

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

MAIDENHEAD DEVELOPMENT CONTROL PANEL

15 March 2017

Item: 6

Application No.:	17/00142/FULL
Location:	Newlands Girls School Farm Road Maidenhead SL6 5JB
Proposal:	Two storey extension to existing science block with associated alterations and glazed roof over existing courtyard adjacent to the library.
Applicant:	Ms Pfeiffer - RBWM
Agent:	Mr Abraham Laker - Ingleton Wood LLP
Parish/Ward:	Maidenhead Unparished/Pinkneys Green Ward
If you have a question about this report, please contact: April Waterman on 01628 682905 or at april.waterman@rbwm.gov.uk	

1. SUMMARY

- 1.1 Full planning permission is sought for works to increase the teaching space and improve the circulation arrangements for the school. The development would marginally extend the building beyond its current footprint but not its overall envelope, and would have no material impact on any private or public interests outside the boundaries of the school.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.
--

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended: the Council itself is the applicant, and therefore such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Newlands School is a campus development (with sports facilities) on the western edge of Maidenhead, accessed from Farm Road to the north, and surrounded on all sides by residential development.
- 3.2 The building stock of the School comprises single, two and three storey blocks, including flat roofed design, in a landscaped setting of lawns and some tree planting.
- 3.3 A semi-mature twin stemmed Maple (6m high), and a mature Horse chestnut (17m high), both in fair condition, stand towards the eastern boundary of the campus, which, together with hedging on the boundary, provide some green cover between the school buildings and the residential properties whose rear gardens back onto the site to the east. Within the enclosed courtyard a mature apple tree has been planted in memory of a former pupil. This tree is on poor condition.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and date
13/01553/FULL	Replacement swimming pool with enclosure and hanging rooms	Permitted 29.08.2013
10/01447/FULL	Single storey modular building	Permitted 19.08.2010
08/02071/FULL	New pedestrian access gate and footpath	Permitted 16.10.2008
07/01164/FULL	Single storey extension to the Design and Technology building	Permitted 01.06.2007
03/41222/FULL	Construction of new single storey Music block	Permitted 04.03.2004

- 4.1 The development comprises the roofing over of an internal courtyard adjacent to the library, to provide additional break-out and individual learning space for students, and the construction of a two storey extension in the junction of the science wing with the main school block, to provide two additional classrooms and a first floor corridor link.
- 4.2 The new roof to the courtyard would show a pair of asymmetrical pitches, with roof lights, and surrounding flat roofing, for drainage and to accommodate the new roof within an irregularly shaped space. The scheme would not disturb the fabric of the adjoining three storey teaching block.
- 4.3 The proposed two storey science wing extension would fit into, but not fill, a three-sided courtyard on the eastern side of the school complex. Its new walls would either abut or stand away from existing rooms (three classrooms and a reprographics room) on the ground and first floors such that only the reprographics room would become internal to the building, and need to “borrow” natural light from an adjoining corridor.
- 4.4 No alterations to parking facilities are proposed.
- 4.5 The application has been accompanied by numerous reports, including an Arboricultural Assessment, a Daylight Analysis, a Surface Water Management Plan, an Asbestos Survey, and an Ecological Assessment. Where appropriate, findings and recommendations of these various reports are outlined in the later sections of this report, and feature in the recommended conditions.

5. MAIN STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 Of relevance to this application are paragraphs 6 and 7 (detailing the presumption in favour of sustainable development, incorporating its three aspects: economic, social and environmental) together with the core planning principles set out in paragraph 17. The proposal is also assessed against the thematic guidance in sections 7 (Requiring good design), 8 (Promoting healthy communities) and 11 (Conserving and enhancing the natural environment) of the NPPF 2012.
- 5.2 The scheme is considered to comprise sustainable development, for which there is a simple presumption in favour expressed in the NPPF. There are no material considerations that indicate otherwise.

Royal Borough Local Plan

- 5.3 The main strategic planning considerations applying to the site and the associated policies are:

Within settlement area	Highways and Parking	Trees
DG1, CF2,	P4, T5	N6

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:
 - i The principle of the development, to enhance the community facility.
 - ii The impact of the design of the proposal on the host building and the locality.

- iii Trees and ecology
- iv Surface water management
- v Highways and accessibility
- vi Other matters

Principle of development

- 6.2 Permission is sought to expand and enhance the teaching and social facilities for the school, for the benefit of a retained (not increased) number of students and staff. This application encompasses early projects that have been programmed within an overall masterplan strategy for the School, which are intended to address some of the issues identified such as internal circulation matters and insufficient classroom accommodation.
- 6.3 Policy CF2 of the Local Plan supports proposals for the improvement of existing community facilities which meet the needs of local residents, provided that adequate access and parking provision is made, and suitable facilities and access are provided for people with disabilities. The scheme fulfils these requirements, and in principle is acceptable.

Design

- 6.4 The proposed design of the roofing for the internal courtyard is suitable for its location (it will not be visible from outside the building), and will not reduce the amount of natural light reaching the adjoining areas (currently with windows onto the courtyard) to an unacceptable degree. The apple tree that currently stands in the centre of this courtyard will be lost, but its condition is poor and its service as a memorial to a former pupil can be continued either in the planting of a replacement tree elsewhere in the grounds, or by another means (such as dedication/naming of the new space itself).
- 6.5 The two storey extension for additional classrooms reflects the design of its host structure, and would fit with the scale and proportions of this part of the building. The adjoining classrooms, corridors and reprographics room will all continue to perform their respective functions, with the scheme preserving or creating acceptable arrangements for their outlook, natural and artificial light levels and access for all building users.
- 6.6 Although of two storeys, the proposed classrooms would be of a sufficient distance from the boundary of nearby residential development not to cause problems of overlooking of, or interruption to the open outlook from the rear gardens of homes on Roseleigh Close.
- 6.7 The extension would partly infill a relatively small enclave within the existing framework of the rectilinear spread of building blocks, and would not encroach into the open space around the outer edges of the campus. The proposal would therefore represent an economic use of space, and would improve and make safer the flow of student and staff "traffic" within the building by relieving the bottleneck of a ground floor route between two and three storey wings of the school.

Trees and ecology

- 6.8 The Arboricultural Assessment submitted with the application identifies two trees to the east of the two-storey extension (a Maple and a Horse Chestnut) as being in fair condition, each with a further life expectancy in excess of 10 years. In particular, the Horse Chestnut is an important feature in the school grounds, and it should be retained. The report recommends crown lifting, as an essential work necessary to remove or reduce a hazard. The recommended conditions seek to ensure that this work is carried out in addition to ensuring that appropriate tree protection measures are put in place for both trees prior to construction works commencing.
- 6.9 The ecological survey of the building and grounds that would be affected by the development found no incidence of wildlife (bats, birds or other protected species), and only low suitability of the site for such habitat. No further surveys are recommended, although as usual informatives

are recommended to advise how the unexpected discovery of any protected species or habitat during works should be dealt with.

Surface water management

- 6.10 The site lies in Flood Zone 1. The surface water drainage proposals for the two storey extension comprise a new soakaway in the eastern landscaped area of the school campus. Existing gullies will be utilised for the collection of rainwater from the new roof over the enclosed courtyard, piped to an existing private drainage system. The scheme is considered to be acceptable in terms of its arrangements for drainage, and impact on the water environment in the area.

Highways and accessibility

- 6.11 The development scheme seeks to enhance facilities for the existing site users, not to provide capacity for an increase in the student body or staff complement. There are no additional parking requirements prompted by the development, therefore.
- 6.12 As noted above, the scheme will improve the pedestrian routes in and around the campus.

Other matters

- 6.13 An asbestos survey has been carried out of the areas of the school to be disturbed by the development. The report notes eight incidences of asbestos, with all but one categorised as very low risk. The remaining incidence represents a low risk. Removal (by licenced contractor where necessary) is recommended. The demolition and construction works, and any Construction Management Plan (including waste management) will need to be carried out with reference to the recommendations in the submitted report.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The proposal is not liable for CIL.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

No occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 27th January 2017.

1 letter was received commenting on the application, summarised as:

Comment		Where in the report this is considered
1.	Two storey extension appears to be well set back from the visible corner of the science block from resident's rear garden, so no objection.	6.6
2.	Disappointed that the school did not notify local residents of their building plans	-

Consultees

Consultee	Comment	Where in the report this is considered
Highway Authority	The proposals will be some distance from the adopted highway (in excess of 100m) within the existing school buildings. It is stated within the Design and Access Statement there	6.11-6.12

	<p>is to be no increase in Pupil or Staff numbers The existing vehicle and cycle parking is to be retained. No alterations to the vehicle / pedestrian accesses onto the adopted highway. There is ample space within the site curtilage for material delivery / storage.</p> <p>Given the above there will be no highway objections to the proposals as presented.</p> <p>Please accept this email as the highway response.</p>	
Lead Local Flood Authority	Comments awaited	
RBWM Arboricultural Officer	Comments awaited	
Environmental Protection	<p>I refer to the above-mentioned full planning application and would recommend that, should planning permission be granted, the following informative be attached to the consent notice.</p> <p>Dust Control Informative (Non-Standard) The applicant and their contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and their contractor should ensure that all loose materials are covered up or damped down by a suitable water device, to ensure that all cutting/breaking is appropriately damped down, to ensure that the haul route is paved or tarmac before works commence, is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities</p> <p>Smoke Control Informative (Non-Standard) The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning on 01628 683538 and follow good practice. The applicant should be aware the permitted hours of construction working in the Authority are as follows:</p>	

	Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.	
--	--	--

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the commencement of any works of demolition or construction a management plan, showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan shall be implemented as approved or as may be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety and the free flow of traffic, and of the protection of the amenity of residents in the vicinity of the site. Relevant Policies - Local Plan T5 and guidance contained within the NPPF 2012.
- 3 No development shall take place and no clearance of existing materials or vegetation on the site shall commence until details in accordance with BS5837:2012, of measures to prevent damage to the trees marked as T48 and T49 on the Arboricultural Assessment referenced 95/1058/7/14/2016 by Harrison Arboriculture dated October 2016, have been submitted to and approved in writing by the Local Planning Authority. The details will describe measures to protect these trees from harm arising from construction and or storage activities on the site, within a schedule and timetable of operations. The development shall be carried out in accordance with the approved schedule and timetable.
Reason: To ensure the protection of important vegetation on the site which contributes to the character and appearance of the area in accordance with national and local planning policy as set out in Policies DG1 and N6 of the Royal Borough of Windsor & Maidenhead Local Plan (incorporating Alterations adopted 2003) and in the NPPF 2012.
- 4 Prior to the first occupation of the development hereby permitted the recommended works to the Horse Chestnut tree marked as T49 set out within the Arboricultural Assessment referenced 95/1058/7/14/2016 by Harrison Arboriculture dated October 2016 shall be implemented.
Reason: In the interests of the visual amenities of the area and the safety of all users of the site. Relevant Policies - DG1, N6 and CF2 of the Local Plan and guidance contained within the NPPF 2012.
- 5 Any works of opening up and demolition on the site shall be carried out in accordance with the measures and safeguards set out in the Amicus Environmental Asbestos Survey referenced 11862 dated 15.09.2016 for the handling and disposal of asbestos.
Reason: In the interests of the safety of all users of the site. Relevant Policies - guidance contained within the NPPF 2012.
- 6 The development shall be completed in accordance with the details of surface water drainage as set out in the Ingleton Wood Surface Water Management Plan referenced 85191 dated 06.01.2017 and shall be so retained thereafter.
Reason: In the interests of the appropriate management of the water environment. Relevant Policies - Guidance contained within the NPPF 2012.

- 7 No development shall commence on the site until full specifications and samples of the materials to be used in the external surfaces of the buildings and hardsurfacing areas hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - DG1 of the Local Plan and guidance contained within the NPPF 2012.

Informatives

- 1 The applicant and its contractor should take all practicable steps to minimise dust deposition, which is a major cause of nuisance to residents living near to construction and demolition sites. The applicant and its contractor should ensure that all loose materials are covered up or damped down by a suitable water device, ensure that all cutting/breaking is appropriately damped down, ensure that the haul route is paved or tarmac before works commence and is regularly swept and damped down, and ensure that the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance with respect to dust control: London working group on Air Pollution Planning and the Environment (APPLE): London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities. The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases it is expected that the contractor will inform the Environmental Protection Team before burning on 01628 683538 and follow good practice. The applicant should be aware the permitted hours of construction working in the Authority are as follows: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.
- 2 The applicant is reminded that no works of clearance of vegetation or demolition of buildings on the site shall take place within the period of 1st March to 31st August to avoid disturbance to wildlife during the bird breeding season. In the event of the discovery of bats within the building or in the garden vegetation all work will stop immediately and the applicant shall not recommence until the site has been inspected and any bats found shall have been evacuated from the site by a qualified bat handler, in accordance with an agreed programme of work approved by the RBWM Ecologist.
- 3 On the removal of the apple tree in the enclosed courtyard, the applicant is encouraged to make alternative provision, within the school or its grounds, for the memorial function that this tree performed, to mark the evolution of the school and maintain its social and community history.
- 4 Details required for the areas of new paving for pedestrian links indicated on the approved drawings should comprise porous materials, bedded in a suitable substrate to protect any tree roots (especially those just under the ground surface) from compaction or drought.