

## Unrestricted Report

### ITEM NO: 8

Application No.  
**14/00238/3**

Ward:  
Winkfield And  
Cranbourne

Date Registered:  
8 April 2014

Target Decision Date:  
3 June 2014

Site Address:

**Cranbourne Primary School Level Road Winkfield  
Windsor Berkshire SL4 2EU**

Proposal:

**Demolition of existing pre-fabricated concrete classrooms and erection of two single storey extensions to provide replacement classrooms. Alterations to car park layout and new bin stores. (Regulation 3 Application).**

Applicant:

Bracknell Forest Council

Agent:

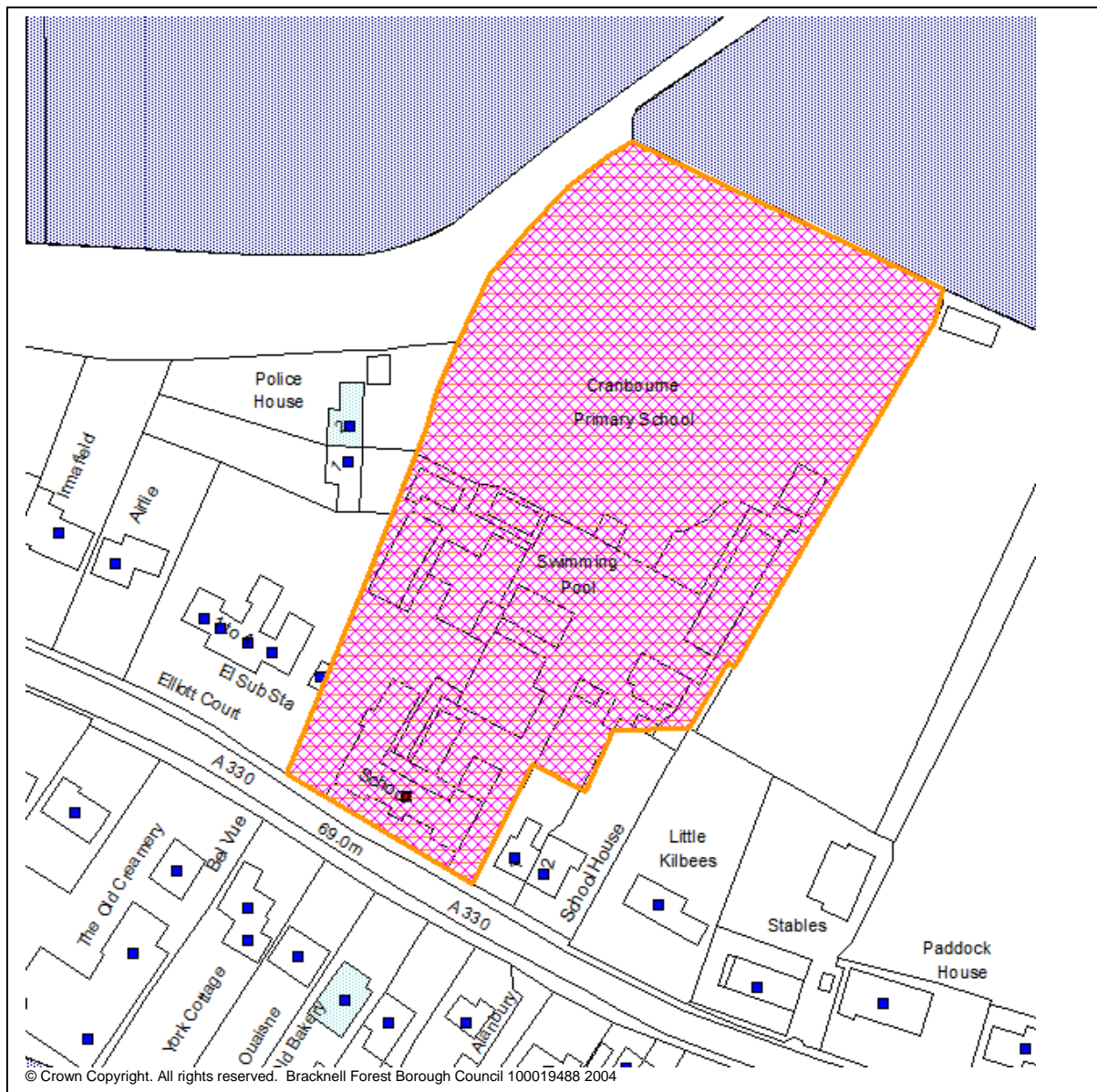
Griffin Lascelles Associates

Case Officer:

Simon Roskilly, 01344 352000

[Development.control@bracknell-forest.gov.uk](mailto:Development.control@bracknell-forest.gov.uk)

### Site Location Plan (for identification purposes only, not to scale)



## **OFFICER REPORT**

This application is reported to the Committee because Bracknell Forest Council has an ownership interest in the land and/or is the applicant.

### **1. REASON FOR REPORTING APPLICATION TO COMMITTEE**

The Head of Development Management considers it appropriate to take the application to Committee as it represents a Council application that has received objections.

### **2. SITE DESCRIPTION**

Cranbourne Primary School is a 1 Form Entry Primary School that can accommodate up to 210 pupils. There is also a private nursery operated on site.

The school is situated on a 1.04 hectare site located within the designated Green Belt and 'Lovel Road' Northern Villages Character Area (B4). The school is a Grade II listed building.

The school site is accessed off Lovel Road whereby there are two vehicular points of access and one main pedestrian access route.

The southern boundary of the school site is bounded by 1 School House, Lovel Road, a house (which is listed) and its garden. The north-western boundary of the site is bounded by Elliot Court (flats) and 1 Police House Cottages and Oak View.

North-east of the main school buildings are the schools playing fields which then lead into open countryside.

### **3. RELEVANT SITE HISTORY**

14/00239/LB- Listed Building Consent for extensions to the school.

13/00115/3 - Change of use of residential garden to school playground and erection of 1.8m high boundary fence. Approved February 2013.

11/00231/3 - Erection of 2no. single-storey extensions to main hall to form kitchen and hall store. Insertion of new window in east elevation of hall and double doors in north elevation. (Regulation 3 application). Approved April 2011.

10/00216/3 - Erection of two single storey extensions to IT Suite to provide new community room with ancillary toilet and kitchen (Regulation 3 application). Approved May 2010.

04/01097/FUL - Erection of extension forming new classroom block in place of existing swimming pool, extension to enlarge existing classroom and construction of new swimming pool involving demolition of detached pre-fabricated building. Approved November 2004.

### **4. THE PROPOSAL**

The applicant wishes to demolish the existing pre-fabricated concrete classrooms that have a floor area of 290 sqm and erect 2no. single storey extensions, one would be a side addition and the other a rear addition to an existing building located to the north of the original building. The replacement classrooms would together provide 300 sqm of floor area, therefore providing a net increase of 10sqm of floor area. The side extension would be located close to the north-western boundary with 1 Police House Cottage replacing an

existing building. The rear extension would be located on part of the school playing field north of the original school buildings.

The maximum height of the existing buildings that are to be demolished is 4.7m with the maximum height of the extensions to be no higher than 6.3m. However the highest part of planned extensions, at the rear of the site, would only be 0.8m higher than the building it would be attached to. The side extension would be of a similar height to the building it would be attached to. The increase in height of part of the rear extension is considered to be minimal.

The submission includes alterations to the car park layout plus the relocation of a bin store.

The primary objective of the application is to replace two unsuitable classrooms which are accommodated in old modular buildings that are no longer fit for purpose. Part of one of the new classrooms will provide a surge classroom.

Surge classrooms can be provided in primary schools to take an additional form of entry for one year only. The surge class moves up through the school year by year until the pupils leave. After seven years the classroom becomes available again for re-use as a new surge classroom, or for an alternative use.

The site can currently accommodate 210 pupils as a 1 form entry Primary School; and therefore the provision of a surge classroom would allow for the school to have a capacity for 240 pupils at any one time. However the applicant has indicated that the number of additional primary school pupils would not exceed 220.

The proposal to provide a surge classroom at Cranbourne Primary School is an essential component of the Council's strategy for meeting its statutory obligation of providing sufficient primary school places for its residents. As such the need for this aspect of the development is recognised at both national and local level by the Government and the Bracknell Forest Partnership.

## **5. REPRESENTATIONS RECEIVED**

A letter of objection has been received against the associated Listed Building Consent application 14/00239/LB. However as the concerns raised are more relevant to the planning application they are addressed in this report.

The objector had the following comments to make:-

- Bin store located too close to the rear boundary of 1no. School House Lovel Road. Possibility of vermin infestation and smells around this area.  
[Officer Comment: There is nothing to prevent the school from moving their bins close to the boundary with the said property. There is currently a bin store at the rear of no. 1 School House albeit slightly further away. Any issues regarding vermin and smells could be addressed by the Council's Environmental Health Department under separate legislation should there prove to be a problem]
- Concern regarding the height of the proposed extensions in relation to existing boundary treatment.  
[The height, design and location of the proposed extensions would comply with Council standards and would not result in any significant daylighting impacts nor would they appear visually overbearing compared to what currently exists on site]

- The type of roofing to these buildings is also not clear. Buildings should be in-keeping with the area.

[The applicant intends to build extensions that are in-keeping with the surrounding buildings that are listed. Materials could be conditioned should the application be approved].

- Is the access arrangements to the site to remain the same?

[Officer Comment: It is understood that the access arrangements to the site will not change as a result of what is proposed.]

## **6. SUMMARY OF CONSULTATION RESPONSES**

### Winkfield Parish Council:

Recommend refusal, WPC has concerns that the parking provision will result in further roadside parking on adjacent roads.

### English Heritage:

The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

### Sport England:

The proposal would result in the loss of some playing field at the school however in this case Sport England considered this as an exceptional case in that it would not prejudice the use of the remaining playing field.

This being the case Sport England does not wish to raise an objection to this application.

### Transportation Officer:

Initially the Transportation Officer was concerned over the potential for pupil numbers to increase by from 210 to 240 as existing highways safety issues around the school would be exacerbated. In light of the Education Department's clarification that school numbers would not exceed 220 pupils (from an existing approved capacity of 210 pupils), and acknowledging the likely net level of additional pupil related vehicle movements (i.e. 5 vehicles) then the highways impact cannot now be considered as significant. The applicant has stated that a condition restricting the number of pupils on the school roll to 220 would be accepted.

Therefore subject to conditions securing the following the Highway Authority has no objection to the proposal:-

- (i) a conditional cap on pupil numbers to 220.
- (ii) a requirement for the submission, and approval by the Highway Authority, of an updated travel plan which includes measures to further reduce car based pupil trips to the school.

### Tree Officer:

There are no real concerns regarding existing trees on northern boundary of the site located within Elliot Court. Land already located within the root protection areas of the trees is already taken up by hard standing and built form.

However details of the construction method to be used should be submitted in-order to prevent any harm to the roots of the trees. This can be conditioned.

### Biodiversity Officer:

As a result of a follow up bat survey the outcome was that there were no bats nesting in the buildings that are to be demolished. Therefore the Council's Biodiversity Officer has no objection to the proposal.

### Council's Principal Conservation Officer:

Raises no objection to the loss of the modern school wings to the rear, as they have no inherent historic or architectural merit. Indeed, their removal could bring an enhancement to the Listed school's setting. The overall bulk, scale, massing & layout of the new wings are acceptable subject to conditions securing suitable materials and finish.

The Conservation Officer also suggested the following amendments:-

- Confirm: The windows should be either casements (side-hung), or sashes (up-&-down sliding sashes); it appears casements are proposed; this and the actual materials should be clarified. They should be timber (NOT plastic, or aluminium), to be in-keeping with the Listed Building. [Officer Comments: The applicant has agreed to casements and it could be conditioned that samples are submitted for approval.]

- The window headers are 'soldier' arches, which seems inappropriate here. These should be amended to a 'gauged' brick arch -which is now available as 'boxed units' (off-the-peg), to conceal a concrete lintol behind. This is especially visible, so more important on the flank elevation (shown on 'D-D' cross-section). [Officer Comments: The building to which the extension would be attached has none of the features that are suggested by the Conservation Officer. Identical features to the ones suggested by the applicant have been shown already attached to the main listed building on previous extensions. To ask for a feature other than the one put forward is considered excessive.]

## **7. DEVELOPMENT PLAN**

For Bracknell Forest, the Development Plan comprises the following:-

- Core Strategy (February 2008) (CS)
- Bracknell Forest Borough Local Plan (January 2002) (BFBLP)
- Site Allocations Local Plan (July 2013) (SALP)

## **8. PRINCIPLE OF DEVELOPMENT**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This is reflected in SALP Policy CP1, which sets out that planning applications which accord with the Development Plan should be approved without delay, unless material considerations indicate otherwise. Policy CP1 also sets out a positive approach to considering development proposed that reflects the presumption in favour of sustainable development contained in the NPPF (which in turn contains caveats regarding specific policies within the NPPF which indicate development should be restricted).

CSDPD Policy CS1 sets out a number of sustainable development principles and CSDPD Policy CS2 states that development will be permitted within defined settlements and on allocated sites. These policies are considered to be consistent with the NPPF, and as a consequence are considered to carry significant weight.

In this case, the site is not located within a defined settlement and is not an allocated site. It is situated within the Green Belt. Although it is shown as being in a Green Belt Village on the Policies Map, this concept is no longer consistent with the NPPF. Consequently, the first matter that requires consideration is whether the proposed development would be inappropriate development in the Green Belt

Policy CS9 of Core Strategy and 'saved' Policy GB1 of BFBLP set out a presumption against inappropriate development in the Green Belt. 'Saved' Policy GB1 sets out a list of exceptions. Policy CS9 is considered to be consistent with the NPPF (para. 87, 88 & 89 which refer to impact upon openness and inappropriate development), and therefore significant weight can be afforded to this policy 'Saved' policy GB1 is more restrictive than the NPPF in terms of considerations and type of new buildings. It is therefore not fully consistent with the NPPF.

The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para. 87). The construction of new buildings in the Green Belt should be regarded as inappropriate, subject to certain exceptions (para. 89), including the partial or complete redevelopment of previously developed sites which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development (bullet 6).

The site is occupied by a primary school with the majority of the site being taken up with built form and/or hardstanding. Due to the level of built form and hardstanding contained within the site, as outlined in red, the Cranbourne Primary School site is considered to fall within the definition of Previously Developed Land (PDL). Therefore for the purposes of assessing the principle of development the proposal will be assessed as a partial redevelopment of a previously developed site. In order to fall within this exception, openness also needs to be considered together with the purposes of including land within the Green Belt. Of particular relevance here is the need to assist in safeguarding the countryside from encroachment and to prevent the merging of towns.

The proposal would involve the demolition of 2no. Horsa buildings that are not considered to be fit for purpose and the erection of 2no. extensions to the existing buildings and new bin stores. Thus it would involve the regeneration and upgrading of part of the site. The only part of the extensions that would exceed the height of the buildings that they would be attached to would be the rear extension, which would be 0.8m higher. This is considered to represent a minimal increase in height over buildings already present on the site.

The site already contains buildings and hardstanding and the majority of the proposal would be located within areas where buildings and hardstanding are already present. The rear extension would result in built form being located 8m further north-east into the school playing field. However a line can be drawn from a garage at Oakview (north-west of the site), south-east down to an area where there is hardstanding and a small building on the opposite side of the school. South of this line, which includes the area where the development is proposed, is an area where the openness of the Green Belt has already been compromised. The proposed location of the extensions, minimal increase in height of one part of the built form by 0.8m and minimal increase in the floor area of the classrooms by 10sqm, is overall considered to have no greater impact upon the openness of the Green Belt. For the same reasons it would not prejudice the separation of the village from surrounding settlements nor encroach further into the wider countryside than the current buildings.

## Conclusion

The NPPF allows for buildings associated with the partial or complete redevelopment of previously developed sites (para. 89) as long as they do not have a greater impact on openness and the purpose of including the land within it than the existing development. The proposal involves the redevelopment of existing buildings on a previously developed site. Due to their scale and nature it is concluded that the buildings will have no greater impact upon the openness of the Green Belt and other functions of the Green Belt than the existing development. For this reason the proposal is not considered to be inappropriate development and is therefore acceptable in principle.

## **9. IMPACT ON OPEN SPACE OF PUBLIC VALUE**

The proposal would result in a minor incursion into an area considered to meet the definition of Open Space of Public Value (OSPV) and for this reason Sport England was consulted. Sport England acknowledged that the proposal would result in the loss of a small area of the playing field at the school; however, in this case it was considered to be an acceptable exception in that it would not prejudice the use of the remaining playing field.

Policy CS8 and NPPF para 74 are considered relevant as they seek to protect areas of OSPV from development. In this case, due to the small amount of land involved and as Sport England has taken the view that the development would not prejudice the use of the remaining playing field, the proposal is not considered contrary to Policy CS8 and the NPPF.

## **10. IMPACT ON CHARACTER AND APPEARANCE**

CS Policy CS7 and saved BFBLP Policy EN20 set out various design considerations to be taken into account in new development.

Policy CS7 requires a high quality of design which builds on local character and respects local patterns of development. Of particular relevance to the current application is that it expects development proposals to promote safe communities; enhance the landscape and promote biodiversity; aid movement through accessibility, connectivity, permeability and legibility and to provide high quality useable open spaces and public realm.

The Character Areas SPD provides guidance to supplement Core Strategy Policy CS7 (Design). The site is in Area B4 : Lovel Road of the 'Northern Village Study Area'.

Saved BFBLP Policy EN20 requires that the development be in sympathy with the appearance and character of the local environment and appropriate in scale, mass, design, materials, layout and siting, both within itself and in relation to adjoining buildings, spaces and views. Proviso (ii) seeks the retention of beneficial landscape or ecological features. Proviso (iii) seeks to ensure that the design promotes, or creates local character and a sense of local identity. Proviso (vi) seeks to avoid the loss of natural features such as trees.

Saved BFBLP Policy EN1 seeks to prevent the loss of trees which are important to the retention of, inter alia, the character and appearance of the landscape or townscape.

These policies are considered to have significant weight, as they are consistent with sections 7 & 11 of the NPPF.

The elements of these policies that have been highlighted above are picked up in the assessment below.

(i) Character of the area

The siting, size and design of the proposed extensions and new bin stores are considered to be in-keeping with both the existing buildings on site and the character of the area. The proposal is not considered to conflict with the recommendations set out in the Character Area SPD under Area B4 :Lovel Road of the 'Northern Village Study Area'.

As such the proposal is considered to comply with saved BFBLP Policies EN20, CSDPD Policy CS7, the Character Areas Assessment SPD and the NPPF.

(ii) Listed Building and associated setting:

The school is a Grade II listed building. The NPPF states that harm to heritage assets or their settings should only be justified in exceptional circumstances (para. 132). Para. 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The main school building at Cranbourne School is Grade II listed. There are no concerns regarding the loss of the modern school wings to the rear, as they have no inherent historic or architectural merit. Indeed, their removal would bring an enhancement to the Listed school's setting. The overall bulk, scale, massing and layout of the new wings are acceptable.

Subject to suitable materials and finish, which are to be conditioned, the extensions to the school building, alterations to the parking layout and new bin stores are not considered to result in a detrimental impact upon the historic character of the Listed Building and its associated setting.

As such the proposal is not considered contrary to Policy CS7 and EN20 (iii) and the NPPF.

(iii) Trees and Landscaping

There are no concerns regarding existing trees on the northern boundary of the site located within Elliot Court. Land already located within the root protection areas of the trees is already taken up by hard standing and built form. However it is important that the trees on the northern boundary be retained.

Therefore details of the construction method to be used should be submitted in-order prevent any harm to the roots of the trees. This can be conditioned.

As such the proposal is not considered contrary to Policy CS1 (viii), CS7, and, saved BFBLP Policies EN1 & EN20(ii) and the NPPF.

(iv) Conclusion on character and appearance:

The proposal would result in no adverse impacts upon the Listed Building itself, the associated setting and the character and appearance of the area, subject to suitable materials and finish being applied.

The proposal would subject to conditions not result in any adverse tree and landscaping concerns.

As such the proposal is considered to comply with saved BFBLP Policies EN1 and EN20 and CSDPD Policies CS1 and CS7 and the NPPF.



## **11. RESIDENTIAL AMENITY**

Saved BFBLP Policy EN20 proviso (vii) seeks to prevent development that would adversely affect the amenity of surrounding properties. This is consistent with the NPPF.

The site is currently the location of a Primary School and Nursery with associated parking and play areas.

There are residential properties located North West of the site being 1 Police Houses and Oakview. These properties front onto the western boundary of the school site. There will be a new extension closer to the boundary with the fronts of the two residential properties along with an outside play area. If the two adjoining properties were to be backing onto the site there could be some concern that there would be an adverse impact upon private amenity space. However as the dwellings front onto the western boundary with the school the proposal would not result in any significant impacts upon any private amenity space.

There are residential properties located south east of the school site known as 1 and 2 School Houses.

The proposed extensions are not considered to be located as to adversely affect any residential amenity at these two properties. The proposed bin store areas would be located close to the rear of 1 School House. The property recently had planning approval for the change of use of part of the rear garden to school grounds 13/00115/3. Bins were located at the end of the garden, on the school side, prior to the change of use and this would still be the case. There are currently no restrictions as to where bins can go and on site. It was observed that a bin was located close to the side boundary at no. 1 School Houses. Any issues regarding odours and possible vermin can be addressed by the Council's Environmental Health Department under separate legislation; and as such it is considered that as it stands the bin stores will not result in an adverse impact upon residential amenity over and above any affects that may currently be experienced.

Given the assessment made above the proposal as a whole is not considered to result in any significant impacts upon residential amenity. As such the proposal is considered to comply with saved BFBLP Policy EN20 proviso (vii) and the NPPF.

## **12. TRANSPORT IMPLICATIONS**

Saved BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24 seek to promote or retain safe highway access and suitable off-road parking provisions, thus avoiding highway safety implications. These policies are consistent with the objectives of the NPPF (Chapter 4, in particular para. 32), and can therefore be afforded significant weight. The adopted Parking Standards SPD was referred to in the assessment of this proposal.

The site is located on the A30 Lovel Road, which is a primary distributor road that is subject to a 30mph speed limit. The accesses to the current school will remain unaltered by this proposal. Lovel Road has a series of restrictions along its length in the form of double yellow lines to control on street parking and maintain the safe flow of traffic using the route. At school times the on street parking in the area is saturated.

The proposals will create a surge class that could accommodate 30 additional pupils however in this case it would accommodate 10 additional pupils beyond the schools current approved capacity of 210 pupils. Improvements will also be made to the reception and pre school facilities on site but this is not envisaged to lead to an increase in pupil numbers.

Alterations are also proposed to the teacher parking layout on the site. The spaces nearest to the access to the site suffer from limited turning space. In reality, the increase in 4 spaces indicated on the plan is likely to be less when considering if the parking spaces meet standards. The increase in pupils on the site may not necessarily lead to an increase in staffing, however, if an additional teacher's vehicle arrived on site then it could be accommodated within the current parking area behind another staff member's vehicle.

As stated above, during the times of drop off and pick up the available road space on Lovel Road is used up by parents. Further to this parents utilise the car park that serves the allotments behind the British Legion on Hatchet Lane. This car park also becomes full and vehicles parked along the access road to this car park have been witnessed. From the proposals it appears that no further provision is being made for the additional drop off and pick up demand.

The Education Department have volunteered to cap maximum pupil numbers to 220, from an existing approved capacity of 210 pupils. Furthermore, the applicant has stated that typically 38% of pupils have siblings at the school, 62% do not (source: Pupil survey by Cranbourne Primary School 2014) and therefore an additional gross increase in pupils arriving by car is more likely to be 6, converting to a net increase of 5 pupils arriving by car applying current car use levels at the school. In this context, the highways impact would not be considered as significant.

Based on the above, there are no highway objections to the proposals, subject to consideration of the following conditions:

- (i) a conditional cap on pupil numbers to 220
- (ii) a requirement for the submission, and approval by the Highway Authority, of an updated travel plan which includes measures to further reduce car based pupil trips to the school.

Therefore subject to suitable conditions the proposal is considered to comply with BFBLP Policies M4, M9 and CSDPD Policies CS23 and CS24, Parking Standards SPD and the NPPF.

### **13. ACCESSIBILITY**

There are no concerns regarding accessibility. As such the proposal is considered to be in accordance with the requirements of Policy CS7 of the CSDPD and saved BFBLP Policies EN22 and H14. These are considered to be consistent with Section 7 of the NPPF which requires inclusive design with accessible environments and can be afforded significant weight.

### **14. SUSTAINABLE CONSTRUCTION**

CSDPD Policies CS10 and CS12 are considered consistent with chapter 10, para 95 of the NPPF.

Policy CS10 requires the submission of a Sustainability Statement demonstrating how the proposals meet current best practice standards, i.e. BREEAM standard 'Very Good' or 'Excellent'. Full accreditation from a registered assessor is required to demonstrate that the development has been constructed to these standards. BREEAM assessments should be submitted to the Council.

Policy CS12 requires the submission of an Energy Demand Assessment demonstrating how 10% of the development's energy requirements will be met from on-site renewable energy generation.

No documentation regarding Policies CS10 and CS12 have been submitted. Conditions are suggested to address the requirements of these policies.

## **15. BIODIVERSITY**

Policy CS1 of the CSDPD seeks to protect and enhance the quality of natural resources including biodiversity. Policy CS7 also requires the design of new development to enhance and promote biodiversity. These policies are consistent with the NPPF para. 118 and therefore can be afforded significant weight.

The applicant has provided a bat survey that confirms that no bats are using the two classroom buildings surveyed. As such no mitigation plan is required and demolition can proceed without a European Protected Species License.

However as Policy CS7 requires development to enhance and promote biodiversity it seems reasonable to attach a condition requesting the installation of bat and bird boxes is to be included.

Overall to conclude, with appropriate conditions, the proposal is considered to comply with both Policies CS1 and CS7 as overall it would safeguard the ecology of the site.

## **16. OTHER CONSIDERATIONS**

The NPPF para. 72 states that Local Planning Authorities should give great weight to the ability of schools to be able to expand or be altered. The purpose of the proposal is to respond to a local need and a statutory requirement to provide school places within the Borough. There is a clear need to expand Cranbourne Primary School in-order to respond to a local need that can not be accommodated elsewhere.

## **17. CONCLUSIONS**

As two existing buildings would be removed and replaced by two extensions, the proposal involves the partial redevelopment of previously developed land. The new buildings would have no greater impact upon the openness of the Green Belt than the buildings they replace, settlement separation and would not prejudice the aim of safeguarding the wider countryside. For this reason the proposal does not represent inappropriate development and is considered acceptable in principle as it complies with NPPF paras 79 and 89.

The siting, size and design of the proposed extensions and new bin stores are considered to be in-keeping with both the existing buildings, including Listed Buildings and the character of the Green Belt, subject to conditions. The proposal is not considered to conflict with the recommendations set out in the Character Area SPD under Area B4 :Lovel Road of the 'Northern Village Study Area'.

There are no highway objections to the proposed extensions as long as there are conditions restricting the number of pupils on the Cranbourne Primary School roll to 220 pupils; and that a Travel Plan be submitted for approval including measures as to its implementation, monitoring and review.

The minimal incursion into a playing field is not considered to prejudice the use of the remaining playing field and therefore the overall impact is considered acceptable.

For the reasons given above the proposal is considered acceptable and recommended for conditional approval as it compiles with BFBLP saved Policies GB1, EN1, EN20, EN22, M4,

M9 and H12 and CSDPD Policies CS1, CS7, CS8, CS9, CS10, CS12, CS23 and CS24 and the NPPF.

### **RECOMMENDATION**

That the application be **APPROVED** subject to the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:

5124789/A/001/T2 received 08.04.14

5124789/A/200/P2 received 08.04.14

5124789/A/201/P2 received 08.04.14

5124789/A/202/P2 received 08.04.14

5124789/A/203/P2 received 08.04.14

5124789/A/206/P2 received 08.04.14

5124789/A/210/P2 received 08.04.14

5124789/A/900/P2 received 08.04.14

5124789/A/211/T1 received 20.07.14

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. The number of pupils on the Cranbourne Primary School roll shall be restricted to no more than 220 at any time.

REASON: To ensure that the development does not give rise to an increase in traffic to and from the school, which could result in a detrimental and unmitigated impact on the local road network.

[Relevant Plans and Policies: BFBLP M4 and CSDPD CS23]

04. Within 3 months of the date of approval an updated Travel Plan, including measures as to implementation, monitoring and review shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the travel plan shall be implemented in full.

REASON: To ensure that the development does not give rise to an increase in traffic to and from the school, which could result in a detrimental and unmitigated impact on the local road network.

[Relevant Plans and Policies: BFBLP M4 and CSDPD CS23]

05. No development shall commence until a detailed site specific construction method statement for all hard surfaced areas of any description within the minimum root protection areas of retained trees calculated in accordance with British Standard 5837:2005 'Trees In Relation To Construction Recommendations', or any subsequent revision, has been submitted to and approved in writing by the Local Planning Authority. Details shall be based on a porous 'No-Dig' principle of construction, avoiding any excavation of existing levels in all areas concerned, and shall include: -

a) An approved development layout plan identifying all areas where special construction measures are to be undertaken.

b) Materials including porous surface finish.

c) Construction profile/s showing existing /proposed finished levels together with any grading of levels proposed adjacent to the footprint in each respective structure.

d) Program and method of implementation.

The Construction Method Statement shall be observed, performed and complied with.

REASON: In order to alleviate any adverse impact on the root systems and the long term health of retained trees, in the interests of the visual amenity of the area.

[Relevant Policies: BFBLP EN1 and EN20, CSDPD CS7]

06. No site clearance shall take place during the main bird-nesting period of 1st March to 31st August inclusive, unless a scheme to minimise the impact on nesting birds during the construction of the development has been submitted to and approved by the Local Planning Authority. The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation

[Relevant Plans and Policies: BFBLP EN3 and CSDPD CS1 and CS3]

07. The demolition shall not begin until a scheme for the installation of bird and bat boxes, including a plan or drawing showing the location of these enhancements, has been submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be performed, observed and complied with.

REASON: In the interests of nature conservation.

[Relevant Plan and Policies: BFBLP EN3 and CSDPD CS1 and CS7]

08. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

REASON: In the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN20, Core Strategy DPD CS7]

09. The development shall not be begun until a Sustainability Statement demonstrating how the development meets current best practice standards in the sustainable use of natural resources has been submitted to and approved in writing by the Local Planning Authority.

The Statement shall include either a Design Stage Report and BRE Interim Certificate or a pre-assessment estimator carried out by an independent assessor licensed by the Building Research Establishment demonstrating that the development meets a minimum standard of 'Very Good' or 'Excellent' BREEAM rating. The development shall be implemented in accordance with the Sustainability Statement and shall be retained in accordance therewith.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

10. Within one month of the first occupation of the development hereby permitted (or, where the development is phased, within one month of the first occupation of the final phase of that development), a Post Construction Review Report shall be carried out by an independent assessor licensed by the Building Research Establishment and a Final Code Certificate shall be submitted to the Local Planning Authority which demonstrates that the development has been constructed to meet a minimum standard of "Very Good" or "Excellent" BREEAM rating.

REASON: In the interests of sustainability and the efficient use of resources.

[Relevant Policy: Core Strategy DPD CS10]

11. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that a proportion of the development's energy requirements will be provided from on-site renewable energy production (which proportion shall be 10%). The buildings thereafter constructed by the carrying out of the development shall be in accordance with the approved assessment and retained in accordance therewith.

REASON: In the interests of the sustainability and the efficient use of resources.

[Relevant Plans and Policies: CSDPD Policy CS12]

Informative(s):

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. No further details need to be submitted in respect of conditions 01, 02, 03, 04 and 06 although they need to be complied. However further details need to be submitted to address conditions 05, 07, 08, 09, 10 and 11.

Doc. Ref: Uniform 7/DC/Agenda

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at [www.bracknell-forest.gov.uk](http://www.bracknell-forest.gov.uk)