

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

**DEVELOPMENT CONTROL PANEL**

17 March 2021

Item: 4

<b>Application No.:</b>	21/00274/FULL
<b>Location:</b>	Furze Platt Junior School Oaken Grove Maidenhead SL6 6HQ
<b>Proposal:</b>	Single storey front and side extensions.
<b>Applicant:</b>	The Royal Borough of Windsor And Maidenhead
<b>Agent:</b>	Paul Ansell
<b>Parish/Ward:</b>	Maidenhead Unparished/Furze Platt

<b>If you have a question about this report, please contact:</b> Sheila Bowen on 01628 796061 or at <a href="mailto:sheila.bowen@rbwm.gov.uk">sheila.bowen@rbwm.gov.uk</a>
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**1. SUMMARY**

- 1.1 This application is for two small extensions, one to the infant's school and one to the junior school. They are to provide teaching areas for children with special needs. The extensions would be self-contained within the site and would not harm the appearance of the schools, nor the character of the area. There would ultimately be 10 extra pupils and 5 extra members of staff.

<b>It is recommended the Panel grants planning permission with the conditions listed in Section 12 of this report.</b>
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**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 as it is major development; such decisions can only be made by the Panel.

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

- 3.1 The site is a well-established Junior School, which includes an infant's school in a separate building, located on a campus with a Senior School, in the north of Maidenhead. It is surrounded by residential areas on 3 sides, and open countryside beyond the senior school to the north.

**4. KEY CONSTRAINTS**

- 4.1 No planning constraints cover the site.

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

- 5.1 The extension to the Junior site would measure 40 sqm internally, and the extension to the Infants site would measure 20 sqm internally. The Junior site extension would consist of one room as a group area and one as a learning area, and the Infants site extension would consist of one room as a group/ learning area. Materials and detailing would match the school.

5.2

Reference	Description	Decision and Date
92/00835/REG3	Erection of temporary toilet block	Approved 14.01.1993
98/33224/FULL	To provide new toilets and connecting corridor	Approved 07.12.1998
00/36369/REG3	Erection of single storey extension to staff toilets and new window to south west elevation	Approved 01.03.2001
01/36966/REG3	Brick clad modular classroom for IT and Library use connected to existing main school	Approved 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 ancillary works.	Approved 07.02.2002
02/39270/OUT	Detached modular classroom for use as an After-School Club	Approved 12.12.2002
06/00095/FULL	Construction of a single storey modular classroom extension and formation of a disabled W.C.	Approved 16.03.2006
13/01467/FULL	Construction of a single storey extension to main school building	Approved 15.07.2013
17/01321/FULL	Provision of additional main hall space	Approved 21.9.2017

## 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,
Highways	P4 AND T5
Improvement to a community facility	CF2

These policies can be found at

<https://www.rbwm.gov.uk/home/planning/planning-policy/adopted-local-plan>

## 7. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2019)

Section 4- Decision-making

Section 8 – Promoting healthy and safe communities

Section 9- Promoting Sustainable Transport

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
Sustainable Transport	IF2

### **Borough Local Plan: Submission Version Proposed Changes (2019)**

Issue	Local Plan Policy
Design in keeping with character and appearance of area	QP1, QP3
Sustainable Transport	IF2

- 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 was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.
- 7.2 In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV. Public consultation ran from 1 November to 15 December 2019. All representations received have been reviewed by the Council and the Proposed Changes have been submitted to the Inspector. The Examination of the BLPSV has now resumed and hearings were held at the end of 2020. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above both should be given limited weight.
- 7.3 These documents can be found at:  
<https://www.rbwm.gov.uk/home/planning/planning-policy/emerging-plans-and-policies>

### **Supplementary Planning Documents**

Borough Wide Design Guide SPD

### **Other Strategies or Publications**

- 7.3 Other Strategies or publications material to the proposal are:
- RBWM Parking Strategy

More information on these documents can be found at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/planning-guidance>

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

45 occupiers were notified directly of the application.

The application was advertised in the Local Press on 11.2.2021

No comments were received

### Consultees

Consultee	Comment	Where in the report this is considered
Highways Officer	No objection to amended plans showing 5 parking spaces	
Tree Officer	No objection	-

## 9. EXPLANATION OF RECOMMENDATION

9.1 The key issues for consideration are:

- i principle of development;
- ii design considerations;
- iii impact on neighbouring amenity;
- iv highway considerations and parking; and
- v environmental considerations.

### Principle of development

9.2 On 27th August 2020, following public consultation, the Royal Borough's Cabinet approved, in principle, the opening of a new Resource Base at the Furze Platt Primary Federation. The proposed Resource Base will provide ten places for children with social communication difficulties and related difficulties.

9.3 The objective of the proposal is to provide more local provision for children with special educational needs, reducing the number of children who have to travel further afield for suitable provision. The new Resource Provision will help address a gap in the provision locally for primary school age children with EHCPs (Education, Health and Care Plans) for social communication difficulties and related behaviours who can, with support, attend a mainstream school. These children will now be able to go to a primary school in Maidenhead.

9.4 The children will spend the majority of their school day in mainstream classes, and less than 50% of their time receiving additional support in their learning within the new provision. The number of children will grow over a number of years to the maximum of 10.

- 9.5 The children will require additional teaching support staff to assist them in the time they are not in education. This number is anticipated to grow to an additional 5 Full-Time equivalent support staff during this time.
- 9.6 The proposal represents an improvement to a community facility, and accords with Policy CF2 of the Local Plan.

### **Design Considerations**

- 9.7 The design of the proposed extensions would match the buildings to which they would be attached, and would not harm the appearance of the buildings or the character of the area. The proposal is considered to accord with Policy DG1 of the Local Plan.

### **Impact on Neighbouring Amenity**

- 9.8 The proposed extensions would be sited well away from neighbouring houses, so it is considered there would be no negative impact on neighbouring amenities.

### **Highway consideration and parking provision.**

- 9.9 The proposal has been amended at the request of the planning officer to include 5 extra parking spaces on site. This is satisfactory, as it will serve the 5 new members of staff, and prevent on-street parking, which could have been detrimental to highway safety. The provision and retention of this additional car parking can be secured via an appropriate condition should permission be forthcoming (condition 3).

### **Environmental considerations**

- 9.10 The proposed extensions would not harm the environment in any way, as they would not impact on any trees or green space. The Tree Officer has raised no objections to the application.

## **10. PLANNING BALANCE AND CONCLUSION**

It is concluded that the proposal represents an improvement to a community facility that would be beneficial to the school and to the wider community. The proposal complies with all relevant development plan policies.

## **11. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan and site layout
- Appendix B – Proposed plans and elevations Junior site
- Appendix C – Proposed plans and elevations Infants site

## **12. 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 No part of the development shall be occupied until vehicle parking space has been provided in accordance with the approved drawing. The space approved shall be retained for parking in association with the development.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.

- 4 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 attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 2 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 1 No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.