

# Agenda Item 17.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
161009	10	Woodley	South Lake Ward	Council's own Development

<b>Applicant Location</b>	Mrs Anju Sharma Highwood Primary School, Fairwater Drive, Woodley	<b>Postcode</b>	RG5 3JE
<b>Proposal Type</b>	Full Major (all other developments)		
<b>PS Category</b>	PS6		
<b>Officer</b>	Daniel Ray		

**FOR CONSIDERATION BY** Planning Committee on 22 June 2016  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## SUMMARY

This application proposes the introduction of a single mobile class room to provide additional teaching space for an expected additional intake of 30 students. An increase of two additional staff would be required bringing the total number of staff (full and part time) on the site to 48 (36 of which are associated directly with the Highwood School).

The classroom would be sited on the western boundary immediately to the north of the existing school building. The original plans outline that the classroom would be sited within an area that is affected by mature trees that are protected by a TPO. A request has made for the classroom to be sited 5 metres to the east so that no issue in terms of the potential impact on these protected trees occurs. Amended plans are awaited

Concern had been raised by the Town Council and a resident regarding parking provision and also the impact on already congested streets generated by additional students. A traffic study was subsequently submitted that outlined that there were currently 45 car parking spaces of which only 37 were utilised at the time of the study. The study was undertaken on a typical school day in January 2016. 45 car parking spaces (plus 3 disabled bays) is considered an acceptable number of spaces for 48 staff members. Cycle parking provision is also available on site. No objection was made by Highways regarding the impact of the increase in the number of students on nearby streets.

Subject to the use of appropriate conditions and the receipt of an amended plan moving the classroom 5 metres to the east within the site, the development is considered acceptable.

## PLANNING STATUS

- Major Development (Woodley)
- Contaminated Land Consultation Zone
- Sand and Gravel Extraction
- Gas Pipes Consultation Zone

## RECOMMENDATION

**That the application is approved subject to the following conditions;**

### **A. Conditions and informatives:**

#### *1. Timescale*

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. Approved details*

This permission is in respect of the submitted application plans and drawings numbered TO BE CONFIRMED received by the local planning authority on TO BE CONFIRMED. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*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. External materials*

The development shall be carried out in accordance with the submitted details, Roof: Bitumen Mineral Felt Finish in grey; Walls: Blue Painted Textured Finish; Windows and Doors: White UPVC; Ramps and Steps: Timber Hit and Miss boarding to close mobile, ramp and step substructures. Development shall not be carried out other than in accordance with the so-approved details.

*To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3*

#### *4. Hours of construction*

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.

*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.*

#### *5. Travel Plan*

Prior to the first occupation of the classroom 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 the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

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

### **Informatives**

The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 4 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:  
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>  
<https://www.gov.uk/government/policies/improving-local-transport>

Also:

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

### **PLANNING HISTORY**

Lengthy planning history, of which there are none relevant to this specific application.

### **SUMMARY INFORMATION**

Site Area	24,146sqm
Proposed and existing land use	D1 – Non-residential Institution
Change in floor space	73.7sqm
Change in parking spaces	None; 45 spaces across 2 car parks
Existing pupil capacity	210
Proposed Pupil capacity	240
Existing Staff capacity	46
Proposed Staff Number	48

## CONSULTATION RESPONSES

Woodley Town Council	Woodley Town Council have raised concerns that the proposed additional accommodation at the school would lead to an increase in pupil numbers and a consequent exacerbation of parking problems in the vicinity of the school, particularly in Fairwater Drive and Kingfisher Drive, when parents are dropping off and picking up their children.
Local Members	None
Environmental Health	No comments or objections to make.
Highways	Following the submission of a traffic study, parking details and staff numbers, Highways have no objection to the proposal.
Landscape and Trees	The proposed classroom would be in a location affected by mature TPO trees. In order for the proposal to be acceptable and require no conditions relating to the protection of trees, the class room should be sited 5 metres to the east to ensure there are no issues relating to the protected trees.

## REPRESENTATIONS

- Two letters were received from local residents, one letter was in support of the application the second raised concern with the increase in traffic

## APPLICANTS POINTS

- None

## PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<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
	<b>CP15</b>	Employment Development
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development

	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC07</b>	Parking
	<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 temporary classroom building on the western boundary of the site, to the north of the main school. The classroom would have a floor space just under 74sqm, would have blue external walls under a grey coloured flat roof with white UPVC doors and windows. The structure would be served by a ramp for ease of access.

### Principle of Development

1. 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.
2. 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.
3. 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.
4. Given that national and local policy encourages the expansion of schools, the proposal is acceptable in principle, subject to other material considerations.

### Impact upon the Character of the Area

5. The proposed development would not have a detrimental impact on the character or appearance of the area. The temporary classroom is of a design not unexpected within a school environment and would be screened to the west by mature trees. The classroom would be sufficiently contained within the site that there would be no views of the structure outside the confines of the school that would be considered harmful to the character of the area. Overall, the introduction of the classroom is considered to have a neutral impact on the wider vernacular.

### Access and movement

6. Concern has been raised by the Town Council and a local resident that the existing infrastructure and parking would not be able to accommodate an increase in pupils or have enough parking for additional staff. The proposed development outlines that a net increase of two additional staff members will be present, however a transport study has been undertaken which outlines that there are currently 45 parking spaces across two parking areas within the school.
7. The study was undertaken on the 19<sup>th</sup> January 2016 which is a typical school day. Of the 45 parking spaces only 37 of the spaces were utilised. The existing number of spaces is considered acceptable and as such there would be no off site impact as a result of two additional staff members should they travel to the site by car.
8. It is accepted that with an additional 30 students expected to start in September 2016 there will be an increase in travel to the site before and after school, however no objection has been raised in terms of highway infrastructure capacity nor are any concerns raised with regard to current drop-off/pick-up arrangements by the highways team.
9. As such the proposed development would have no detrimental impact on highway safety and adequate parking for staff is present.

### Residential Amenities

10. The proposed classroom is set sufficiently far from any neighbouring residential properties that there would be no impact in terms of overlooking, overbearing or overshadowing issues. The classroom would be sited towards the western boundary of the site with the school itself is between the classroom and the nearest neighbouring dwellings.

### Trees and Landscape

11. No objection in principle has been raised by the Trees and Landscape team with regard to the proposed development having an impact on the character of the area. Notwithstanding this, the proposed development is adjacent to a protected group of trees (by way of TPO) that may be effected by the proposed development. To ensure no impact takes place to these trees and to avoid any restrictive pre-commencement conditions, the re-siting of the temporary building 5 metres to the east would allay any concerns raised. As such a request for this

to take place has been made with the applicant and the outcome of which shall be reported at committee.

### **CONCLUSION**

Subject to the use of appropriate conditions and the receipt of a revised block plan showing that that the proposed classroom is set 5 metres to the east of its proposed location, the development would have no detrimental impact on the protected trees or any nearby residential occupiers. Whilst concern has been raised that the proposal would lead to an increase in staff numbers without the adequate provision of additional parking, and additional students increasing the level of pick-up/drop-off within nearby residential streets; adequate parking will be retained on site and no objection from highways has been raised in terms of the impact of the increase in number of traffic movements to the site.

### **CONTACT DETAILS**

<b>Service</b>	<b>Telephone</b>	<b>Email</b>
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