits of this development taking place.
11. I recommend therefore that permission for this development should be granted on the same terms, and subject to the same conditions, as agreed by Planning & Regulation Committee on 15 February 2010, save for the deletion of the requirement for alternative temporary parking during the construction period.

## **RECOMMENDATION**

12. The Committee is **RECOMMENDED** 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 shall commence within 3 years of the date of the permission.
  3. That samples of the external materials proposed to be used shall be submitted to and approved in writing by the Head of Sustainable Development prior to the commencement of development.
  4. That no development shall take place until the trees on the site which are to be retained and which are adjacent to or within the development area, have 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 shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.
  7. The hours of operation of the children's centre for use by the public shall 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) shall be submitted for agreement by the Head of Sustainable Development before any use of the Centre commences.

9. That the high split level windows on the western elevation of the proposed children's centre building shall be frosted or glazed with obscure glass.
10. That prior to the commencement of the development full details of any additional proposed lighting, shall 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) shall 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 shall 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 need to be removed during this time, they will need to be checked over by an ecological consultant immediately prior to removal to ensure there are no nesting birds present. If nesting birds are present, the vegetation cannot be removed until the birds have fledged.
14. If any protected species not initially surveyed for are found at any point, all work should cease immediately. Work should not recommence until a full survey has been carried out, a mitigation strategy prepared and licence obtained (if necessary) in discussion and agreement with Natural England.
15. The existing pond shall not be removed until a new pond is created in a position to be agreed by the Head of Sustainable Development.
16. The existing pond shall not be removed except in the months of August, September and October. The pond shall be drained gradually and the plant material removed from it should be stacked by the side of the pond for at least 24 hours to allow any animals trapped to escape before the vegetation is removed.
17. Details of the proposals to create habitats for bats in the new buildings shall be submitted for agreement by the Head of Sustainable Development.
18. If any works are 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 shall be submitted and agreed by the Head of Sustainable Development before development commences.**
- 20. Details of a construction traffic management plan (to include details of times of delivery of materials) shall be submitted and agreed by the Head of Sustainable Development before development commences.**

**Archaeological Informative – if archaeological finds do occur during development the County Archaeologist shall be notified in order that he may visit the site and advise as necessary.**

CHRIS COUSINS  
Head of Sustainable Development

Background Papers:           File Ref: R3.0188/09

July 2010