

12 DECEMBER 2017 PLANNING COMMITTEE

5h 17/1159 Reg'd: 16.10.2017 Expires: 15.01.18 Ward: HO
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LOCATION: St Andrews School, Church Hill House, Wilson Way, Horsell, Woking

PROPOSAL: Demolition and reconstruction of teaching spaces to provide a single and two storey extension and the construction of a new two storey drama and music facility, with associated landscaping works.

TYPE: FULL

APPLICANT: St Andrew's (Woking) School Trust **OFFICER:** Joanne Hollingdale

REASON FOR REFERRAL TO COMMITTEE

The application is for major development and is therefore outside the Scheme of Delegation.

SUMMARY OF PROPOSED DEVELOPMENT

The application proposes the demolition and reconstruction of teaching spaces to provide a single and two storey extension and the construction of a new two storey drama and music facility, with associated landscaping works.

PLANNING STATUS

- Urban Area
- Locally Listed Building
- Thames Basin Heaths SPA

RECOMMENDATION

GRANT planning permission subject to conditions.

SITE DESCRIPTION

St Andrews School occupies a large sloping site in the centre of Horsell, extending to some 4.4 hectares and is surrounded by residential properties to all boundaries. The main access to the site is from Wilson Way on the southern side of the site, with a second access to the site from the Ridgeway on the northern side of the site. The main school buildings are located towards the centre of the site with amenity space and playing fields situated either side. The main school building, Church Hill House (Main House) is a Locally Listed Building. Elsewhere within the site is a Tennis court building, Jubilee building, Pre-Prep and

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Reception Buildings and a number of other buildings, some of which provide a place of residence for a number of school staff.

The school was founded in 1937 and is a co-educational Prep School for children from the ages of 3 to 13. The school comprises a Nursery, Reception and Years 1 to 8 (inclusive) all of which operate two forms of entry. The school is not seeking to increase pupil numbers above the currently approved maximum of 352 pupils as part of this application.

PLANNING HISTORY

There is a long planning history for this site as it was established as a school in 1937. Since 2000 the planning history is as follows:

PLAN/2017/0570 - Erection of a temporary single storey building containing four classrooms with associated WC facilities for the period July 2017 to June 2019. Permitted 06.09.17

PLAN/2013/0428 - Proposed erection of a single storey extension to existing school building to form a changing room facility. Permitted 06.06.13

AMEND/2012/0058 - Minor Amendment to PLAN/2011/1118 Construction of an artificial turf pitch together with fencing, storage facilities & spectator facilities, footpaths and parking improvements. Improvements to natural turf areas including regarding & levelling of the land around the tennis courts. Permitted 03.08.12

PLAN/2011/1118 - Construction of an artificial turf pitch together with fencing, storage facilities & spectator facilities, footpaths and parking improvements. Improvements to natural turf areas including regrading & levelling of the land around the tennis courts. Permitted 21.03.12

PLAN/2009/1122 - Phased redevelopment of the existing school for the erection of a new changing/teaching block, new dining/ kitchen and classroom block, alterations to the existing house, new sports hall and all weather pitch together with associated external work (Renewal of PLAN/2006/0675). Permitted 29.04.10

PLAN/2009/0797 - Erection of a timber play structure adjacent to the eastern boundary. Permitted 29.10.09

PLAN/2009/0555 - Erection of a PVC canopy roof to side of pre-prep building and siting of storage container in playing fields. Permitted 06.10.09

PLAN/2006/0675 - Erection of a new changing/teaching block, new dining/ kitchen and classroom block, alterations to the existing house, new sports hall and all weather pitch together with associated external work. Permitted 08.09.06

PLAN/2004/1332 - Demolition of existing single storey bungalow and construction of a single storey building to be used as a nursery, including a remodelled external play ground. Erection of a single storey lean - to extension to existing Jubilee building to form enlarged art and technology teaching/learning area. Permitted 07.01.05

PLAN/2001/1274 - Renewal of temporary application 1999/1158 for the retention of a temporary building. Permitted 18.01.02

PLAN/2001/0697 - New footpath from the southern entrance. Permitted 27.07.01

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PLAN/2001/0556 - Erection of single storey additions to school building and sports hall and erection of a machinery shed in school grounds. Permitted 05.09.01

PLAN/2000/0575 - Erection of a storey addition to changing rooms. Permitted 01.08.00

PROPOSED DEVELOPMENT

This application seeks full planning permission for the demolition and reconstruction of teaching spaces to provide a single and two storey extension and the construction of a new two storey drama and music facility, with associated landscaping works.

The proposals comprise:

- The demolition of the existing single storey rear extension to the Main House building and also the two storey Tennis Court building;
- The construction of a new single storey rear extension to the existing Main House building (following a similar layout to the existing extension to be demolished);
- The construction of a new two storey changing and classroom block to the north of the new rear single storey extension (although connected to it).
- The construction of an extension to the existing Jubilee Building to provide a drama and music facility. Given the slope of the site this extension would appear as a three storey extension on the east elevation.
- A new first floor link would be provided between the existing Jubilee Building and the new two storey extension.
- As part of the proposals the existing hard and soft landscaped areas will be adjusted to provide 6 additional car parking spaces within the site and replacement tree planting is proposed to mitigate for the trees already removed from the site.

In support of the application a Travel Plan, Design and Access Statement (incorporating a Planning and Heritage Statement), Arboricultural Information, Flood Risk Assessment, Soakage report and BREEAM Pre-Assessment Summary report have been submitted.

CONSULTATIONS

County Highway Authority: Having assessed the application on safety, capacity and policy grounds recommends a condition be imposed on any permission granted (condition 7).

County Archaeologist: There are no archaeological concerns.

Lead Local Flood Authority: No comments to make subject to the Council's Flood Risk and Drainage Engineer being satisfied with the proposal.

WBC Flood Risk and Drainage Engineer: Following the receipt of revised drainage information the proposal is acceptable on drainage and flood risk grounds subject to conditions (conditions 16, 17 and 18).

WBC Scientific Officer: There are no specific contaminated land concerns or any recommendations to make on this application.

WBC Arboricultural Officer: The submitted arboricultural information provided is considered acceptable and should be complied with in full, including the replacement tree planting as indicated. Details of the sizes of the trees to be planted will be required.

WBC Conservation Consultant: The existing extension to the old building (Locally Listed Building) is a negative element on the campus. The main building (LLB) is not to be demolished leaving only the effect of this scheme on the setting of the locally listed building to be considered. I consider the overall proposal to be well conceived and I do not consider that the setting of the 19th century building would be adversely affected. The new buildings are designed to be contrasting but do pick up certain aspects of the earlier materials, while not attempting a pastiche design solution. I have no adverse comments.

WBC Environmental Health Officer: No concerns regarding the proposed extensions given the intended use and location. An informative relating to working hours should be attached to any permission granted (informative 4).

REPRESENTATIONS

No letters of objection have been received.

RELEVANT PLANNING POLICIES

The relevant policies are:

Woking Core Strategy 2012

- CS7 – Biodiversity and nature conservation
- CS9 – Flooding and water management
- CS18 – Transport and accessibility
- CS19 – Social and Community infrastructure
- CS20 – Heritage and Conservation
- CS21 – Design
- CS22 – Sustainable construction
- CS24 – Woking's landscape and townscape
- CS25 – Presumption in favour of sustainable development

Development Management Policies DPD 2016

- DM2 – Trees and landscaping
- DM5 – Environmental Pollution
- DM8 – Land contamination and hazards
- DM20 – Heritage Assets and their settings
- DM21 – Education Facilities

Other material considerations

SPD

- Parking Standards July 2006
- Outlook, Amenity, Privacy and Daylight 2008
- Design February 2015

Policy Statement – Planning for Schools Development 2011

National Planning Policy Framework

Planning Practice Guidance

PLANNING ISSUES

1. The main issues to consider in the determination of this application are the principle of the proposed development, impact on visual amenity, impact on trees, impact upon

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residential amenity, highway safety and transport, flood risk and surface water drainage, sustainable construction, contamination and local finance considerations.

The principle of the development

2. Policies CS16 and CS19 seek the provision of accessible and sustainable social and community infrastructure to support growth in the Borough. In addition Policy DM21 of the DM Policies DPD supports the provision of new, replacement and the expansion of education facilities on existing sites providing the criteria in the policy are met as follows:
 - i. it meets an identified need;
 - ii. it makes provision for on-site car parking and stopping, access to public transport, cycling and walking, and the effect on traffic movement and highway safety is in accordance with Policy CS18 of the Core Strategy;
 - iii. where appropriate, a School Travel Plan is provided with the proposal to manage the travel needs of pupils and staff;
 - iv. the use of the site would be compatible with the surrounding areas;
 - v. it does not give rise to significant adverse impacts on the environment, residential character and amenity;
 - vi. where appropriate, adequate provision is made and/or existing provision is retained for indoor and outdoor recreation, outdoor sports and amenity space to meet the needs of the school;
 - vii. it meets other Development Plan policy criteria, paying particular attention to Policy CS19 of the Core Strategy.
3. These policies reflect the Government Policy Statement – Planning for Schools development and paragraph 72 of the NPPF with the latter stating that local planning authorities should “give great weight to the need to create, expand or alter schools”. The planning history for the site shows that planning permission was previously granted in 2006 (PLAN/2006/0675) and 2010 (PLAN/2009/1122) for a phased redevelopment of the school to provide improved facilities (although this previous redevelopment scheme has not been fully implemented). The principle of providing improved school facilities on the site has therefore been previously accepted.
4. As the application does not propose to increase pupil numbers at the school, the proposal essentially amounts to an alteration to the school and in terms of need, the applicant has advised that the existing structures to be demolished are poor in quality, due to their age, energy use and maintenance, have reached the end of their useful life and offer sub-standard internal spaces, in comparison to the standard the school would like to achieve. In addition the current buildings offer limited continuity between spaces and the school would like to offer additional facilities to pupils to improve their curriculum offer. Mindful of these comments it is considered that criteria (i) and also (iv) of Policy DM21 are met.
5. Policy DM21 (vi) also requires that “*where appropriate, adequate provision is made and/or existing provision is retained for indoor and outdoor recreation, outdoor sports and amenity space, to meet the needs of the school.*” In this case, although the footprint of the proposed extensions would be larger than the existing buildings to be demolished, the positioning of the extension would be on amenity open space rather than any formal play area, sports pitches or playing fields. In this regard it is considered that sufficient outdoor recreation and amenity space would be retained for the school and its purposes. The proposal in this regard is therefore considered to be acceptable and complies with Policy DM21(vi) of the DM Policies DPD.

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6. The other aspects of Policy DM21 will be considered under their respective issues below.

Impact on visual amenity

7. Policy CS21 of the Core Strategy states that new development should respect and make a positive contribution to the street scene and the character of the area within which it is located. Policy CS24 requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy DM21(v) also requires proposals for schools to not give rise to significant adverse impacts on the environment. Policy CS20 and Policy DM20 also requires new development to make a positive contribution to the historic environment and its setting.
8. The proposed extensions would be located towards the centre of the school site and thus views of the new development from the public domain or within the street scenes of Wilson Way and Ridgeway will be at best limited, if visible at all.
9. The existing extensions/buildings to be demolished are considered to be dated in their appearance and are not considered to make a positive contribution to the appearance of the site or the existing attractive locally listed building. With regard to the design of the proposed development, the applicant has advised that the elevations have been designed to be exciting, interesting and respectful of the existing buildings and are allowed to stand in their own right and not be confused with an awkward pastiche. The proposals offer a more contemporary approach to design, utilising flat roofs, first floor overhangs and a contemporary use of glazing. The elevations of the proposals would appear different to the existing Main School building but they are considered to be respectful in terms of their positioning, scale and height. In addition external materials would utilise facing brick, timber cladding and glazing and the applicant has further advised that the proposals are considered to offer lightness and technological relevance to a young vibrant school community.
10. Overall the proposals are considered to be of high quality design and are considered to be appropriate to the use of the site and would also improve the setting of the Locally Listed Building. The Council's Conservation Consultant has not raised any concerns or objections to the application. The proposals are also considered to result in a more modern and considered approach to the extensions on the site in comparison to those previously approved under planning permissions PLAN/2009/1122 and PLAN/2006/0675.
11. The areas immediately around the new extensions would be altered to provide circulation space and to re-landscape any areas disturbed during construction. To the northern side of the proposed single storey extension the bank would be replanted with trees to replace trees which have already been removed from the site (the removal of these trees did not require any formal permission). The tree planting would be secured by condition 5 and would enhance the appearance of the new extensions and the central part of the site. To the western side of the proposed single storey extension the existing bank would be re-modelled to provide additional parking spaces and as these alterations would be at ground level they would not have any adverse impact on the visual amenity of the site.
12. The proposals are considered to result in a modern, visually interesting and acceptable form of development which would enhance the overall appearance of the buildings on the site, including the locally listed building and would not be detrimental to the character and appearance of the site and the wider locality, subject to conditions 3 and 4. The

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proposals would comply with Policies CS20, CS21 and CS24 of the Core Strategy and Policies DM2, DM20 and DM21(v) of the DM Policies DPD.

Impact on trees

13. Policy DM2 of the DM Policies DPD reflects Policy CS21 and requires trees and vegetation to be considered holistically as part of any proposal, requires tree removal to be justified to the satisfaction of the Council and requires appropriate replacement planting to enhance the quality of any development. The application is supported by an Arboricultural Report.
14. The submitted Arboricultural Information advises that some trees will be removed to facilitate the development and some trees will be removed due to their poor condition (the majority of the trees to be removed to facilitate the development have already been removed). With regard to the trees already removed from the site it is advised that, none were Category A trees, most were asymmetrical and were suppressed due to their close set positioning. The submitted information also specifies tree protection fencing to protect other retained trees during the construction process and also provides a tree replacement planting plan for 15no. new trees to be planted in the area to the north of the proposed single storey extension. The Council's Arboricultural Officer has reviewed the submitted information and has advised that the information provided is acceptable and should be complied with in full including the replacement tree planting (conditions 4 and 5).
15. Subject to the above conditions, it is considered that the impact of the development on trees/vegetation is acceptable. The proposal is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM2 of the DM Policies DPD and the policies in the NPPF.

Impact upon residential amenity

16. In order to comply with Policy CS21 of the Core Strategy, new developments must achieve a satisfactory relationship to adjoining properties avoiding significant harmful impacts in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook. Policy DM21(iv) and (v) also seek to ensure education uses are compatible with the surrounding area and that they do not give rise to adverse impacts on residential amenity.
17. The proposed extensions would be located towards the centre of the site. The extension to the Jubilee building would be the closest extension to any site boundary but this extension would be 6.5-9 metres high (accounting for the slope of the land) and would be some 28 metres from the side boundary of the nearest neighbouring residential property to the north-east of this part of the site. The other proposed extensions would be significantly further from the other boundaries of the site with respective neighbouring properties. Mindful of these separation distances the proposals are not considered to result in any overbearing impact, loss of daylight/sunlight or loss of privacy to neighbouring occupiers adjoining the school site. As no increase in pupil numbers is proposed, the proposals are not considered to result in any increased noise or disturbance to nearby neighbouring occupiers. As an auditorium is proposed it is however considered reasonable and necessary to require it to be for school event use only, unless otherwise first approved in writing by the Local Planning Authority to ensure the comings and goings associated with an auditorium use, including vehicle movements are not detrimental to the amenities of nearby neighbouring occupiers (condition 7).

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18. The proposed development is therefore not considered to result in any adverse impact to the residential amenities of nearby occupiers by reason of overbearing, loss of light, privacy and outlook and noise and disturbance and is thus compatible with the surrounding land uses. The proposed development is therefore considered to comply with Policy CS21 of the Core Strategy, Policy DM21(iv) and (v) of the DM Policies DPD and the policies in the NPPF.

Highway safety and transport

19. A Travel Plan has been submitted in support of the application. The NPPF advises that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Policy CS18 seeks to develop a well integrated community connected by a sustainable transport system. Policy DM21(ii) and (iii) seeks to ensure appropriate provision is made for schools with regard to car parking and non-car modes of transport, seeks compliance with Policy CS18 and also requires the use of a School Travel Plan where appropriate.
20. The application does not propose to increase pupil numbers. The proposal would also increase the on-site parking provision by 6 additional car parking spaces. A total of 49 car parking spaces would therefore be provided within the site. The School Travel Plan advises that on-site parking is restricted to staff and visitors. With regard to cycle parking provision, the Travel Plan states that 12 cycle/scooter parking bays are provided on the site. The School Travel Plan sets out a number of objectives, measures to be implemented and monitoring to assess the effectiveness of the Travel Plan.
21. Policy CS19 recognises the important role school provision can have in helping to deliver sustainable communities and the contribution schools can make towards the well-being of the community and overall quality of life. Maintaining and expanding local school provision also has the benefit of reducing the number of journeys to more distant schools and increase the number of pupils walking or cycling to school thereby helping to encourage a healthier lifestyle.
22. The County Highway Authority has reviewed the submitted Travel Plan and has raised no objection to the application subject to a condition relating to the Travel Plan. Mindful of the above considerations, the proposed development is considered to be acceptable in terms of highway safety and would comply with Policies CS18 and CS19 of the Core Strategy and Policy DM21(ii) and (iii) of the DM Policies DPD and the policies in the NPPF.

Flood Risk and Surface Water Drainage

23. The site is located within Flood Zone 1 (low risk) and no issues relating to flood risk are raised. As the proposal is for major development, surface water drainage is a material planning consideration. In respect of surface water drainage, the applicant has provided a Flood Risk Assessment with the application and has provided revised drainage information. The Council's Flood Risk and Drainage Engineer has reviewed the revised drainage information and has advised that the proposal is acceptable in terms of drainage and flood risk subject to conditions 16, 17 and 18. In this regard the proposal is therefore considered to accord with Policies CS9 and CS16 of the Core Strategy and the policies in the NPPF.

Sustainable Construction

24. Policy CS22 of the Core Strategy requires new non-residential development of 1,000sqm or more to comply with BREEAM 'very good' standards. The floorspace of the

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new and existing school buildings would exceed 1,000sqm. The applicant has submitted a BREEAM Pre-Assessment Report which states that the target of 'very good' standard is likely to be achieved. Condition 14 is therefore recommended to ensure the policy requirement is met. The applicant has also advised that renewable energy measures may be incorporated into the design and whilst this is not a policy requirement, if they are included condition 15 will ensure that their use would not result in any detriment to the character and appearance of the site and the locally listed building and nearby neighbouring occupiers in accordance with Policies CS20 and CS21 of the Core Strategy and the policies in the NPPF.

Contamination

25. Paragraphs 120 and 121 of the NPPF relate to contamination and advise that the effects of pollution should be taken into account and that the responsibility for securing a safe development rests with the developer and/or landowner. Policy DM5 of the DM Policies DPD relates to environmental pollution and Policy DM8 relates to land contamination and seeks to remediate or minimise the risks from contamination.
26. The Council's Scientific Officer has been consulted on the application and has advised that there are no land contamination issues in this case. No contamination condition is therefore required. The proposal is considered acceptable and would comply with Policies DM5 and DM8 of the DM Policies DPD and the guidance in paragraphs 120 and 121 of the NPPF relating to contamination.

Local Finance Considerations

27. The Council implemented the Community Infrastructure Levy (CIL) on 1st April 2015. The proposed building is for a Class D1 (school) use and therefore the relevant CIL rate is nil.

CONCLUSION

28. The proposal is considered to be acceptable development within the urban area and would not result in any adverse impacts to visual amenity, including the Locally Listed Building, trees, neighbouring amenity, highway safety and transport, flood risk and surface water drainage, contamination or any other material planning consideration, subject to the conditions as recommended. Having regard to the relevant policies of the Development Plan, other relevant material planning considerations and national planning policy and guidance, the proposal is considered to be an acceptable form of development that complies with Policies CS7, CS9, CS18, CS19, CS20 CS21, CS22, CS24 and CS25 of the Woking Core Strategy 2012, Policies DM2, DM5, DM8, DM20 and DM21 of the DM Policies DPD 2016, the guidance in the relevant SPDs and the policies within the NPPF. It is therefore recommended that planning permission be granted subject to the conditions set out below.

BACKGROUND PAPERS

Planning File PLAN/2017/1159

RECOMMENDATION

It is recommended that planning permission be **GRANTED** subject to the following conditions:

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1. The development hereby permitted shall be commenced not later than three years from the date of this permission.

Reason: To accord with the provisions of Section 91 (1) of The Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Existing site plan (17P101) rec 12.10.17
Proposed site plan (17P102) rec 12.10.17
Location Plan (17P103) rec 12.10.17
Existing floor plans (17P104) rec 12.10.17
Proposed floor plans (17P105) rec 12.10.17
Existing roof plan (17P106) rec 12.10.17
Proposed roof plan (17P107) rec 12.10.17
Section A-A (17 P108) rec 12.10.17
Existing main house 1 of 2 (17P109) rec 12.10.17
Existing main house 2 of 2 (17P110) rec 12.10.17
Existing Tennis Court Building (17P111) rec 12.10.17
Existing Jubilee Building (17P112) rec 12.10.17
Main building elevations (17P113) rec 12.10.17
Main building elevations (17P114) rec 12.10.17
Proposed Auditorium elevations (17P115) rec 12.10.17
Proposed entrance and extension view (17P116) rec 12.10.17
Proposed two storey extension view (17P117) rec 12.10.17
Proposed auditorium and two storey extension view (17P118) rec 12.10.17
Proposed link bridge between proposed and existing buildings (17P119) rec 06.11.17
Drainage Layout General Arrangement (A505-1500 Rev P2) rec 29.11.17

Reason: For the avoidance of doubt and to ensure that the development is completed in accordance with the approved plans.

3. ++ Prior to the commencement of each part of the development hereby approved samples of the materials to be used in the external elevations shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the proposed development preserves the character of the locality in accordance with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. Protective measures shall be carried out in strict accordance with the Arboricultural Information provided by Andrew Colebrook Arboricultural Consultancy (ref ACAC/APS/533/17) received on 12.10.17 with the application including the convening of a pre-commencement meeting with the Local Authority Arboricultural Officer and arboricultural supervision as indicated. No works or demolition shall take place until the tree protective measures have been implemented. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: To ensure retention and protection of trees on and adjacent to the site in the interests of the visual amenities of the locality and the appearance of the development

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and to comply with Policies CS7 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

5. The replacement tree planting in accordance with the details shown on the replacement tree planting plan (Appendix 3 of the submitted Arboricultural Information (ACAC/APS/533/17) and in accordance with details of the size of trees to be planted, which shall be first submitted to and approved in writing by the Local Planning Authority, shall be carried out in the first planting season following the first occupation of any of the extensions hereby approved (or in accordance with any other timescale which shall be first approved by the Local Planning Authority). Any newly planted tree which dies, becomes seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality in accordance with Policies CS7, CS21 and CS24 of the Woking Core Strategy 2012 and policies in the NPPF.

6. Prior to the commencement of development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the NPPF, SCC's "Travel Plans Good Practice Guide", and in general accordance with the 'School Travel Plan for St. Andrew's School, Woking dated: August 2017' document. The approved Travel Plan shall be implemented on the first occupation of the development hereby permitted and the Travel Plan shall thereafter be maintained and developed to promote alternative modes of transport to and from the school.

Reason: To promote sustainable modes of transport in accordance with Policy CS18 of the Woking Core Strategy 2012 and policies in the NPPF.

7. The facilities hereby approved shall be used solely in connection with the use of the site as a school and the auditorium hereby approved shall not be used for any other purposes other than school events unless otherwise first approved in writing by the Local Planning Authority.

Reason: In order to ensure the proposed development does not prejudice highway safety nor cause inconvenience to other highway users, to safeguard the amenities of nearby neighbouring occupiers and to comply with Policies CS18 and CS21 of the Woking Core Strategy and the policies in the NPPF.

8. The maximum number of pupils to be enrolled at the school at any one time shall be 352.

Reason: In order to ensure the proposed development does not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy CS18 of the Woking Core Strategy and the policies in the NPPF.

9. ++ No external lighting including floodlighting shall be installed anywhere on the site until full details of any proposed external lighting in accordance with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and the Built Environment Series" (and also ensuring compliance with the recommendations of the Institute of Lighting Engineers 'Guidance Notes for Reduction of Light Pollution' and the provisions of BS 5489 Part 9) have been submitted to and approved in writing

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by the Local Planning Authority. Any lighting on the site shall thereafter be installed and maintained in accordance with the approved details.

Reason: In the interests of visual amenity, neighbouring amenity and the ecology/biodiversity of the site and surrounding area and to comply with Policies CS6, CS7 and CS21 of the Woking Core Strategy 2012, Circular 06/05 Biodiversity and Geological Conservation and the policies in the NPPF.

10. ++ Prior to the installation of any fixed plant and equipment associated with air moving equipment, compressors, generators or plant or similar equipment to be installed in connection with the development hereby approved details, including acoustic specifications shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and maintained thereafter.

Reason: To protect the amenities of the adjoining premises and to comply with Policy CS21 of the Woking Core Strategy and the policies in the NPPF.

11. No sound reproduction equipment which conveys messages, music or other sound by voice or otherwise which is audible outside the buildings hereby approved shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: In order to protect the amenities of occupiers of nearby properties and to comply with Policy CS21 of the Woking Core Strategy and the policies in the NPPF.

12. ++No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) measures to prevent the deposit of materials on the highway
 - (g) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to the visual amenity of the locality and to comply with Policies CS18 and CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

13. Prior to the first use of any of the extensions hereby permitted, the additional car parking as detailed in the application shall be provided, laid out and available for use on site in accordance with the proposed site plan (17P102). The parking shall thereafter be used and retained exclusively for its designated purpose.

Reason: To ensure the development does not prejudice highway safety nor cause inconvenience to other highway users and to provide adequate parking in accordance with Policy CS18 and CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

14. ++ The development hereby permitted shall not commence until evidence that the development is registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to

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and approved in writing by the Local Planning Authority indicating that the development can achieve final BREEAM “Very Good” level.

Unless otherwise agreed in writing by the Local Planning Authority, no building shall be occupied until a final Certificate has been received and acknowledged by the Local Planning Authority certifying that BREEAM rating “Very Good” has been achieved for this development (or such equivalent national measure of sustainable building which replaces that scheme).

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and to comply with Policies CS21 and CS22 of the Woking Core Strategy 2012 and the policies in the NPPF.

15. ++If, renewable energy measures are to be incorporated into the design of the development hereby approved, then prior to the commencement of development full design and specification details (including any noise details as may be appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and maintained operational in accordance with the approved details.

Reason: To ensure that the development achieves a high standard of sustainability and makes efficient use of resources and safeguards the visual amenities of the site and to comply with Policies CS20, CS21 and CS22 of the Woking Core Strategy 2012 and the policies in the NPPF.

16. All development shall be constructed in accordance with the submitted and approved Drainage Layout Drawing A5005-1500 Revision P2 (dated 29 November 2017) and the Drainage Calculations (dated 28 November 2017) unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed for the development and not increased in accordance with NPPF and policy CS9 of the Woking Core Strategy 2012 and the policies in the NPPF.

17. The development hereby approved shall not be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

- i. a timetable for its implementation,
- ii. Details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
- iii. A table to allow the recording of each inspection and maintenance activity, as well as allowing any faults to be recorded and actions taken to rectify issues; and
- iv. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability, continues to be maintained as agreed for the lifetime of the development and to comply

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with Policies CS9 and CS16 of the Woking Core Strategy 2012 and policies in the NPPF.

18. The development hereby approved shall not be first occupied until a verification report, (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme), has been submitted to and approved in writing by the Local Planning Authority. The verification report shall include photographs of excavations and soil profiles/horizons, any installation of any surface water structure and Control mechanism.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with Policies CS9 and CS16 of the Woking Core Strategy 2012 and the policies in the NPPF.

Informatives

01. In respect of condition 7, the applicant is advised that the auditorium hereby approved shall only be used for functions purposes in connection with the use of the school. The applicant is further advised that if there is any proposal to use the auditorium for any purpose not connected to the school then advice should be sought from the Local Planning Authority who will be able to advise as to whether a formal planning application will be required to be submitted for such proposed use.
02. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
03. You are advised that Council officers may undertake inspections without prior warning to check compliance with approved plans and to establish that all planning conditions are being complied with in full. Inspections may be undertaken both during and after construction.
04. The applicant is advised that, under the Control of Pollution Act 1974, site works which will be audible at the site boundaries are restricted to the following hours:-
08.00 – 18.00 Monday to Friday
08.00 – 13.00 Saturday
and not at all on Sundays and Bank/Public Holidays.