

Agenda Item 6.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
160777	9/13	Wokingham Town	Emmbrook	Major app.

Applicant Mr Arnab Mukherjee (Wokingham Borough Council)
Location The Emmbrook School, Emmbrook Road **Postcode** RG41 1JP
Proposal Full planning application for the proposed erection of new two storey building to replace existing single storey temporary accommodation unit.
Type Major (all other developments)
PS Category PS6
Officer Katie Herrington

FOR CONSIDERATION BY Planning Committee on 27/05/2016
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

1. The proposed two storey building (Maths block) seeks to replace the existing single storey temporary classroom accommodation.
2. The proposed building would be located to the west of the site where the temporary classrooms are currently. The proposal would be two storeys in height and include a mixture of brick and cladding to both appear modern and relate to the existing buildings on the site.
3. The proposal would involve levelling part of the rise in the land to the west of the site, reducing its height in relation to the dwellings of Village Close.
4. The proposed building would not result in any additional pupil or staff numbers.
5. The proposal would not result in the loss of any playing field.
6. This application is before the Planning Committee because it is a Major planning application. It is also submitted on behalf of Wokingham Borough Council.
7. For the reasons discussed below, the proposed development is in general accordance with local and national planning policies and therefore is recommended for approval.

PLANNING STATUS

- Major development area
- Contaminated land zone
- Flood Zone 2 (to the east of the site)
- Adjacent to railway line (to the east of the site)
- Site of urban landscape value

RECOMMENDATION

That the application is approved subject to the following conditions;

A. Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings

PL001 rev A
PL002 rev A
PL003 rev A
PL004 rev A
PL005 rev A
PL006 rev A
PL007 rev A

Submitted to the local planning authority on the 22/03/2016.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

5. No work relating to the development hereby approved, including works of

demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Prior to the commencement of the development a 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 the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

7. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

8.
 - a. No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

- b. No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- c. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d. The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

- 9. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.
Relevant policy: Core Strategy policies CP1, CP3 and CP6

- 10. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details - WSP report number 70017710-01 for Emmbrook School, dated March 2016. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent increased flood risk from surface water run-off.
Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Informative

- 1. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:
- a. A full pre-application process was undertaken by the applicant. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

PLANNING HISTORY

Relevant applications include;

F/2009/1185. Proposed installation of modular classroom building for a period of 5 years. Approved.

SUMMARY INFORMATION

Existing number of pupils	1100
Proposed number of pupils	1100
Total existing number of teachers	150
Total proposed number of teachers	150
Existing floor space	1009 sqm
Proposed floor space	973 sqm

CONSULTATION RESPONSES

Environmental Health	No objection.
Drainage	No objection subject to condition 10 .
Trees and Landscape	No objection subject to conditions 8 and 9 .
Education	No comments received.
Policy	No comments received.
Highways	No objection subject to conditions. (Condition 4 and 6)
Biodiversity	No objection subject to an informative. (Informative 1)
Property Services	No comments received.
Wokingham Town Council	No objection, providing that none of the trees screening the proposed building is removed. (Condition 8).
Local Members	
Fire and Rescue	No objections received.
Sport England	No objection.
Highways England	No comments received.
Environment Agency	No objection.
National Rail	No objection.
Thames Water	No objection.

REPRESENTATIONS

None.

APPLICANTS POINTS

- The proposal would provide a new and modern teaching facility replacing substandard temporary single storey buildings.
- The proposal would not facilitate or propose an increase in student or staff numbers.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable Energy and Decentralised Energy Networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Heritage Assets
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUESDescription of development and site

1. The scheme is for the removal of two temporary classroom buildings and the

erection of a permanent two storey building to provide a teaching facility for mathematics.

2. The proposal would not result in additional pupils or staff.

Principle of Development

3. The proposal provides improved teaching and learning facilities for existing students. The proposed math's block replaces two single storey modular units. The proposed maths block building would provide modern teaching accommodation, including 10 classrooms and new staff rooms for the existing pupil base.
4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. Paragraph 72 of the NPPF states that great importance should be attached to ensuring that sufficient choice of school places are available to meet the needs of existing and new communities. It also states that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and should look to approve development that will widen choice in education. The NPPF states that weight should be given to the need to create, expand or alter schools.
6. The site is located within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers and this is discussed below.
7. Given the national and local policy context, it is considered that the proposal would be acceptable in principle, subject to other material considerations. These include no adverse impact on character of the area, the retention of suitable play space, and no adverse impacts on traffic, highways safety, neighbouring amenity, biodiversity, or sustainability.

Impact upon the Character of the Area:

8. The proposed two storey maths block would present a large new feature on the site. Views of the building would be had from Village Close and Emmbrook Gate but otherwise the building would be inconspicuous from longer views surrounding the site. Much of the building would be screened from longer views due to its position in relation to the existing school buildings and other development.
9. The proposed maths block would consist of brick to the ground floor and white panels to the upper floor. The use of these materials mimics to the brick and

panelled buildings of the existing two storey buildings of the school whilst providing a modern building.

10. Subject to approval of details of materials (**Condition 3**), it is considered that the development would not detract from the character of the area or the appearance of the site, according with the requirements of Core Strategy Policy CP1 and CP3.

Trees and landscape

11. The proposal involves levelling part of the raised land towards Village Close, and would leave some of this raised land around the Maths block. The land would be lowered by between 1.6m and 1.2 metres in line with the hand standing to the front of the site. The resulting land would be held by a proposed staggered retaining wall.
12. Additional screening would soften the impact of this building upon the residents of Emmbrook Gate and Village Close (**Condition 9**). Details of hard and soft landscaping, which would involve details of the retaining wall, have been conditioned (**Condition 7**).
13. There a number of trees that could be impacted by the proposal during its construction. A condition has been attached to protect the trees during construction (**Condition 8**).

Impact on playing fields/ provision of play space

14. The proposal would not result in the loss of, or reduction of, a playing field.

Access and movement

15. The proposal would not itself result in an increase of student or staff numbers, and as such would not be required to provide additional parking provision. The proposal replaces two existing modular buildings with teaching and learning facilities that would provide a learning environment of a higher quality. An updated travel plan has been provided and conditioned as part of this proposal (**Condition 6**).

Residential amenity

16. The proposed building would be located between 14.4 to 18.6 metres from the rear gardens dwellings of Emmbrook Gate (nos. 4 – 9), and around 10 metres to the boundary with number 9 Village Close. Whilst there is not a specific separation distances for schools in the Council's Borough Design Guide, the proposal would be in general accordance with its provisions for residential development.
17. Windows to the west elevation would face towards the side elevation of number 9 Village Close and the drive way to the front. The side elevation contains a single

obscure glazed window. The proposed building therefore would not result in overlooking to number 9 Village Close.

18. The proposed upper floor windows to the north elevation would serve staff rooms and face towards the back gardens of number 4-9 Emmbrook Close. There would be a distance of around 29 metres between the rear elevation of the school block and those of the dwellings to its rear, a distance in excess of the requirements of the Borough Design Guide. As such, the proposal would not result in harmful overlooking to the surrounding residential occupiers.

19. The proposed maths block will be two storey in height. However, the mound where the building would be sited would be levelled bringing the building in line with the rest of the school but lower than the ridge height of the dwellings of Village Close and Emmbrook Gate. Given the distance between the proposed Maths block and the dwellings, and the orientation of the dwellings, the proposal would not appear overbearing or result in an undue loss of daylight and sunlight to the surrounding residential occupiers.

Biodiversity:

15. The council's ecologist is satisfied that the proposal would not result in adverse harm to local bat roosts.

CONCLUSION

The proposal consists of the erection of a two storey building following demolition of two modular buildings. The proposal is not intended to increase pupil or staff numbers on the site, but rather provide enhanced teaching and learning facilities given the condition of the existing modular units.

It is considered that the proposal would not be harmful to the street scene or the character of the area, and would not result in adverse harm to residential amenity.

The proposal therefore accords with development plan policies and as such is recommended for approval subject to conditions.

CONTACT DETAILS

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