

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

MAIDENHEAD DEVELOPMENT CONTROL PANEL

8 June 2016

Item: 8

Application No.:	16/00972/FULL
Location:	Holyport College Ascot Road Holyport Maidenhead SL6 3LE
Proposal:	Single storey extension to dining hall and single storey extension to sports hall
Applicant:	Mr Bell
Agent:	Mr Paul Chinery - Piper Whitlock Architecture Limited
Parish/Ward:	Bray Parish
If you have a question about this report, please contact: Diane Charlton on 01628 685699 or at diane.charlton@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposal is inappropriate development within Green Belt, but it is considered that very special circumstances exist to outweigh the harm. By reason of their acceptable scale, height, design and siting the extensions are not considered to be detrimental to the character or appearance of the main school building, neighbouring buildings or surrounding area.

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

2. REASON FOR PANEL DETERMINATION

- The Borough Planning Manager and Lead Member for Planning considers it appropriate that the Panel determines the application.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site which is located on the south east side of the Ascot Road on the corner with Forest Green Road. Holyport College is situated on the site of the former Holyport Manor School. The existing School was redeveloped and extended in 2013/2014.
- 3.2 Holyport College opened in September 2014 and is a state funded day and boarding school for pupils ages 11 – 19 years. The College currently has 268 pupils which will rise to 548 when fully operational.

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Ref.	Description	Decision and Date
13/00287	The redevelopment of the former Holyport Manor School to provide a new secondary school comprising 3 new buildings and the retention, refurbishment and demolition of the existing structures.	Approved 24.05.2013.

- 4.1 The application is to construct a single storey extension to the kitchen and dining hall and a single storey extension to the sports hall.

5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

Royal Borough Local Plan

5.1 National Planning Policy Framework, paragraph 17 (Core planning principles), Section 7 (Requiring good design), Section 9 (Protecting Green Belt land) and section 72 (Schools).

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

	Within settlement area	Green Belt	Highways/Parking issues
Local Plan	DG1	GB1, GB2	T5, P4

Other Local Strategies or Publications

5.3 Other Strategies or publications relevant to the proposal are:

- RBWM Landscape Character Assessment - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm
- RBWM Parking Strategy - view at: http://www.rbwm.gov.uk/web_pp_supplementary_planning.htm

5.4 Other Publications – NPPF – Paragraph 59 – design.

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i whether the proposal amounts to appropriate development in the Green Belt, and if not whether there are any very special circumstances that clearly outweigh the harm caused to the Green Belt by reason of its inappropriateness and any other harm caused by the proposal;
- ii whether the design of the proposed building is acceptable in terms of the impact on the character and appearance of the existing building and surrounding area;
- iii parking; and
- iv the impact on the amenities of nearby residents;

Impact on the Green Belt

6.2 The National Planning Policy Framework (NPPF) states that the construction of new buildings within Green Belt should be regarded as inappropriate. Exceptions to this are buildings for agriculture and forestry use, facilities for outdoor sport / recreation, proportionate extensions or alterations of an existing building, the replacement of a building of similar size, limited infilling of villages and limited affordable housing for community needs, limited infilling or the partial or complete development of previously developed sites which would not have a greater impact on the openness of the Green Belt.

6.3 The site is in the Green Belt and is not a form of development listed in the NPPF that is acceptable in the Green Belt; as such a case for very special circumstances needs to be made. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

6.4 The applicant has put the following forward as a case for VSC;

“National Planning Policy Framework supports the concept of expanding and altering schools and actively encourages local planning authorities to do so. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools; National Planning Policy Framework, paragraph 72.

The expansion was formally approved by the Royal Borough of Windsor and Maidenhead on 28th April 2015. The Education Funding Agency approved the academy trust’s “Business case for a significant change at an existing academy”, entailing an increase to a pupil capacity of 548, on 28th August 2015. (Officer Comment – this is not a material planning consideration in the determination of this application and has not been taken into account in the balancing exercise of whether the case of very special circumstances clearly outweighs the harm to the Green Belt)

There is an increase in the basic need in area of the local authority, as noted in RBWM’s own paper: The deficit of places in year groups 5, 7 and 9 affects all wards and starts in 2015 at -22 rising to -207 by 2020.

Expansion of Secondary Sector Provision.

The consultation paper clearly identifies the need for secondary school places, over the next 5 years. At the time which the Local Authority wrote and considered this paper, Holyport College was not yet open. Proposals developed further and (as noted above) the Local Authority approved an immediate increase to Holyport College’s capacity (which commenced with the new student intake in September 2015), with consideration to be given for further future expansion, as well as considering other local school provision. There is overwhelming demand for places at the College, which is the most oversubscribed within the Local Authority. The change is enabling organic growth towards meeting these needs, enabling effective economy of scale and value for money.

The increased number of pupils necessitates additional space for the pupils to change for sports lessons and co-curricular sports. The development of the College’s curriculum and co-curriculum since opening, the increased number of students when the College reaches capacity and the popularity, success and frequency of sport at the College has necessitated the need for additional purpose-built space for the children to change in a safe, hygienic and appropriate manner.

The increasing pupil admission number also necessitates an extended kitchen and dining facility in order that the catering staff can safely and efficiently provide the necessary catering for the school population. The College is delighted to have close to 100% uptake of school meals, including the provision of free school meals to a number of children and the benefits of bringing the school community together in this way are evident in the behaviour of the students and the ethos of the school. As the College fills to capacity, the extension will be paramount in meeting the needs of the larger school population, ensuring they receive a nutritious meal, are able to congregate as a community and that the catering service can be run efficiently and not impinge upon time spent learning due to the logistical constraints of the current kitchen and dining facility.”

- 6.5 There is also an extant approved planning application (13/00287) which includes the single storey extension to the sports hall on a near identical footprint to the extension in the current application. Changes to the interior layout to better meet the needs of the students have been made hence the submission of this application. Furthermore the extension to the dining hall would be small scale (83 square metres), height of 3.3m and would be sited within the existing envelope of school buildings. The proposed buildings would therefore have only a very limited impact on the actual physical openness of the Green Belt.

6.6 Overall, it is considered that the benefits that the proposal would have towards education would overcome the harm to the Green Belt through inappropriateness and the limited harm to the actual physical reduction in openness as a result of the development and would comprise very special circumstances to allow the development in the Green Belt.

Impact on the appearance of the existing building and the surrounding area

6.7 One of the core planning principles contained within the NPPF seeks to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 59 of the NPPF concentrates on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new buildings in relation to neighbouring buildings and the local area more generally.

6.8 Local Plan Policy DG1 seeks to secure a high quality standard of design. New buildings should have regard to the scale, height, building lines of adjacent properties and special attention should be given to the roofscape of buildings, while materials should be sympathetic to the materials palette of the area.

6.9 The proposed extensions will be of a design to match the host buildings. They will be flat roofed as the existing and of the same height as the existing for the dining hall (3.3 m) and the same height as the existing single storey element to the sports hall (3.5m). The dining hall extension would have a floorspace of 83 square metres and the sports hall extension 93 square metres. The extensions will be built in materials to match the existing.

6.10 The overall scale and footprint is not considered to be overly dominant to the main school buildings, nor disproportionate to the plot size. The form and design of the proposal is simple and would therefore not unduly detract from the character of the main school building or wider locality.

Parking

6.11 The proposed extensions do not require additional parking on the site and the dining hall extension does encroach into one disabled parking space, however a plan has been submitted showing the relocation of the space. The Highway Officer also had concerns that the proposed changing facilities to the sports hall leads to a significant reduction in the size of the turning head. The applicant has demonstrated by way of a swept path analysis that the turning head is still adequate to accommodate coach manoeuvres in this area.

Impact on Neighbouring Amenity

6.12 Given the height and scale of the proposed building and the separation distance from the common boundary with neighbouring property, the proposal is considered acceptable in terms of loss of light and visual intrusion and privacy.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

4 neighbouring occupiers were notified directly of the application, and the planning officer posted a statutory notice advertising the application at the site.

No letters were received relating to the application.

Statutory consultees

Consultee	Comment	Where in the report this is considered
Parish Council	Recommended for approval.	Noted.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objection subject to plant and noise levels.	Such conditions are on the approved application for the redevelopment.
Highways	No objection.	6.11

8. APPENDICES TO THIS REPORT

- Appendix A – Site location plan
- Appendix B – Plans

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.

9. 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.