

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 October 2019

Item: 7

Application No.:	19/01865/FULL
Location:	St Edmund Campion Catholic Primary School Altwood Road Maidenhead SL6 4PX
Proposal:	Single storey extension to existing nursery.
Applicant:	Alma Powell
Agent:	Mr Nick Fordy
Parish/Ward:	Maidenhead Unparished/Boyn Hill

If you have a question about this report, please contact: Sheila Bowen on 01628 796061 or at sheila.bowen@rbwm.gov.uk

1. SUMMARY

- 1.1 This is an application for a small extension to an existing nursery at St Edmund Campion Catholic Primary School in Altwood Road Maidenhead. The intention is to enable the existing number of pupils to stay at the school for longer hours, rather than increase the number of pupils attending the school. The proposal would be in-keeping with the design of the school, and will not affect traffic generation. Sufficient parking is provided on site for the additional staff member.

It is recommended the Panel GRANTS planning permission with the conditions listed in Section 11 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; such decisions can only be made by the Panel. This is because the Council has a freehold interest in part of the school grounds, and there has been one objection to the application.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is a nursery school connected to a primary school situated on Altwood Road in the west of Maidenhead. It is a detached single storey building lying to the east of the primary school, and is close to school playing fields to the north and east.

4. KEY CONSTRAINTS

- 4.1 The acceptability of the design is a key constraint. The site of the proposed extension is not close to any residential properties. No or very little increase in pupil numbers is expected so there would be no or very little impact on highway capacity. Parking for the extra staff member has been provided.

5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 5.1 The proposal is for an extension to the nursery school to contain a classroom and two toilets. It would measure 8.35m by 6m, and would be 3.2m in height. It would have vertical cedar timber cladding on its walls, and a flat roof.

5.2

Reference	Description	Decision
06/01051/FULL	Construction of a detached single storey early years facility with additional classroom	Permitted 6.7.2006
10/03065/FULL	Single storey extensions to the early years learning facility to form	Permitted 8.2.2011

	classroom and toilets	
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6. DEVELOPMENT PLAN

Adopted Royal Borough Local Plan (2003)

6.1 The main Development Plan policies applying to the site are:

Issue	Adopted Local Plan Policy
Design in keeping with character and appearance of area	DG1
Improvement to a community facility	CF2
Parking	P4
Highways Safety	T5

These policies can be found at

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

7. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 12- Achieving well-designed places

Borough Local Plan: Submission Version

Issue	Local Plan Policy
Design in keeping with character and appearance of area	SP2, SP3

7.1 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 Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents have now been submitted to the Secretary of State for examination. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough. However, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the submission version. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below.

7.2 This document can be found at:

https://www3.rbwm.gov.uk/info/201026/borough_local_plan/1351/submission/1

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

17 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 23.7.2019 and the application was advertised in the Local Press on 18.7.2019.

One letter was received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	We object as it will further increase the traffic in Altwood Road and Silvertrees Drive at school drop off and collection times. At these times there is regular gridlock and it is necessary to pull out into the middle of the road, both to exit Silvertrees Drive and to drive along Altwood Road. This is a danger to pedestrians and oncoming traffic. The proposal implies additional children as well as the stated one staff member. Until the current traffic issues are addressed and resolved, no further expansion should be permitted.	9.7-9.9

Consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection	-
Lead Local Flood Authority	No objection	-
Highways Officer	Altwood Road is an unclassified residential road. The proposed extension will not have an impact on the existing access arrangements or visibility splays. One additional staff member will be required, so one additional parking space is required.	9.7-9.9

9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i whether the proposed design is acceptable;
- ii improvement to a community facility;
- iii highways and parking implications.

Design

9.2 The relevant Policy in the adopted Local Plan is DG1, which is concerned with design matters, and the relevant section of the National Planning Policy Framework (NPPF) is Section 12, Achieving Well-Designed Places.

9.3 The nursery school building is partially white render and partially timber clad. The proposed extension would be cedar timber clad. The proposed modest extension to the school is considered to be well designed and would complement the existing school building.

9.4 The proposal complies with the relevant policy, which is given greatest weight and with the relevant section of the NPPF, which is given significant weight as a material consideration.

Community Facility

9.5 The relevant Policy in the Local Plan is CF2, which is concerned with improvements to community facilities.

9.6 The proposal represents an improvement to a community facility, and the proposal complies with Policy CF2.

Highways and Parking Issues

- 9.7 The one new staff member proposed leads to a requirement for one extra parking space. The agent has confirmed that 7 new parking spaces were built on the school site at Easter 2019, and two of these are allocated to the nursery building as a direct result of planning for the proposed extension. The proposal is therefore considered to comply with Policy P4 of the Local Plan regarding parking.
- 9.8 The head teacher has advised that although the extension could technically allow them to take up to 60 pupils in their nursery rather than the current 45, the rationale is to provide sufficient space to allow them to offer more of their existing children full wraparound day care, i.e. 30 hours per week, rather than 15. It is also proposed that the space would provide an additional 'creative area' for children at the nursery. As such, whilst there may be some potential for additional numbers attending the nursery, in reality it is expected that the parents of existing children will take advantage of the longer hours available, thereby not significantly increasing vehicle movements on or off the site. The proposal is therefore unlikely to exacerbate the highways issues in the vicinity of the school, and if it does, there would only be a very small increase in vehicle movements, which would be acceptable. The Highways Officer has no objection to the proposal.
- 9.9 The proposal is therefore considered to comply with Policies P4 and T5 of the Local Plan.

Conclusion

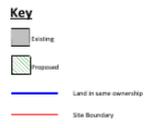
- 9.10 This proposed modest extension to an existing school building within the developed area of Maidenhead would be located well away from any neighbouring properties within this self-contained site. As described above, the proposal would accord with the relevant development plan policies, which are given greatest weight, and also with the relevant sections of the NPPF, given significant weight as a material consideration.

10. APPENDICES TO THIS REPORT

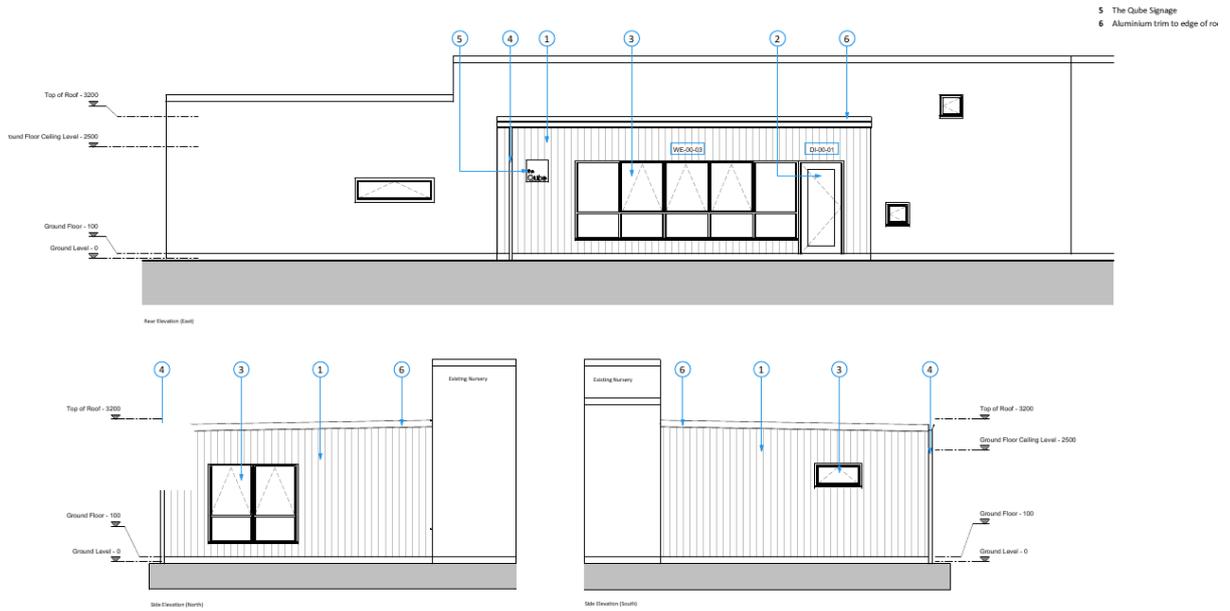
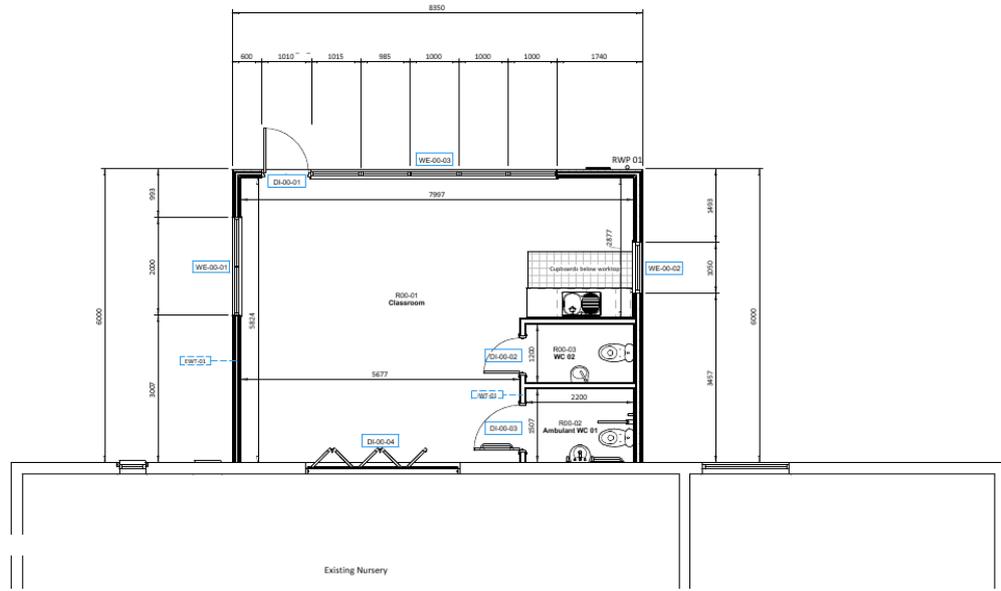
- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

11. 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 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.



Appendix A



Appendix B