

## 24 JULY 2018 PLANNING COMMITTEE

5f 18/0478 Reg'd: 04.05.2018 Expires: 03.08.18 Ward: HV  
Nei. 08.06.18 BVPI Major Number 12/13 On Yes  
Con. 08.06.18 BVPI Major Number 12/13 On Yes  
Exp: Target Target? Target?  
on Cttee'  
Day:

**LOCATION:** Existing Coach Park, Woking Park, Kingfield Road, Woking

**PROPOSAL:** Retention of existing modular secondary school buildings and outdoor play area on existing car and coach park for 360 pupils required for a further temporary period until 15th November 2018 (school occupation of the buildings to cease by 10th August 2018) (Class D1 use).

**TYPE:** FULL

**APPLICANT:** Education and Skill Funding Agency

**OFFICER:** Joanne Hollingdale

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### **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 retention of the existing modular secondary school buildings and outdoor play area on existing car and coach park for 360 pupils which is required for a further temporary period until 15th November 2018 (school occupation of the buildings to cease by 10th August 2018) (Class D1 use).

### **PLANNING STATUS**

- Urban Area
- Adjacent to High Density Residential Area
- Thames Basin Heaths SPA

### **RECOMMENDATION**

**GRANT** planning permission subject to conditions.

### **SITE DESCRIPTION**

The application site comprises an area of land in the north-west section of Woking Park. The site is 0.28ha in size and is currently used as the temporary site for the Hoe Valley School and is occupied by a number of modular two storey buildings and associated facilities for the school e.g. cycle parking facilities. The site also includes an acoustic barrier which runs the length of the rear of the site.

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To the west and north of the application site are residential properties, with the main Woking Park facilities and parking areas to the east of the application site. To the south is the access road from Kingfield Road. The western and northern boundaries to the site are formed by mature planting and tree cover.

### **PLANNING HISTORY**

PLAN/2017/0305 - Retention of existing temporary secondary school buildings and the erection of an additional two storey temporary teaching building and outdoor play area on existing car park for 360 pupils in total until 1 September 2018. Condition 1 is as follows:

- 1. The use hereby permitted shall be discontinued on or before 31<sup>st</sup> July 2018; all of the existing and new school buildings and structures hereby permitted shall be removed from the site (including any debris) by 1<sup>st</sup> September 2018 (except for the existing acoustic barrier along the rear of the site which shall be retained in situ on the site in perpetuity) and the land shall be restored in accordance with a scheme of work (including timescales) which shall be submitted to and approved in writing by the Local Planning Authority on or before 31<sup>st</sup> July 2018. The approved scheme of works shall be fully implemented in accordance with the approved details and timescale.*

*Reason: The development hereby permitted is not considered suitable as a permanent form of development and to safeguard the visual and residential amenities of the area and to comply with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.*

PLAN/2015/0118 - Erection of a temporary secondary school for 240 pupils comprising of 1No single storey administration block and 2No two storey teaching blocks until December 2017. Granted 27.04.15

*[Officer note: It is noted that the description of the development for PLAN/2015/0118 referred to a 1no. single storey administration block which was incorrect as the submitted and subsequently approved plans showed clearly a 1no. two storey administration block and a two storey administration block was referred to in the officer report to the Planning Committee when the application was determined]*

### **PROPOSED DEVELOPMENT**

The application proposes the retention of existing modular secondary school buildings and outdoor play area on existing car and coach park for 360 pupils required for a further temporary period until 15th November 2018 (school occupation of the buildings to cease by 10th August 2018) (Class D1 use).

No new buildings are proposed as part of this application which seeks to extend the use of the buildings as a school for an additional ten days up until 10<sup>th</sup> August 2018 and then allow a period of 10 weeks for the buildings to be removed from the site and the land restored to its former condition (excluding the removal of the acoustic barrier which is to be retained on the site).

Details of the reinstatement scheme have been provided with the application and these include:

- All buildings to be removed.
- All infrastructure removed to facilitate the restoration of the tarmac car and coach parking facilities.
- All footings to be removed or made good as necessary.

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- Utilities connections will be disconnected and removed as necessary
- White lines to be re-painted on new surface.
- Reinstatement to take place between September and 15<sup>th</sup> November 2018.

An acoustic barrier was erected under PLAN/2015/0118 along the rear of the site and has been retained for the duration of the occupation of the site by the school. It is also proposed that the barrier will be retained on the site once the school relocates to its permanent site.

In support of the application a Design and Access Statement and Flood Risk Assessment, have been submitted.

### **CONSULTATIONS**

**County Highway Authority:** No comments received.

**Lead Local Flood Authority:** No comments received.

**WBC Flood Risk and Drainage Engineer:** No comments received.

**WBC Environmental Health Officer:** We have not had any reported concerns relating to the above site – no objections to the extension of time.

**WBC Contaminated Land Officer:** No comments received.

**WBC Arboricultural Officer:** No objections to the extension of time.

### **REPRESENTATIONS**

0 letters of representations have been received.

### **RELEVANT PLANNING POLICIES**

The relevant policies are:

National Planning Policy Framework  
Planning Practice Guidance

Policy Statement – Planning for Schools Development 2011

Woking Core Strategy 2012

CS7 – Biodiversity and nature conservation

CS9 – Flooding and water management

CS16 – Infrastructure delivery

CS18 – Transport and accessibility

CS19 – Social and Community infrastructure

CS21 – Design

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

DM7 – Noise and light pollution

DM8 – Land contamination and hazards

DM21 – Education Facilities

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SPD

Parking Standards 2018

Outlook, Amenity, Privacy and Daylight 2008

Design February 2015

### **PLANNING ISSUES**

1. As the site has been used as a temporary school for around 2 years, the main issue to consider in the determination of this application is whether the extension of the time period for the school to occupy the site for a further 10 days until 10<sup>th</sup> August and then to allow a period of 10 weeks until 15<sup>th</sup> November 2018 would raise any planning harm, having regard to the planning issues previously assessed or any other new matter.

#### Use of the site for an additional 10 days until 10<sup>th</sup> August 2018

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. It is noted that the permanent school site has been completed although the new school also needs to be prepared for the start of the new academic year in September 2018.
3. The application seeks to extend the use of the site by the school for an additional 10 days until 10<sup>th</sup> August which would allow the school staff to vacate this building whilst also attending to the new school to ensure that it is ready for the start of the new term. The school term finishes on 18<sup>th</sup> July and the applicant has confirmed that there will be no students on site after this date. There will only be staff activity and packing up, clearing out etc related to the end of the year work and to move equipment over to the new school site. The Council's Environmental Health Officer has advised that no complaints have been received regarding the use of the site. This additional short time period for the occupation of the site by the school is not considered to result in any adverse impacts to any planning matter including neighbour impact and highway safety.

#### Restoration of the site until 15<sup>th</sup> November 2018

4. Once the school has vacated the site and the use ceased the buildings will need to be removed and the land restored to its former condition. The steps required to restore the site are noted above in the proposed development section of this report. It is however noted that the acoustic barrier along the rear boundary of the site will be permanently retained.
5. A period of 10 weeks between September and 15<sup>th</sup> November 2018 is not considered to be unreasonable to undertake the restoration works and should also take account of any potential inclement weather and also the need to minimise disruption to the wider Woking Park site. No planning harm is considered to result from this part of the proposal.

#### Local Finance Considerations

6. 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**

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7. The proposed extension of the time period for the occupation of the site by the school and for the restoration works on the site is considered to be acceptable development within the urban area for the additional short period of time and subject to the recommended conditions would not result in any adverse impacts to the relevant planning matters (visual amenity, trees, neighbouring amenity, highway safety and transport, ecology, flood risk and surface water drainage, contamination) or any other material planning consideration. Having regard to the relevant policies of the Development Plan and other relevant material planning considerations the proposal is considered to be an acceptable form of development that complies with Policies CS7, CS9, CS16, CS18, CS19, CS21, CS24, and CS25 of the Woking Core Strategy 2012, Policies DM2, DM5, DM7, DM8 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/2018/0478

### **RECOMMENDATION**

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

1. The use hereby permitted shall be discontinued on or before 10<sup>th</sup> August 2018; all of existing and new school buildings and structures hereby permitted shall be removed from the site (including any debris) by 15<sup>th</sup> November 2018 (except for the existing acoustic barrier along the rear of the site which shall be retained in situ on the site in perpetuity) and the land shall be restored fully in accordance with the approved details submitted with the application.

Reason: The development hereby permitted is not considered suitable as a permanent form of development and to safeguard the visual and residential amenities of the area and to comply with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

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

Site Location Plan (28261135\_001) rec 04.05.18  
Existing Site Plan (28261135\_002) rec 04.05.18  
Proposed Site & Roof Plan (28261135\_003) rec 04.05.18  
Proposed reinstatement plan (28261135\_004) rec 04.05.18  
Phase 1 Admin block (28261135\_005) rec 04.05.18  
Phase 1 Teaching block 1 floor plans (28261135\_006) rec 04.05.18  
Phase 1 Teaching block 1 elevations (28261135\_007) rec 04.05.18  
Phase 1 Teaching block 2 floor plans (28261135\_008) rec 04.05.18  
Phase 1 Teaching block 2 elevations (28261135\_009) rec 04.05.18  
Phase 2 block ground floor plan (28261135\_10) rec 04.05.18  
Phase 2 block first floor plan (28261135\_011) rec 04.05.18  
Phase 2 block elevations (28261135\_012) rec 04.05.18

Design and Access Statement rec 04.05.18  
Flood Risk Assessment rec 08.06.18

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

3. The existing 2.4-3 metre high acoustic barrier/fence which forms the southern and western boundaries of the site, as shown on the reinstatement plan (28261135\_004) rec 04.05.18, shall be retained and maintained at its current height, composition and appearance (natural coloured timber, double layered acoustic fence with insulated dense expanding foam) in situ on site in perpetuity unless otherwise first approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residential properties from activities on this site by reason of noise and disturbance and to comply with Policy CS21 of the Woking Core Strategy 2012 and the policies in the NPPF.

4. The school hereby approved shall only be open to pupils during the hours 08:00 to 18:00 hours Monday to Friday - except for up to 30 pupils registered at and attending the school breakfast club starting at 07:45am in accordance with the details contained in an email from the applicant dated 24.04.17 unless otherwise first approved in writing by the Local Planning Authority; and not at all on Saturdays, Sundays, Bank or Public Holidays. Use of the buildings after 18:00 hours shall be limited to parents evenings, PTA, Governors meetings and staff meetings only unless otherwise first approved in writing with the Local Planning Authority.

Reason: In order to protect the residential amenities of the neighbouring properties and to comply with Policy CS21 of the Woking Core Strategy 2012 and policies in the NPPF.

5. No deliveries shall be taken into or dispatched from the site outside the hours of 08:00 to 18:00 Monday-Friday and not at any time on Saturday, Sundays, Bank or Public Holidays.

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

6. The school shall be limited to a maximum of 360 pupils during the 2017-18 academic year.

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

7. 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.

8. If one or more of the three trees, forming group G1, as identified in the submitted Arboricultural Information provided by Challice Consulting Ltd dated 15<sup>th</sup> March 2017 (submitted with application PLAN/2017/0305) are damaged/destroyed or removed, die or becomes diseased in the implementation of this planning permission (including the installation and/or removal of the buildings hereby approved) then those tree(s) shall be replaced during the next planting season following the expiry of this planning permission with specimens of the same size and species unless otherwise first approved in writing by the Local Planning Authority.

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

### **Informatives**

01. For the avoidance of doubt, the applicant is advised that the granting of this planning permission would take precedence over the requirements of Condition 1 of planning permission PLAN/2017/0305 which require the buildings to be removed from the site on the expiry of that permission.
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.