

12 May 2020 PLANNING COMMITTEE

6F

PLAN/2019/0893

WARD: St Johns

LOCATION: Goldsworth County Primary School, Bridge Barn Lane, Woking, Surrey, GU21 6NL

PROPOSAL: Construction of a detached building with covered deck area for education use (Use Class D1)

APPLICANT: Goldsworth County Primary School

OFFICER: Brooke Bournague

REASON FOR REFERRAL TO COMMITTEE

The proposal is of a development type which falls outside the Management Arrangements and Scheme of Delegations.

SUMMARY OF PROPOSED DEVELOPMENT

The proposed development is for a single storey detached building with covered deck area for education use.

PLANNING STATUS

- Urban Area
- Thames Basin Heaths SPA Zone B (400m-5km)
- Urban Open Space
- Area Tree preservation Order
- Adjacent to Basingstoke Conservation Area

RECOMMENDATION

Grant planning permission subject to conditions.

SITE DESCRIPTION

The application site is a grassed area to the north east of the grounds of Goldsworth Primary School adjacent to an existing detached building and to the north east of a swimming pool serving the school. The Basingstoke Canal Conservation Area is sited to the north of the application site.

PLANNING HISTORY

Most recent history:

PLAN/2012/0588: Consultation from Surrey County Council for installation of Qube building to provide two multifunctional group rooms, meeting room, storage and three WCs with associated canopy, timber decking and access ramp. No objection 11.07.2012

PLAN/2012/0353: Certificate of Lawful Development for the proposed use of the existing caretaker's bungalow as a 60 place day nursery, in connection with the main school. Permitted 12.06.2012

CONSULTATIONS

Basingstoke Canal Authority: No comments received

Basingstoke Canal Society: No comments received

County Archaeologist: No objection

Arboricultural Officer: *'The arboricultural information is considered acceptable and should be complied with in full.'*

Consultant Conservation Officer: No objection

County Highway Authority: No objection subject to condition

Flood Risk and Drainage Team: No objection subject to conditions

REPRESENTATIONS

1 letter received in response to the proposal raising the following points:

- Concerns over flood risk

RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF) (2019)

Section 2 - Achieving sustainable development

Section 5 - Delivering a sufficient supply of homes

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 16 - Conserving the historic environment

Woking Core Strategy (2012):

CS9 - Flooding and water management

CS18 - Transport and accessibility

CS20 - Heritage & Conservation

CS21 - Design

CS24 - Woking's landscape and townscape

Development Management Policies DPD (2016):

DM2 - Trees and Landscaping

DM3 - Facilities for outdoor sport and outdoor recreation

DM4 - Development in the Vicinity of Basingstoke Canal

DM20 - Heritage Assets and Their Settings

DM21 - Education Facilities

Supplementary Planning Documents (SPDs):

Woking Design (2015)

Outlook, Amenity, Privacy and Daylight (2008)

Parking Standards (2006)

PLANNING ISSUES

Principle of Development

1. Paragraph 94 of the NPPF states *'it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
 - a) *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
 - b) *work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'*
2. Policy CS19 of the Woking Core Strategy (2012) advises that community facilities *'also offer services that are essential for education, health and well-being and support community cohesion and benefit the general quality of life of residents'*.
3. Policy DM21 of the DM Policies DPD (2016) states *'proposals for new or replacement schools and other educational facilities, expansion of education facilities on existing sites and changes of use for school or other educational and training purposes will be permitted where the following criteria are met:*
 - (i) it meets an identified need;*
 - (ii) it makes an appropriate 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 land uses;*
 - (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.'*
4. The proposal is for a detached building to provide an additional teaching and learning space for the school. The proposed building is to accommodate an existing shortfall in accommodation space and no increase in student numbers or staff are proposed as part of this application.
5. The proposed building would be located on an existing educational site and would be sited adjacent to an existing complex of buildings on the site. Therefore, subject to the other material considerations outlined in this report the principle of the proposed additional educational accommodation is considered acceptable and in accordance with Policy CS19 of the Woking Core Strategy (2012), Policy DM21 of the DM Policies DPD (2016) and the NPPF.

Impact on Character and the adjacent Conservation Area

6. The application site is located to the south of the Basingstoke Canal Conservation Area and Basingstoke Canal Corridor.

12 May 2020 PLANNING COMMITTEE

7. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering applications within Conservation Areas, Local Planning Authorities shall pay *“special attention...to the desirability of preserving or enhancing the character or appearance of that area”*. This is reflected in Policy CS20 of the Woking Core Strategy (2012), Policy DM20 of the Development Management Policies DPD (2016) and Section 16 of the NPPF (2019). Policy CS20 advises that new development must respect and enhance the character and appearance of the area in which it is proposed.
8. Policy CS21 of the Woking Core Strategy (2012) 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 of the Woking Core Strategy (2012) requires all development proposals to provide a positive benefit in terms of landscape and townscape character. Policy DM21(v) of the DM policies DPD (2016) also requires proposals for schools to not give rise to significant adverse impacts on the environment.
9. The proposed building would be sited on an area of soft landscaping sited between an existing building on the site used for after school activities and the Basingstoke Canal. The area of soft landscaping is not used for outdoor sports. The proposed detached building would have an irregular footprint with a maximum width of approximately 12.4m and depth of approximately 15.7m with a flat roof measuring approximately 3.5m. A raised decking area is proposed to the south west and south east elevations of the proposed detached building with the decking providing a link to existing raised decking sited to the south west and south east of the detached building sited to the south east of the application site.
10. The proposed building would be finished in cedar cladding with grey aluminium window frames and a grey single-ply membrane roof. The proposed height and materials would match the existing detached building sited to the south east of the application site. The proposed building would be in a cluster of single storey buildings sited to the north east of the school campus and would not be visible from Bridge Barn Lane.
11. There are two mature oak trees and a bullace tree sited to the north west of the application site within the Basingstoke Canal Conservation Area. Arboricultural information submitted with the planning application has shown that these trees can be retained and continue to flourish. The retention of these trees would assist in screening the proposed building from the Basingstoke Canal Conservation Area. It is considered the proposal would preserve the character of the Basingstoke Canal Conservation Area.
12. The Council's Conservation Consultant has been consulted and raised no objection to the proposal.
13. Overall the proposal is considered to preserve the character and appearance of the Basingstoke Canal Conservation Area. The application is considered to accord with Policies CS20 and CS21 of the Woking Core Strategy (2012), Policy DM20 of the DM Policies DPD (2016) and the NPPF.

Impact on Neighbours

14. Policy CS21 of the Woking Core Strategy (2012) advises that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or an overbearing effect due to bulk, proximity or outlook.
15. An approximate 65m separation distance would be retained to the nearest residential properties at Foxhills sited to the north west of the application site. It is considered the proposals would not have an adverse impact on the amenities of the properties at Foxhills.

12 May 2020 PLANNING COMMITTEE

16. The Premier Inn, Bridge Barn Lane is sited approximately 75m to the north east of the application site, there would be no adverse impact on The Premier Inn, Bridge Barn Lane.
17. Over 70m would be retained between the application site and properties to the west of the application site at Glendale Close and properties to the south at Japonica Close, Avonmead and Silversmiths Way. It is considered the proposals would not have an adverse impact on the amenities of the properties at Glendale Close, Japonica Close, Avonmead or Silversmiths Way.
18. Overall the proposal is therefore considered to have an acceptable impact on the amenities of neighbours in terms of loss of light, overlooking and overbearing impacts and accords with Policy CS21 of the Core Strategy (2012), Supplementary Planning Document 'Outlook, Amenity, Privacy and Daylight' (2008) and the policies in the NPPF (2019).

Impact on Trees

19. Policy DM2 of DM Policies DPD (2016) states the Council will *'require any trees which are to be retained to be adequately protected to avoid damage during construction'* and Policy CS21 of the Woking Core Strategy (2012) requires new development to include the retention of trees and landscape features of amenity value.
20. There are two mature Grade B oak trees sited to the north east of the application site to be retained that could be damaged during construction. The applicant has submitted an Arboricultural Report which details how trees would be protected during construction and the Council's Arboricultural Officer considers the information acceptable. Subject to condition (condition 4) to ensure compliance with the submitted information, the proposal is considered to have an acceptable impact on trees within the application site.

Flood Risk

21. The application site is located within an area liable to flooding from the Basingstoke Canal and an area of very high surface water flood risk. The Drainage and Flood Risk Team have been consulted and raised no objection subject to conditions 5 and 6. Condition 6 is recommended to ensure that details of a scheme for disposing of surface water by means of a sustainable drainage system are submitted prior to commencement to ensure the proposed extension does not increase surface water flooding in the area. Condition 5 is recommended to ensure the proposal is constructed in accordance with the submitted and approved Flood Risk Assessment.

Urban Open Space

22. Policy CS17 of the Woking Core Strategy (2012) seeks to protect multi-functional open space and other environmental features including dedicated Urban Open Space across the Borough and canal corridors. This is reflected in Policy DM3 of the DM Policies DPD (2016).
23. Policy DM4 (Development in the Vicinity of Basingstoke Canal) of the DM Policies DPD (2016) seeks to *'conserve the historic and ecological character of the waterway and its setting'*.
24. The application site is a designated Urban Open Space and sited within the Basingstoke Canal Corridor. The proposed building would be sited approximately 7m from the Basingstoke Canal and would be partially screen from the canal by existing natural boundary treatment. Due to the single storey height, natural boundary screening and

12 May 2020 PLANNING COMMITTEE

separation distance to the Basingstoke Canal it is considered there would not be any harm to the Basingstoke Canal Corridor and the function of the Urban Open Space will not be undermined. It is considered there would not be a detrimental impact on the designated Urban Open Space.

Impact on highways safety

25. Supplementary Planning Document 'Parking Standards' (2018) does not include specific parking standards for schools and an individual assessment of parking provision for these uses is therefore required. In relation to schools, Supplementary Planning Document 'Parking Standards' (2018) advises that only operational car parking should be provided for, noting that parent parking and pupil parking should not be provided for as this is a disincentive to travelling by sustainable modes. The existing car parking areas at the school would remain unchanged. While it is noted that the proposal would result in an increase in an increase in educational space the applicant has advised that there would be no increase in pupil or staff numbers.
26. The applicant has submitted a Construction Management Transport Statement with the planning application. The County Highway Authority has been consulted and raised no objection to the Construction Management Transport Statement. Condition 7 is recommended to ensure compliance with the submitted information.

Community Infrastructure Levy (CIL):

27. The proposal is for D1 use and is therefore not liable for Community Infrastructure Levy (CIL).

CONCLUSION

28. Considering the points discussed above, the proposal is considered an acceptable form of development which would have an acceptable impact on the amenities of neighbours and on the character of the surrounding area. The proposal therefore accords with Core Strategy (2012) policies CS9, CS46, CS18, CS19, CS20, CS21, CS22 and CS24, Supplementary Planning Documents 'Parking Standards' (2006), 'Outlook, Amenity, Privacy and Daylight' (2008) and 'Working Design' (2015), DM Policies DPD (2016) policies DM2, DM3, DM4, DM20 and DM21 and the NPPF (2019) and is recommended for approval subject to conditions.

BACKGROUND PAPERS

1. Site visit photographs
2. Consultation responses
3. Representation

RECOMMENDATION

It is recommended that planning permission be Granted subject to the following Conditions:

1. The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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).

12 May 2020 PLANNING COMMITTEE

2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:

100 dated June 2019 received by the Local Planning Authority on 11.09.2019

101 dated June 2019 received by the Local Planning Authority on 11.09.2019

102 dated June 2019 received by the Local Planning Authority on 11.09.2019

103 dated June 2019 received by the Local Planning Authority on 11.09.2019

104 Rev A dated June 2019 received by the Local Planning Authority on 10.02.2020

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be constructed in the external materials as specified below unless otherwise first agreed in writing by the Local Planning Authority:

Walls - Western Red Cedar Cladding

Roof - Grey 'Alwitra Evalon' roof membrane

Windows - Grey powder coated aluminium

Reason:

To protect the visual amenities of the area.

4. The development hereby approved shall take place in strict accordance with the Arboricultural information by Barton Hyett Associates ref: T.3508 dated 28.01.2020, including the convening of a pre-commencement meeting and arboricultural supervision as indicated. No works or demolition shall take place until the tree protection 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 reasonable measures are taken to safeguard trees in the interest of local amenity and the enhancement of the development itself.

5. All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment (dated January 2020), this includes the extension to have a finished floor level raised a minimum of 300mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

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

6. No development shall commence until details of a scheme for disposing of surface water by means of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in full in accordance with the approved details prior to the first occupation of the development.

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

12 May 2020 PLANNING COMMITTEE

7. The Construction Management Plan titled 'Site Logistics Plan Rev 0' and received by the Local Planning Authority on 31.01.2020 shall be implemented during the construction of the development unless otherwise agreed in writing with the Local Planning Authority

Reason: In order that the development should not prejudice highway safety nor should it inconvenience other highway users.

Informatives

1. 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 the National Planning Policy Framework 2019.
2. 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.
3. The applicants attention is specifically drawn to the conditions above marked ++. These condition(s) require the submission of details, information, drawings, etc. to the Local Planning Authority PRIOR TO THE RELEVANT TRIGGER POINT. Failure to observe these requirements will result in a contravention of the terms of the permission and the Local Planning Authority may serve Breach of Condition Notices to secure compliance. You are advised that sufficient time needs to be given when submitting details in response to conditions, to allow the Authority to consider the details and discharge the condition. A period of between five and eight weeks should be allowed for.
4. 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.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).