

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

16 March 2016

Item: 6

Application No.:	15/04201/VAR
Location:	All Saints CE Junior School Westborough Road Maidenhead SL6 4AR
Proposal:	Construction of 2 storey building to form 4x additional classrooms, two court sports MUGA with parking on site as approved under planning permission 15/00620 without complying with condition 2 (external surface materials) to change the materials to be used.
Applicant:	The Royal Borough Windsor And Maidenhead
Agent:	Mr Phil Grover - Thomson Roddick And Laurie
Parish/Ward:	Boyn Hill Ward
If you have a question about this report, please contact: Susan Sharman on 01628 685320 or at susan.sharman@rbwm.gov.uk	

1. SUMMARY

- 1.1 The application seeks to vary condition 2 of 15/00620, specifically to not surface the multi-use games area (MUGA) in a grass green colour but in porous black macadam.
- 1.2 As an alternative to painting the surface grass green, (which would make the surface impermeable and require regular re-application) a planting scheme along the western boundary has been agreed between the Education Department and affected local resident from Denham Close. The details of this scheme have been approved by the Planning Authority as part of the details required for condition 10 (relating to biodiversity enhancements).
- 1.3 With the additional boundary planting, the porous black macadam is considered acceptable and would not harm the visual amenities of the area.

It is recommended the Panel grants planning permission subject to the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Borough Planning Manager delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located off Westborough Road in an area which is predominately residential but with some local shops near by. The main pedestrian and vehicular access is from Westborough Road. All Saints School was originally built in the 1970's and is a single storey building for some 240 mixed gender pupils aged 7 – 11 years.
- 3.2 The site is bounded on three sides by residential properties with the Bath Road (A4) running parallel to the northern boundary.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
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15/03057/CONDIT	Details required by conditions 7 (Travel Plan), 10 (Biodiversity enhancements), 12 (Sustainable drainage)	Approved 11.02.16
15/00620/FULL	Construction of a two storey building to form 4 additional classrooms, a two court sports MUGA with additional parking on site.	Approved 13.07.15.
14/01531/FULL	Erection of single storey detached	Approved 14.07.2014
05/00738/FULL	Erection of a timber pergola	Approved 25.05.2005

- 4.1 The application seeks to vary condition 2 of 15/00620, specifically to not surface the multi-use games area (MUGA) in a grass green colour, but in porous black macadam.
- 4.2 Details required in relation to pre-commencement conditions 7, 10 and 12 of 15/00620 have been approved and the MUGA has already been constructed together with the approved classrooms.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework, Sections 7 and 8.

Royal Borough Local Plan

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

	Within settlement area
Local Plan	DG1, CF2

- 5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:
- Sustainable Design and Construction.

More information on these documents can be found at:
http://www.rbwm.gov.uk/web/pp_supplementary_planning.htm

6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issue for consideration is whether the use of porous black macadam on the approved MUGA instead of a grass green coloured surface would be harmful to the visual amenities of the area.
- 6.2 The previous application (15/00620) was considered by the Development Control Panel on 8th July 2015. The Panel was addressed by a local resident from Denham Close, immediately to the west of the school site, as well as the Headmistress for the school. Concerns were raised by the local resident about the proposed appearance of the MUGA so, with the headmistress's agreement, the Panel included a stipulation in the condition covering materials that the surface of the MUGA be a grass green colour.
- 6.3 Construction of the MUGA and classrooms proceeded during the summer break following the Panel meeting. However, it was found that painting the surface would make it impermeable and would require frequent repainting, which would be expensive for the school and not cost-effective. It would have also meant that the development would be contrary to condition 5 of the permission, which requires the MUGA surface to be made of porous materials.
- 6.4 In order to address the concerns of the local residents, planning and education officers met with the person concerned to agree an alternative approach. This resulted in additional planting being proposed along part of the western boundary of the school, where it lies adjacent to properties in

Denham Close. The planting scheme in this location was submitted as part of the details required for condition 10 (relating to biodiversity enhancements) and has recently been approved.

6.5 Overall, with the additional planting along the western boundary, it is not considered that the use of porous black macadam instead of grass green paint on the surface of the MUGA harms the visual amenities of the area.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

56 occupiers were notified directly of the application.
The planning officer posted a statutory notice advertising the application at the site on 7th January 2016

1 letter of objection has been received, summarised as:

	Comment	Where in the report this is considered
1.	Concerned about the increasing parking problems associated with this school.	This was considered under 15/00620. This application is only concerned with the surface of the approved MUGA.

8. APPENDICES TO THIS REPORT

- Appendix A - Site location plan
- Appendix B – indicative layout drawings

This recommendation is made following careful consideration of all the issues raised through the application process and thorough discussion with the applicants. The Case Officer has sought solutions to these issues where possible to secure a development that improves the economic, social and environmental conditions of the area, in accordance with NPFF.

In this case the issues have been successfully resolved.

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 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.

2 The first floor windows in the east elevation of the extension shall be of a high level type with a cill level that is a minimum of 1.7m above the finished internal floor level and the window type shall not be altered without the prior written approval of the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers Relevant Policies - NPPF Core Principle.

- 3 No further window(s) shall be inserted at first floor level in the east elevation of the building without the prior written approval of the Local Planning Authority.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - NPPF Core Principle.

- 4 The hard surface of the MUGAs shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Requirement 5 of the Royal Borough of Windsor & Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 5 The MUGAs hereby permitted shall only be used for school activities and only operate between the hours of 08:30 hours and 18:30 hours on Mondays to Fridays and at no time on weekends, Bank or Public Holidays.

Reason: To protect the amenities of adjoining occupiers. Relevant Policies - Local Plan NAP3.

- 6 No floodlighting shall be used, installed or erected within or around the approved MUGAs at any time.

Reason In the interests of the residential amenities of surrounding occupiers. Relevant Policies - Local Plan DG1.

- 7 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.