

Agenda Item 76.

Application Number	Expiry Date	Parish	Ward
172331	EXT	Emmbrook North	Emmbrook;

Applicant	WBC
Site Address	Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham, RG41 1JX
Proposal	Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of a new Community, Primary and Nursery school building with associated access off Road 24, parking and landscaping including the provision of playing fields and hard court play area. Appearance, landscaping, layout and scale to be considered.
Type	Reserved Matters
PS Category	1
Officer	Sophie Morris
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 February 2018
REPORT PREPARED BY	Assistant Director – Place

ADDENDUM REPORT
<p>The application was deferred from Committee in December in order for the shortfall in the soft play / external net area associated with the proposed 2FE provision to be reviewed.</p> <ol style="list-style-type: none"> 1. The proposed layout for a 1FE provision would be fully compliant with BB103 guidelines. However, for a 2FE provision, there would have been a shortfall of 797m² in the net external area relating to soft outdoor PE provision, and an overall shortfall of 2680m² when also taking into account the minimum guidelines for a 'float' area. It should be noted that this relates to guidance and not school building standards and the DFE use this guidance flexibly, that is there are many schools which are smaller than the current proposal which are in operation and considered successful. <p><u>Background</u></p> <ol style="list-style-type: none"> 2. The Strategic Development Locations were originally adopted as part of the Local Plan January 2010. At that time, the Council's aspiration was that these major development areas would mitigate their own impacts and that each SDL would provide new schools where necessary. The planning requirement for developers is that they need to mitigate the impacts of their developments only but not to mitigate existing issues. Therefore at the outline application stage, the developers were only required to provide a site large enough to accommodate the provision generated by their development, which is a 1FE school provision in this instance. This school size was based on the school place forecasts projected at that time. Subsequently the Council took the decision to future proof school sites and design these new schools so they would be capable of future

expansion, should further need arise to avoid unplanned poor educational facilities.

3. The requirement at North Wokingham is currently for a 1FE school, however the school design and layout has been designed to accommodate a second form should this be required in the future (for example the teacher rooms, circulation spaces and toilets are large enough to accommodate a 2FE school). This option is considered far more preferable and economical than meeting possible future demand on existing school sites through the use of portacabins and extensions to sites which are less suitable for school expansion. It should be noted that existing school sites in the local area are not well suited to further expansion and this represents the most appropriate solution for future educational needs.
4. In this instance, the Council through negotiation secured a 2ha site at North Wokingham. This is significantly greater than the land required for a 1FE school. Should the Council have chosen to purchase additional land for the school, this would be at significant additional cost to the Council (residential land value) and it should be noted that there is no requirement for the developer to provide this land at any cost. Given the amount of infrastructure that is required to facilitate development in North Wokingham, it is unlikely that the developers would have agreed to allow this land to be purchased. Moreover the school may never expand to 2FE and as such this would not represent best use of public money in this instance.

Update to matter of deferral

5. Following the application being deferred, the applicant has reviewed how the proposal could be amended in order to be fully compliant with BB103 guidelines. A revised option for the 2FE provision is now proposed, which would incorporate a soft outdoor all weather pitch (AWP), in place of an area previously proposed as a grass pitch. Under the BB103 guidelines, the area of an AWP is permitted to be counted twice against the minimum area guidelines, due to its durability and ability to be used all year round. It therefore can be used for many more hours than a grass pitch would be able to accommodate. Whilst this is a more expensive option, it does result in the proposed layout for the 2FE provision being in full compliance with both the minimum area guidelines in respect of the individual external use components, as well as the overall external net areas as set out within the BB103 guidance.
6. It is also proposed that the boundary fence of the school could incorporate a gate on to the northern boundary to provide direct access from the school grounds into this area of open space. Whilst such access during school hours would need to be under arranged school supervision, the use of this open amenity area would be of further benefit to the future pupils of the school and is common among schools. Such details will be secured under the provisions of condition 13 of the outline planning permission which requires details of all boundary treatments to be submitted and approved by the Council.
7. Moreover it should be noted that there is a large play area or Neighbourhood Equipped Area of Play (NEAP) located directly adjacent to the school site which would also be available to the school. This represents an additional 1300m² of play.

8. It is therefore considered that the revised proposal for the 2FE provision, to incorporate the AWP to ensure compliance with BB103 guidelines, would satisfactorily address the reason for the application being deferred. The application is therefore being recommended for approval, with reference to an additional condition to require the installation of an all weather pitch, should the school ever become a 2FE school (condition 9 below).

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242 dated 02/04/15 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Plans

2. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.

5147552-ATK-EXT-ZZ-DR-L-0002 Rev P06 - Phase 1 External Arrangement
5147552-ATK-EXT-ZZ-DR-L-0001 Rev P08 - External General Arrangement
5147552-ATK-00-GF-DR-A-1006 Rev P2 - Phase 1 Proposed Ground Floor Plan
5147552-ATK-00-GF-DR-A-1007 Rev P2 - Phase 1 Proposed First Floor Plan
5147552-ATK-00-GF-DR-A-1008 Rev P2 - Phase 1 Proposed Roof Plan
5147552-ATK-00-GF-DR-A-1010 Rev P5 - Phase 1-2 Proposed Ground Floor Plan
5147552-ATK-00-GF-DR-A-1011 Rev P5 - Phase 1-2 Proposed First Floor Plan
5147552-ATK-00-GF-DR-A-1012 Rev P4 - Phase 1 and 2 Proposed Roof Plan
5147552-ATK-00-GR-DR-A-1100 Rev P1 - Proposed Sections
5147552-ATK-00-01-DR-A-1106 Rev P1 - Typical Classroom Layout
5147552-ATK-00-GF-DR-A-1150 Rev P4 - Phase 1-2 Proposed Elevations
5147552-ATK-00-GF-DR-A-1151 Rev P1 - Phase 1 Proposed Elevations
5147552-ATK-00-GF-DR-A-1153 Rev P1 - Phase 1-2 Section Elevation Strip - Hall
5147552-ATK-00-GF-DR-A-1154 Rev P1 - Phase 1-2 Section Elevation Strip – School
Matthewsgreen School and Community Facility Travel Plan ref: 70022987 dated July 2017

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Highways

Highway construction details

3. Prior to occupation of the development hereby approved, full details of the access on to 'Road 24', including levels, widths, construction materials, depths of construction, surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

4. Prior to commencement of development, full design details of the proposed embankment along the southern boundary of the site shall be submitted to and approved in writing by the Council. Such details shall demonstrate that there will be no structures on or supporting the adjacent NDR highway.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

5. The land within the pedestrian visibility splays shown on drawing 7022987/SK/009/E shall be maintained cleared of any obstruction at all times.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6.

Parking Management Strategy

6. Prior to the first occupation of the site, a co-ordinated Parking Management Strategy for the management of the on-site parking in connection with both the school and community uses shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details to ensure that deliveries and servicing to the site do not take place in the car park during school drop off or pick up times along with a mechanism for review should one of the uses commence in advance of the other. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Future school phase

7. Prior to the commencement of the development of phase two of the school, a revised CEMP will be submitted pursuant to condition 9 of the outline planning permission (O/2014/2242) to ensure appropriate environmental safeguards to the site operatives, occupants of the school and any other new sensitive receptors are assessed and satisfactorily mitigated. The revised CEMP shall be submitted to and agreed with the Local Planning Authority prior to any construction of phase two. The agreed revised CEMP shall be implemented for the duration of the works.

Reason: For the avoidance of doubt to ensure that future sensitive receptors are protected from the potential effects of construction activities in respect of phase two of the development hereby permitted.

8. The parking spaces numbered 24 to 35 located within the staff car park as shown on drawing 'External General Arrangement 5147552-ATK-EXT-ZZ-DR-L-0001 Rev P08' shall not be made available or used as parking spaces until such time that the school commences occupation as a 2FE provision.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

9. In the event that the school expands to a 2FE provision, an all weather pitch shall be installed. Details of the pitch, including any lighting shall be submitted to and approved in writing by the Council and shall be implemented in accordance with the approved details prior to the commencement as a 2FE.

Reason: In order to ensure that appropriate outdoor sports and amenity provision is made in the event that the school expands to a 2FE in the future, in accordance with Core Strategy Policies CP1 and CP3.

Cycle Parking

10. Prior to the occupation of the school, further details of the cycle parking spaces shall be submitted to and approved in writing by the Council. The submission shall include details of a phased provision of the cycle storage spaces in conjunction with the phased pupil intake. The cycle parking/storage shall be implemented in accordance with the approved details prior to first occupation and permanently so-retained for the parking of bicycles and used for no other purposes other than scooter parking. Additional cycle parking shall be provided if the Travel Plan identifies a need for more spaces.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

School Travel Plan

11. Within 6 months of the commencement of the primary school and nursery, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Community Use Travel Plan

12. Within 6 months of the commencement of the community facility, an updated travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other

than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Community Use

13. Prior to occupation of the community facility, a community use scheme (management strategy) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the nature of proposed uses within the building, the arrangements for dual use with the primary school, pricing policy, hours of use, management responsibilities and a mechanism for review in order to secure the continued effective community use of the facilities. The development shall not be used at any time other than in compliance with the approved agreement.

Reason: To secure well managed community facilities, and to protect the amenity of the area and to ensure that the development is not unneighbourly in accordance with Core Strategy Policies CP1, CP2, CP3 and Managing Development Delivery Local Plan policy CC06.

Buggy Storage

14. Prior to the occupation of the community facility, details of the proposed buggy store shall be submitted to and approved in writing by the Council. The buggy store, as approved, shall be installed prior to the occupation of the community facility and shall be made available for its intended and agreed use permanently thereafter.

Reason: In the interests encouraging sustainable travel to the site by providing adequate buggy storage provision for users of the community facility in accordance with Core Strategy Policies CP1, CP2, CP3 and CP6.

Lighting

15. There shall be no lighting of any sports pitches or MUGA hereby permitted until a detailed scheme (including lighting assessment) has been submitted to and agreed by the Local Planning Authority to include lighting levels and hours of use. The development and use will be carried out in accordance with the agreed scheme.

Reason: In the interests of the protection of the amenity of the area. Relevant policy: Core Strategy policies CPI and CP3 and Managing Development Delivery Local Plan policy CC06.

Veteran Tree Management

16. The ongoing management and maintenance of the existing Veteran Oak tree on the site shall be in accordance with the submitted Oak Tree Management Strategy prepared by Duckworth's Arboriculture dated February 2017 Ref: SCD04048/2017.

Reason: To secure the continued appropriate management and maintenance of the tree, in accordance with Core Strategy policy CP3, CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

Site Signage

17. Prior to occupation of the school and community facility, details of the proposed art feature and any proposed signage in connection with either use (both within the site and on the building hereby approved) shall have first been submitted to and approved in writing by the Council. The art feature and any signage displayed shall thereafter be in accordance with such details as approved.

Reason: In the interests of the visual amenities of the area in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3

Refuse and recycling

18. The internal and external spaces for the storage of refuse and recyclable materials for the building hereby approved shall be provided prior to occupation and retained thereafter.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Enclosures:

- 1) Original committee report
- 2) Proposed site layout
- 3) Potential layout options incorporating all weather pitch

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