

# Agenda Item 8.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
160421	6/13	Wokingham Town	Wescott	Major app.

**Applicant** Mr Tim Searle (Wokingham Borough Council)  
**Location** St Crispin School, London Road **Postcode** RG40 1SS  
**Proposal** Full planning application for the erection of a 2 storey sixth form block, the creation of a new staff parking area via Rances Lane, alterations to the existing car park, provision of a new MUGA (Multi Use Games Area), and use of the existing Sixth Form as a new ASD Unit involving the erection of 2 Canopies and the provision of a drop off area.  
**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 application relates to a school that includes a Grade II Listed Building. The site comprises of several linked and detached classrooms and has a large playing field to the rear.
2. The proposal would provide an ASD (Autism Spectrum Disorder) unit not currently available at St. Crispin's, and the increasing need for sixth form spaces within the Borough. The proposal also includes a multi use games area (MUGA).
3. The ASD centre would be located in the current sixth form block, the internal spaces are to be refurbished, with the erection of canopies for a sheltered seating area. The centre aims to create an environment that would feel safe and quiet for the students, with a drop off zone for students, and separate visitor and school entrances.
4. The new sixth form building would accommodate the existing and proposed pupil base at the school. The building would provide enhanced educational facilities that include new and additional classrooms and a large common room.
5. The MUGA would be similar to that approved under F/2011/1920.
6. Whilst the proposal would increase the number of sixth form students and teachers, the proposed new car park via Rances Lane would provide access and parking for teaching staff only.
7. The proposal provides parking spaces for teaching staff only. Whilst, it is WBC policy that 1 space per 5 students should be provided, the school would, (**via condition 5**), take responsibility for students parking on site or in the surrounding area through their the punitive policies within their Code Of Conduct, along with a new travel plan. Whilst not complying with parking standards, the concerns with regard to student parking would be addressed through the school itself, and

therefore acceptable in this instance.

8. This application is before the Planning Committee because it is a Major planning application. It is also submitted on behalf of Wokingham Borough Council.
9. 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**

- Listed Buildings (Grade II)
- Major Development location

#### **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.  
*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

5141836-ATK-PLANNING-0100 rev A1  
5141836-ATK-PLANNING-0101 rev A2  
5141836-ATK-PLANNING-0103 rev A2  
5141836-ATK-PLANNING-0105 rev A2  
5141836-ATK-PLANNING-0106 rev A2  
5141836-ATK-PLANNING-0110 rev A1  
5141836-ATK-PLANNING-0111 rev A1  
5141836-ATK-PLANNING-0112 Rev A1  
5141836-ATK-PLANNING-0113 rev A2  
5141836-ATK-PLANNING-0114 rev A1  
5141836-ATK-PLANNING-0120 rev A1  
5141836-ATK-PLANNING-0121 rev A1  
5141836-ATK-PLANNING-0122 rev A1  
5141836-ATK-PLANNING-0130 rev A1

received by the local planning authority on 16/03/2016. And plan

5141836-ATK-00-DR-A-0115 P1

received on the 12/04/20146;

and plan;

5141836-ATK-PLANNING-0123 Rev A2

5141836-ATK-PLANNING-0107 Rev A3

Received on the 20/4/2016, and plans;

5141836-ATK-PLANNING-0124 Rev A1

5141836-ATK-PLANNING-0125 Rev A1

Received on the 29/4/2016

Plans;

5141836-ATK-PLANNING-0102 Rev A6

5141836-ATK-PLANNING-0104 rev A4

Received on the 10/05/2016.

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. No development shall take place until a scheme of phasing of construction has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed scheme of phasing.

*Reason: In the interest of residential amenity and highway safety.*

4. 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.*

5. In accordance with the Transport Statement (revision 4 - REPORT 70015980 – TS001) and the St. Crispins Code of Conduct, no students shall park motor vehicles on the school site. Any parking of motor vehicles onto the school site shall be dealt with in accordance with the provisions within the schools Code of Conduct.

*Reason: In the interest of highway safety and residential amenity.*

6. No part of the development shall be occupied until the approved Transport Statement, including the management of the ASD drop off, and opening of the Westmead Gate has been implemented.

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

7. No building shall be occupied until details of the gate and access restrictions to

the entrance between Westmead and St. Crispin's school has been submitted and approved by the Local Planning Authority. Such provision shall be permanently so-retained and access shall be restricted to staff of St. Crispin's only.

*Reason: In the interest of highway safety and residential amenity.*

8. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.  
*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. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*
9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans (other than those parking bays within the Westmead site that are subject to another condition). The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.  
*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*
10. No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space with the Westmead Day Care site has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any purpose other than vehicle turning.  
*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*
11. 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*

12. 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)*

13.

- 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*

14. Before the development hereby permitted is commenced details of all acoustic fences to the boundary with 1A to 3 Chedwode Close, along the side boundary of the Westmeade Day Care Centre, and to the boundary of 'the Croft' 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 residential amenity.*

*Relevant policy: Core Strategy policies CP1, and CP3.*

15. Development shall not begin until clarification has been made of where the MUGA area drains to and soakage test results as well as calculations for the sizing of the soakaway have been submitted to and approved in writing by the Local Planning Authority.

*Reason: This is to ensure that this development does not increase flood risk on or off site especially as the area is already prone to surface water flooding.*

16. The use of the MUGA hereby permitted shall not operate other than between the hours of 07:30 and 19:00 Mondays to Fridays, 08:00 and 18:00 Saturdays, 10:00 and 18:00 Sundays and Bank or National Holidays.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

17. The floodlights for the MUGA hereby permitted shall not be illuminated outside of the hours of 19:30 and 07:30 Mondays to Fridays, 18:30 and 08:00 Saturdays and 10:00 and 18:30 Sundays or Bank or National Holidays.

*Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB19*

18. 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

- v) displays and facilities for public viewing, where appropriate,
- vi) wheel washing facilities,
- vii) measures to control the emission of dust and dirt during construction, 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.*

19. 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.*

20. Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

*Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*

## PLANNING HISTORY

Lengthy planning history, of most relevance are;

- F/2011/1920. Proposed erection of two storey building to contain 9 Science laboratories, a multi-use space, a lecture forum, prep rooms, toilets and staff area with an internal courtyard covered by 2 storey high flat roofed steel frame canopy. Provision of a new hard play area to create 4 new tennis courts. Approved. 04/01/2012.

## SUMMARY INFORMATION

Existing number of sixth form pupils	196 (Max 220)
Proposed number of sixth form pupils	+ 80 (= 300 Max)
Existing number of ASD students	0
Proposed number of ASD students	26

Total existing number of teachers (FTE)	121
Total proposed number of teachers (FTE)	147
Proposed number of sixth form teachers (FTE)	+ 10
Proposed number of ASD teachers (FTE)	+16
Existing number of parking spaces	108 (+ 4 disabled and 2 minibus bays), 60 cycle bays.
Proposed number of parking spaces	147 (+ 8 disabled bays, 6 motorcycle bays, 2 mini bus spaces, and 32 cycle bays)
Proposed floor space	1396 (GIA)

### CONSULTATION RESPONSES

Environmental Health	No objection subject to <b>condition 16 and 17.</b>
Drainage	No objection subject to <b>condition 15.</b>
Conservation	No objection subject to <b>condition 11.</b>
Trees and Landscape	No objection subject to <b>conditions 12, and 13</b>
Education	No comments received.
Policy	No comments received.
Highways	<b>No objection, subject to condition 4, 5, 6, and 7</b>
Sports Development Team	No comments received.
Property Services	No comments received.
Wokingham Town Council	No objection, but concerned that use of the proposed new access will increase congestion on Rances Lane ( <b>See paragraph 23 +</b> ).
Local Members	No comments received.
Fire and Rescue	No objection: fire hydrants and sprinkler systems, requested. <i>Officers comment – these are a matter for building control.</i>
Historic England	No objection.
Sport England –	No objection.
Highways England	No objection.
Environment Agency	No objection.

### REPRESENTATIONS

<ul style="list-style-type: none"> <li>• 1 letter of support received</li> <li>• 4 letters of objections; <ul style="list-style-type: none"> <li>○ The existing MUGA is underused</li> <li>○ The MUGA would be closer to the flats at the Croft (within 20 metres) – seeks improvements to the boundary fence to stop short cuts into the school. <b>See para 36 and condition 16, 17 and 14.</b></li> <li>○ Concerns with the safety of the customers at Westmead – additional vehicles may leave them feeling distressed and anxious. <b>See section 32-34.</b></li> <li>○ Concern that scheme could conflict with Westmead extending its hours</li> </ul> </li> </ul>
--



- Revised parking bays for Westmead site need to include space for a tail lift. **Condition 10.**
- Concern of safety issues during construction hours/ associated vehicle movements to Westmead users. **See para 33 – and condition 18, and 19.**
- Raised inconsistencies between the Transport Statement and Design and Access Statement. – *Officer comment: issue resolved via new travel plan* **Condition 4 and revised Design and access statement (online).**
- Concerns about new parking close to property – **See condition 14.**
- Cars could overspill into Rances lane – **see paragraph 23 – 31**
- Cars will add to congestion in Rances Lane – **See paragraph 23-31**
- Plans do not include screening that was included in the condition for the Science Block - **See condition 14.**
- New car park is not necessary - rather than new parking, staff should be encouraged to use sustainable modes of transport. **See section 23 - 31.**
- Concern about motor vehicle noise, fumes and lighting affecting residential garden. **See para 39 and condition 14.**

## APPLICANTS POINTS

### *New ASD Centre*

The ASD (Autistic Spectrum Disorder) unit would be located in the current Sixth form building, and would provide a much needed facility for the expanding population of Wokingham.

The current sixth form building would be refurbished and would involve the erection of two canopies, one to its rear and one to the front. A drop off area would be located to the front of the sixth form, managed by the school to accommodate special taxis to take the ASD pupils to and from the unit.

### *New sixth form*

The building would be adjacent to the Science block and Grade II listed school buildings. The new building accommodates an increase of sixth form student numbers, necessary given the increasing need for sixth form places.

The building has been designed to provide a modern building that nods to the prevailing design of the existing Grade II listed buildings. The facades would consist of white panels to replicate the curtain walling of the other school buildings, and the windows would adopt the proportions of those used in the original building.

### MUGA

A new MUGA is proposed on the playing field southwest of the existing school buildings. This is similar to that as approved as part of the science block application (F/2011/1920).

### *New car park (Via Rances Lane)*

To accommodate the increased teacher numbers as a result of the ASD centre and Sixth form, it is proposed to reorganise the spaces on the existing car park to

accommodate additional bays, and to have a new staff car park off Rances Lane. The car park from Rances Lane could only be accessed by staff via a passcode system. There would no other way of accessing the school from this area.

It is school policy to not allow sixth form students to park on the site. However, along with a new travel plan to encourage sustainable forms of travel, the school will enforce such policy through their Code of Condition supported by a new travel plan.

## PLANNING POLICY

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

## PLANNING ISSUES

### Description of development and site

1. The scheme is for the erection of a 2 storey sixth form block, the creation of a new staff parking area via Rances Lane, alterations to the existing car park, provision of a new MUGA (Multi Use Games Area) and use of the existing sixth Form as a new ASD (Autism Spectrum Disorder) Unit involving the erection of 2

canopies and the provision of a drop off area.

2. The proposal is within the grounds of a 1953 School building, constructed of precast concrete panels bolted to a lightweight steel frame. This is a grade 2 listed property and has been listed for its early demonstration of the way these prefabrication techniques could be applied to multi-storey buildings.
3. The proposal would facilitate the need for an ASD (Autism Spectrum Disorder) unit not currently available at St. Crispin's, and the increasing need for sixth form spaces within the Borough.
4. The ASD centre would be located in the current sixth form block, the internal spaces are to be refurbished, with the erection of canopies for a sheltered seating area. The centre aims to create an environment that would feel safe and quiet for the students, with a drop off zone for students, and separate visitor and school entrances.
5. The new sixth form building would accommodate the existing and proposed pupil base at the school. The building would provide with enhanced educational facilities that include new and additional classrooms and a large common room.

#### Principle of Development

6. 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.
7. 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.
8. 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.
9. Given the national and local policy context, it is considered that the proposal would be acceptable subject to other material considerations. These include no adverse impact on character of the area or setting of the listed building, 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:

### *Sixth form block*

10. The proposed two storey sixth form block would present a large new feature on the site, and would be seen from London Road and various other points and properties around the site. The design of the building has been carefully considered to respect the existing built forms of the site.
11. The siting of the proposed sixth form helps reduce the impact of its massing upon the locality. It would be positioned well back from London Road reducing its visual impact, and would be located close to the existing science block (F/2011/1920). This location would enable views of the building within the site, to provide some sense of connectivity.
12. The existing school buildings are characterised by buildings with concrete curtain wall panels, flat roofs and crittall style windows.
13. The proposal is a modern interpretation of the modular external appearance and replicates this prevailing character. The facades are designed to a grid, with the materials chosen a mixture of white and grey panels, and windows are a similar design to those used in the original cluster of buildings. Samples of materials are sought as part of **Condition 11**. As such, the proposal would be in keeping with the character of the existing buildings.



### *ASD Centre*

14. The Proposed ASD centre will be accommodated in the existing sixth form centre. The external changes to be made relate only to the erection of two canopies, one to the front entrance, and one above an existing seating area to the back of the building. The canopy would be white and would relate to the canopy used on the science block (approved under F/2011/1920). Given the limited nature of these changes, there would be no harmful impact on the character of the existing buildings.



## MUGA

15. The MUGA would be set well back into the school complex, and would be a feature expected within the grounds of a school. The MUGA, in a similar form, had received planning permission as part of the application for the Science block (F/2011/1920). Whilst views of the MUGA may be had from the surrounding residential area, most views would be screened via the bank of trees/hedging surrounding the site. Concerns were raised regarding noise from the MUGA to 'The Croft' and an acoustic fences have been conditioned (**Condition 14**).
16. As such, the proposal would not be harmful to the character of the area, and is in accordance with policy CP1 and CP3 of the Core Strategy, and the Borough Design Guide.

## Impact upon the Listed Building and its setting

17. The proposal should not harm the setting or special character of the historic asset. The proposed sixth form is a modern interpretation of the modular external appearance of the earlier buildings, with a grid of panels similarly proportioned panels fixed onto a framework, and the flat roof profiles form a deep eaves in a similar form to the original. The windows are aluminium and rimmed with slim profiles, responding to the clean lines of the 1950's building. The overall design and proposed location would integrate well with the existing building phases and preserve the setting and special interest of the listed building. Samples of materials are sought as part of **Condition 11**.
18. The proposed ASD (Autistic Spectrum Disorder) centre proposes the erection of a canopy, and given its scale and massing, would not harm the setting of the listed building.
19. In terms of the MUGA (Multi Utility Games Area), there is a good level of separation from this and the main listed buildings which is sufficient to prevent harm to the historic asset. The MUGA, in a similar form, had received planning permission as part of the application for the Science block (F/2011/1920).
20. No objections have been received from Historic England or the Council's Conservation Officer.

## Trees and landscape

21. The Council's Trees and Landscape consultee has raised no objections to the proposal subject to **conditions 12 and 13** to protect trees during construction, boundary treatments, and details of soft and hard landscaping to strengthen the landscape features of the site.

#### Impact on playing fields/ provision of play space

22. The proposed sixth form would be located in an area of grassed land associated with the schools playing fields. However, the remaining sports area would be substantial and its usability not adversely impact as a result of the proposal. The MUGA would facilitate the playing of sport and as such would not result in the loss of play space. Sport England has raised no objection to the proposal.

#### Access and movement

23. The proposal would increase the number of sixth form student numbers and staff.

24. The council's parking standards require 1 parking space per full time member of staff. The proposal would result in 16 additional staff for the ASD centre, and an additional 10 members of staff for the proposed sixth form. The existing number of staff (FTE) is 121, and the proposal would increase this to 147. As 147 parking spaces would be provided across the renewed parking layout of the existing main car park, and the new proposed parking area via Rances Lane, this will meet this parking standard.

25. The council's parking standards also require the provision of 1 parking space per 5 post 17 year old student (i.e many of the sixth form students would be over 17). No sixth form parking is provided as part this proposal, which is contrary to the council's policy. However, instead the need the such parking provision is addressed by the schools policy which is enforced by their Code of Conduct and supported by a revised Travel Plan.

26. It is school policy to not allow sixth formers to park on the site or bring cars whilst at the sixth form. This is an existing situation and a policy that the school seek to maintain. In place of sixth form parking, the school will manage any onsite and offsite parking of sixth formers through their Schools Code of Conduct, setting out consequences for such behaviour. This is confirmed by way of condition (**Condition 5**). A revised travel plan (**Condition 4**) will also help students make use of existing public transport, cycle and walking routes. To clarify, sixth form students would not be able to access the Rances Lane car park due to the barrier in place (**Condition 7**).

#### *New staff car parking via Rances Lane*

27. The proposed car park would be accessed via the existing Rances Lane entrance through the Westmead Centre. The proposed parking area at St Crispin's would have 26 parking bays that would be accessible by staff only. The number of bays corresponds to the number of staff (FTE) resulting from the new ASD unit and increased size of the sixth form. The entrance to the car park would

be gated with key code access. There would be no unrestricted access by foot or bike into this part of the site. **(Condition 5, 6 and 7)**.

28. Concerns were raised about potential traffic conflicts and congestion along Rances lane and at the Westmead site. The side access from Rances Lane is currently used by staff and visitors to Westmead Day Service, a centre operated by Optalis that provides a range of services for the rehabilitation and respite care for adults with physical disabilities. At current the centre has a core group of 4 volunteers, but also has placements from schools, colleges and Supported Employment Services to assist with activities. The opening hours of the centre are between 9am – 4pm Monday – Thursday, and 9am-3pm on Friday. The school hours are between 9am – 3.30pm. Whilst this entrance is narrow, any potential traffic conflicts between the traffic movements by both the Westmead Day service and the staff at St. Crispins would be limited as there would be limited overlapping entrance and exit times i.e staff for St. Crispins school would tend to arrive before visitors to Westmead and tend to leave after visitors to Westmead. As such additional impact from cars waiting by the entrance and using this access would be minimal.

29. Whilst the additional vehicles would increase vehicular movements in the peak hour, it is not considered that the increase in traffic flow would be to the extent that it would result in adverse levels of congestion and issues of highway safety.

30. Therefore, issues with traffic conflicts would be minimal and not the extent that it would result in issues of highway safety or the free flow of traffic.

#### *Drop off area for the ASD centre*

31. The proposal would include a dedicated drop off and pick up area for the new ASD centre managed by the school. This would be operated by dedicated ASD vehicles who take the students to the school. During the day this area becomes a play area, and at the end of the day those vehicles pick the students up. Waiting bays are included to enable the free flow of movement. Entrance to the area is closed off via a barrier operated by the school. The details of the management of this space is detailed in the Transport Statement **(Condition 6)**.

#### Residential amenity

##### *Car park and access*

32. The proposal would result in a new staff park access via Rances Lane. Whilst there would be increased traffic movements along Rances Lane these would relate to staff only most traffic movements occurring during AM and PM peak hours and would not result in significant increases in noise to the extent that it would harm residential amenity.

33. Concerns have been raised with regard to the impact in terms of noise and disturbance to the users of the Westmead Centre both as a result of staff movements and as a result of construction vehicles. The bulk of vehicle movements would occur around the opening and closing times, limiting the

duration of any noise impact. Concerns with regard to the movement of construction vehicles can be dealt with a time restricting condition (**Condition 19**) and a construction management plan (**Condition 18**).

34. Concern was raised about noise disturbance of cars in the new proposed car park. The car park would be for staff only and would operate during the day. Whilst there would be additional noise such as car engines and the closing of doors, this would not be to the extent to result in significant harm to residential amenity given the general level of noise and activity in the context of a school. Acoustic fencing has been conditioned to reduce noise pollution to the neighbouring residential occupiers to the rear of Chetwode Close (**Condition 14**).

#### *Sixth form building*

35. The proposed new sixth form has been sited some 90 metres from the nearest residential dwelling and 78 metres from their garden boundary. The degree of separation is in excess of the guidance outlined in the Borough Design Guide for a two storey form of development.

#### *MUGA*

36. The MUGA was originally approved as part of the application for the science block (F/2011/1920). It would be sited in an area with an established use as school playing fields. Impacts in terms of noise disturbance and light spill can be controlled by conditions (**Conditions 14, 16 and 17**).

#### Sustainability

37. The proposal would provide a minimum of 10% reduction in carbon emissions through renewable energy or low carbon development, as demonstrated in the submitted Energy Statement in accordance with MDDD policy CC05 (**Condition 20**).

### **CONCLUSION**

The proposal would provide for a needed ASD centre, allow for the expansion of the sixth form and provide a MUGA, which is supported in principle. The MUGA would enhance the sport facilities at the school. The design of the sixth form building and canopies to the ASD centre are acceptable and would not have a harmful impact upon the Listed building or the character of the area. The proposal would result in an increase of staff numbers and the number of sixth form pupils. The additional parking provision for staff is accommodated through a new layout to the main car park, and a new staff only parking area via Rances lane. Whilst the proposal is not providing Sixth form parking, it can be conditioned that the school would take responsibility for the management of students together with a new travel plan. The proposal accords with the policies contained within the development plan and this application is recommended for



conditional approval.

<b>CONTACT DETAILS</b>		
<b>Service</b>	<b>Telephone</b>	<b>Email</b>
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

This page is intentionally left blank