

Unrestricted Report

ITEM NO: 11

Application No.
14/00472/OUT
Site Address:

Ward:
Binfield With Warfield

Date Registered:
6 May 2014

Target Decision Date:
5 August 2014

Golf Driving Range South View Binfield Bracknell Berkshire

Proposal: **Outline application for erection of two-form entry primary school and associated playing fields with access from Beehive Road.**

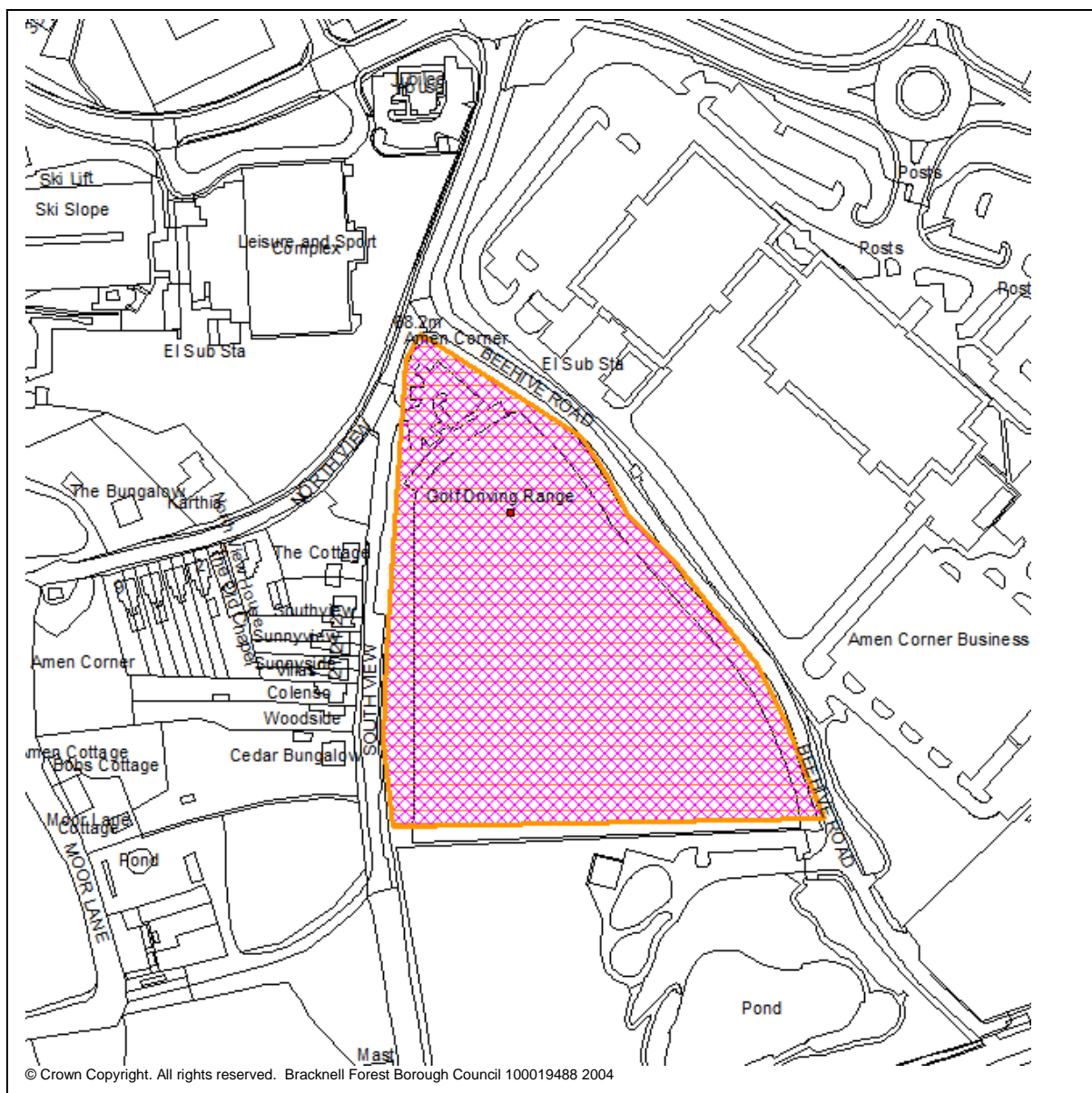
Applicant: The Nike Group Of Companies

Agent: Mr Chris Skilton

Case Officer: Trevor Yerworth, 01344 352000

Development.control@bracknell-forest.gov.uk

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



OFFICER REPORT

A joint report has been prepared for this application together with related application 12/00993/OUT. This report is included on the agenda under application 12/00993/OUT. This joint report deals with two related applications for Amen Corner (South). Taken together the two applications form a comprehensive package of proposals which raise similar planning issues, and would be linked together within the same s106 Agreement. It is therefore considered helpful to present them together within a single overarching report. However a decision will still have to be made on each application individually and, although the Officers' recommendation for each application is to approve subject to a s106 agreement, there is no restriction upon Members taking a different approach to each application, resolving to approve one and not the other. However the complete package as tied together by a s106 Agreement is being recommended for approval subject to completion of the s106 agreement.

Application 12/00993/OUT seeks outline planning permission for a mixed use development at Amen Corner. It forms the majority part of the Land at Amen Corner (South) urban extension formally allocated under Policy SA8 of the recently adopted Site Allocations Local Plan (SALP).

That application is supported by an Environmental Statement (ES); a Flood Risk Assessment; a Transport Assessment; a Design and Access Statement; a Sustainability Statement; a Statement of Community Consultation; and a SANG Management Plan. During the course of the application additional information has been submitted with respect to the impact on the SPA, drainage and transport issues. Associated amendments have also been made to the ES. These documents and amendments are also relevant to application 14/00472/OUT, including the ES which considers the environmental implications of a primary school on the larger school site, the subject of this application.

As noted in the main report, application 12/00993/OUT has also been amended to omit the primary school. Further to this amendment the applicant has submitted this separate outline application for a two form entry primary school on the excluded school site together with other land to the north also owned by the applicant. This amendment and the submission of a separate application has been made because the original application was only for a single form of entry primary school and did not include sufficient land for the two form entry school that the Local Education Authority has advised is required to serve the proposed development, and to enable the comprehensive development of the allocated urban extension site.

RECOMMENDATION

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

01. Approval of the details of the scale of the buildings(s), the access for and the layout, appearance and landscaping of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced. The plans and particulars in relation to the Reserved Matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

02. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

03. The development hereby permitted shall be begun not later than the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.

04. The development hereby permitted shall be carried out only in accordance with the following approved plans received by the Local Planning Authority on 6th May 2014:

Drawing 1:001 Site Application boundary

Drawing 1:002 Parameters Drawing

(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans or details).

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

05. Prior to the submission of any reserved matters application a programme of archaeological evaluation work shall be secured and implemented in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority in writing. The results of the evaluation shall inform archaeological mitigation measures that may be required, which will be agreed by the local authority.

Reason:

In the interests of the archaeological and historical heritage of the Borough.

[Relevant Policies: BFBLP EN6, EN7]

06. The development hereby permitted shall not be begun until the following details have been submitted to and approved in writing by the Local Planning Authority:-

a). a comprehensive land (topographical) survey in accordance with Section 4 of British Standard 5837:2012 'Trees In Relation to Construction Recommendations' (or any subsequent revision), identifying the positions of all existing trees over 250mm girth at 1m (or overall woodland group outlines) to be retained (including their crown spreads) together with any retained hedgerows or shrubbery on the land to be retained in that phase;

b). Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site which overhangs the site; and

c). Details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site

In this condition "retained tree" means an existing tree which is to be retained in accordance with the survey referred to in paragraph (a) above.

If any retained tree is removed, uprooted, destroyed or dies within 5 years of the completion of a Phase or Sub Phase, another tree shall be planted at the same location and the replacement tree shall be of such size and species (and shall be planted at such time) as may be agreed in writing with the Local Planning Authority.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN2 and EN20, CS CS7]

07. All existing trees, hedgerows and groups of mature shrubs shown to be retained on the survey approved by the Local Planning Authority pursuant to condition 12 (part a) shall be protected by 2.3m high (minimum) protective barriers, supported by a metal scaffold framework, constructed in accordance with Section 9 (Figure 2) of British Standard 5837:2012, or any subsequent revision. The protective fencing shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the commencement of that Phase and shall be retained until the completion of all building operations on that Phase.

No activity of any description must occur at any time within these protected areas including but not restricted to the following: -

- a) No mixing of cement or any other materials.
- b) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- c) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- d) Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- e) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting.
- f) Parking/use of tracked or wheeled machinery or vehicles of any description.

In addition to the protection measures specified above,

g) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

h) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenities of the area.

[Relevant Policies: BFBLP EN2 and EN20, CS CS7]

08. No occupation of the building hereby permitted shall take place until a new road has been constructed between London Road and Cain Road and a new junction has been provided to this road from Beehive Road. Thereafter the means of vehicular access and egress to the permitted building shall be from Beehive Road only.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

09. No development (other than the construction of the access) shall take place until the access has been constructed in accordance with the details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

10. No building shall be occupied until a means of access for pedestrians and cyclists has been constructed in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of accessibility and to facilitate access by cyclists and/or pedestrians.

[Relevant Policies: BFBLP M6, Core Strategy DPD CS23]

11. The development hereby permitted shall not be begun until a plan showing visibility splays has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the adjacent carriageway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

12. No building shall be occupied until the associated vehicle parking and turning space has been surfaced and marked out in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The spaces shall not thereafter be used for any purpose other than parking and turning.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

13. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority for covered and secure cycle parking facilities (including shower facilities and lockers for employees). The building shall not be occupied until the approved scheme has been implemented. Thereafter the facilities shall be retained as approved.

REASON: In the interests of accessibility of the development to cyclists.

[Relevant Policies: BFBLP M9, Core Strategy DPD CS23]

14. Any gates provided to a vehicular access shall open away from the highway and be set back a distance of at least seven metres from the edge of the carriageway of the adjoining highway.

REASON: In the interests of highway safety.

[Relevant Policies: Core Strategy DPD CS23]

15. The development hereby permitted shall not be begun until a scheme has been submitted to and approved in writing by the Local Planning Authority, to accommodate:

- (a) Parking of vehicles of site personnel, operatives and visitors
- (b) Loading and unloading of plant and vehicles
- (c) Storage of plant and materials used in constructing the development
- (d) Wheel cleaning facilities
- (e) Temporary portacabins and welfare for site operatives

and each facility shall be retained throughout the course of construction of the development, free from any impediment to its designated use. No other areas on the site, other than those in the approved scheme shall be used for the purposes listed (a) to (d) above without the prior written permission of the Local Planning Authority.

REASON: In the interests of amenity and road safety.

16. The development hereby permitted (including any demolition) shall not be begun until details of a scheme (Working Method Statement) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours
- (vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site

The development shall be carried out in accordance with the approved scheme or any amended scheme as may be agreed in writing by the Local Planning Authority.

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

[Relevant Policies: BFBLP EN25]

17. Prior to the first occupation of the development hereby permitted a travel plan shall be submitted to, and approved in writing by the Local Planning Authority. The travel plan shall include proposals to promote alternative forms of transport to and from the site, other than by the private car, a programme for implementation and a scheme of monitoring which provides for periodic review. The travel plan shall be implemented as agreed.

REASON: To encourage the use of all travel modes.

[Relevant Policies: CSDPD CS23]

18. No site clearance shall take place during the bird-nesting period of 1st March to 31st August inclusive unless an appropriate survey has been undertaken and the relevant site clearance works have been authorised by a qualified ecologist.

REASON: In the interests of nature conservation
[Relevant Plans and Policies: CSDPD CS1, CS7]

19. Any application for the approval of landscaping as a Reserved Matter shall include details of the following:

- i. The proposed finished ground levels or contours
- ii. Underground service and external lighting layout (drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.), both existing reused and proposed new routes.
- iii. Comprehensive planting plans of an appropriate scale and level of detail that provides adequate clarity including details of ground preparation and all other operations associated with plant and grass establishment, full schedules of plants, noting species, and detailed plant sizes/root stock specifications, planting layout, proposed numbers/densities locations.
- iv. Details of semi mature tree planting.
- v. Comprehensive 5 year post planting maintenance schedule.
- vi. Means of enclosure (walls and fences etc)
- vii. Paving including pedestrian open spaces, paths, patios, proposed materials and construction methods, cycle routes, parking courts, play areas etc.
- viii. Recycling/refuse or other storage units,
- ix. Details of ecological mitigation measures where appropriate
- x. Any other landscape features (water features, seating, trellis and pergolas etc).

No building shall be occupied until landscaping has been provided in full and in accordance with the approved details of landscaping.

REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CS CS7]

20. The development hereby permitted shall not be begun until details for the disposal of surface water using Sustainable drainage systems have been submitted to and approved in writing, by the Local Planning Authority. The details submitted will demonstrate that the surface water run-off rate generated up to and including the 1 in 100 year with an allowance for climate change critical storm will not exceed the run-off rate from the undeveloped site following the corresponding rainfall event. The surface water drainage strategy shall be implemented in full prior to first occupation or within any other period as may be agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is properly drained and does not increase the risk of flooding
[Relevant Policy: BWLP WLP6]

21. The development shall not be begun until an Energy Demand Assessment has been submitted to and approved in writing by the Local Planning Authority. 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 CS 12]

22. No Phase of the development hereby permitted shall commence until 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 has been submitted to and approved in writing by the Local Planning Authority demonstrating that the buildings within the relevant Phase will be capable of meeting a minimum standard of a "Very Good" BREEAM rating. Thereafter the development shall be implemented in accordance with the Design Stage Report and interim certificate and retained in accordance therewith.

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

[Relevant Plans and Policies: CS Policy CS10]

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