

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

**MAIDENHEAD DEVELOPMENT CONTROL PANEL**

2 August 2017

Item: 4

<b>Application No.:</b>	17/01321/FULL
<b>Location:</b>	Furze Platt Junior School Oaken Grove Maidenhead SL6 6HQ
<b>Proposal:</b>	Provision of additional main hall space
<b>Applicant:</b>	RBWM FAO:- Ann Pfeiffer
<b>Agent:</b>	Paul Ansell
<b>Parish/Ward:</b>	Maidenhead Unparished/Furze Platt Ward
<b>If you have a question about this report, please contact:</b> Josh McLean on 01628 685693 or at <a href="mailto:josh.mclean@rbwm.gov.uk">josh.mclean@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 The application proposes a single storey extension to provide additional main hall space.
- 1.2 The proposal is considered to be acceptable in terms of scale and design and would not result in any adverse visual or residential impacts and no impact on highways.

**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 because the Council has an interest in the land.

**3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

- 3.1 The application site, Furze Platt Junior School is located within the suburbs of north Maidenhead, accessed off Oaken Grove. The surrounding area is mostly residential in nature, with school playing fields separating the site with Furze Platt Comprehensive School to the north.
- 3.2 The existing school buildings consist of a series of single storey buildings.

**4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

Reference	Description	Decision and Date
92/00835/REG3	Erection of temporary toilet block	Approve 14.01.1993
98/33224/FULL	To provide new toilets and connecting corridor	Approve 07.12.1998
00/36369/REG3	Erection of single storey extension to staff toilets and new window to south west elevation	Approve 01.03.2001
01/36966/REG3	Brick clad modular classroom for IT and Library use connected to existing main school	Approve 21.06.2001
01/37946/REG3	Creation of two parking bays, increase area of existing car park, extension of playground and soft play area and	Approve 07.02.2002

	ancillary works.	
02/39270/OUT	Detached modular classroom for use as an After-School Club	Approve 12.12.2002
06/00095/FULL	Construction of a single storey modular classroom extension and formation of a disabled W.C.	Approve 16.03.2006
13/01467/FULL	Construction of a single storey extension to main school building	Approve 15.07.2013

- 4.1 The application seeks consent for the construction of an extension to the southern elevation of the main hall. The extension would measure 3.2m x 12.6m, be single storey in height and constructed of brick to match the existing building.

## 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework Sections

### Royal Borough Local Plan

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

Community facilities	Within settlement area	Highways and Parking
CF1	DG1	P4, T5

These policies can be found at

[https://www3.rbwm.gov.uk/downloads/download/154/local\\_plan\\_documents\\_and\\_appendices](https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices)

### Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3
Makes suitable provision for infrastructure	IF1

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Proposed Submission Document was published in June 2017. Public consultation runs from 30 June to 26 August 2017 with the intention to submit the Plan to the Planning Inspectorate in October 2017. In this context, the Borough Local Plan: Submission Version is a material consideration, but limited weight is afforded to this document at this time.

This document can be found at:

<http://rbwm.moderngov.co.uk/documents/s14392/Appendix%20A%20-%20Borough%20Local%20Plan%20Submission%20Version.pdf>

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i. Principle of development;
- ii. Impact on the character and appearance of the area;
- iii. Impact on neighbouring amenities;
- iv. Highways.

## **Principle of development**

- 6.2 Under policy CF2 (Provision of new facilities) of the Local Plan, the Council will permit proposals for the improvement of existing community facilities provided that adequate access and car parking can be provided in accordance with the Council's adopted standards and provided adequate access and facilities are provided for people with disabilities.
- 6.3 The proposal involves extending the existing main hall within the school site and in principle there is no objection to this, subject to the matters of access and car parking being adequately addressed. There are no new access points or entrances being created through the extension and the existing access would remain through the reception area.

## **Impact on the character and appearance**

- 6.4 Policy DG1 of the Local Plan requires that new developments should promote high quality standards of design, be compatible with the established street scene and use appropriate materials.
- 6.5 The proposal seeks a single storey extension measuring 3.2m x 12.6m, constructed with a flat roof and finished with brick and felt roofing to match the existing buildings. The proposal is considered to be of an appropriate design and scale and its siting centrally within the site is not considered to have any adverse impacts on the character and appearance of the site and surrounding area.

## **Impact on neighbouring amenities**

- 6.6 The proposed siting of the extension is not in close proximity to neighbouring residential properties and due to the nature and scale of the proposal, it is not considered to affect the visual or residential amenities of neighbouring residents.

## **Highways**

- 6.7 The proposal involves an extension to an existing building within the site. It will not result in any increase in pupil or staff numbers and access and parking arrangements will be unaffected.
- 6.8 The proposal is not considered to create any highways issues of concern.

## **7. COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 7.1 Proposal is not CIL liable.

## **8. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

No representations were received.

The planning officer posted a notice advertising the application at the site on 1 June 2017.

### **Statutory consultees**

Consultee	Comment	Where in the report this is considered
Environmental	No objections. Informatives relating to dust and smoke	Noted.

Protection	control should be attached to any planning permission granted.	
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## 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 REASONS

- 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 The materials to be used on the external surfaces of the development shall be in accordance with those specified in the application unless any different materials are first agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 3 The development hereby permitted shall be carried out in accordance with the approved plans listed below.  
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

### Informatives

- 1 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
- 2 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: Monday-Friday 08.00-18.00 Saturday 08.00-13.00 No working on Sundays or Bank Holidays.