

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE

Maidenhead Panel

Application No.:	16/00984/FULL
Location:	Braywick Court School Hibbert Road Maidenhead SL6 1UU
Proposal:	Construction of part single part two storey school building (Class D1) with associated external works, following demolition of existing buildings.
Applicant:	Bellevue Place Education Trust
Agent:	Miss Rebecca Skinner - JLL Ltd
Parish/Ward:	Oldfield 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** Further bat surveys have been undertaken which confirm that bat roosts exist within the buildings proposed to be demolished. The Council's ecologist has advised that if the Panel is minded to approve, the submitted mitigation measures should be implemented as proposed.
- 1.2** A further 13 letters of support and 2 letters of objection have been received since the publication of the main report.

It is recommended the Panel grants planning permission with the conditions listed in Section 10 of the main report with the amended condition in section 3 below

2. ADDITIONAL INFORMATION

- 2.1** The bat survey results have now been submitted and confirm the existence of roosts within the buildings proposed to be demolished. The Council's ecologist has advised that the Local Planning Authority (LPA) must give due regard to the full provision of the species protection afforded under the Conservation of Habitats and Species Regulations 2010 (as amended). The LPA must satisfy itself that the proposal adequately addresses the three legal tests before making a planning decision, these are: 1) The consented operation must be for preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment; 2) There must be no satisfactory alternative and, 3) The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 2.2** The Council's ecologist has advised that the proposed mitigation measures are acceptable and that the requirements of point 3) above will be met, subject to amended condition 12 and condition 13, as set out in the main report.
- 2.3** In terms of point 1) it is considered that the provision of additional school places, as proposed by the development will have social and economic benefits in the public interest and the use of previously developed land provides benefits of primary importance to the environment. Point 2) is also satisfied as the applicant has demonstrated that there are no alternative sites.

Comments from Interested Parties

2.4 13 additional letters of support have been received, summarised as:

Comment	Officer response	Change to recommendation?
There is a pressing need for a school in the area.	Noted	No
This green school has significant benefits and being next to Braywick Park is the ideal location.	Noted	No
Most of the children are local.	Noted	No
Families are committed to using the park and stride.	Noted	No
The school has re-invigorated use of the park and nature reserve.	Noted	No
The objectors are mainly from Hibbert Road – they do not represent the views of all Braywick residents.	Noted	No
Approval of these plans is a fundamental stepping stone to ensure Braywick Park is saved for the current and future children of Braywick.	Noted	No
It is upsetting that important Parish Council decisions have been based on presentations of non-factual information and untruths.	Noted	No
Families are coping with the uncertainty and constant scrutiny from neighbours because their children are happy and thriving at Braywick Court School. The school provides excellent education and opportunities.	Noted	No
BCS is a shining example of how exercise can be incorporated into the daily routine. The walking bus and park and stride have proven to be a huge success and something the school and borough can be very proud of.	Noted	No
There are currently not enough school places in Maidenhead. With new development and regeneration of the town the demand for places will increase.	Noted	No
Children are our future – Braywick Court is a great school.	Noted	No
Please approve the application to enable it to continue the high quality teaching it already provides.	Noted	No
The Department of Education has a vision for the next 5 years to provide world class education and care that allows every child and young person to reach his or her potential – that is exactly what BCS is doing.	Noted	No

2 additional letters of objection have been received, summarised as:

Comment	Officer response	Change to recommendation?
The school Travel plan is not enforceable or practical.	Noted	No
It is inevitable that if this expansion goes ahead	Noted	No

there will be increased traffic along Hibbert Road.		
There are better alternative sites.	Noted	No
The application and report are misleading and untruthful.	Noted	No
The case officer's report misuses paragraph 89 of the NPPF, dismissing consideration of the scale and bulk of the building.	Noted	No
Parking restrictions along Hibbert Road should not go ahead.	Noted	No
Why has the Highway Authority changed its mind?	Noted	No
The site is too small and the building constitutes inappropriate development.	Noted	No

Comments from Consultees

2.5

Comment	Officer response	Change to recommendation?
Council's ecologist – No objections subject to conditions.	As set out in paragraphs 2.1 to 2.3 above.	No. Condition 12 in main report amended to exclude references to a mitigation strategy as the ecologist has agreed this.

3. RECOMMENDED AMENDED CONDITION

- 3.1** Prior to commencement of development a copy of the European Protected Species License for bats, issued by Natural England shall be submitted to the Local Planning Authority. The development shall be carried out in accordance with the agreed license. Reason: To ensure that the development will not harm the protected species and its habitat, in accordance with the core principle⁷ of the National Planning Policy Framework.

