

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel 24/06/2014  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> Tanners Brook Primary School, Elmes Drive SO15 4PF			
<b>Proposed development:</b> Erection of a single storey pre-school building to enable relocation of the existing pre-school and community centre.			
<b>Application number</b>	14/00346/R3CFL	<b>Application type</b>	R3CFL (City Council Full Application)
<b>Case officer</b>	David Nip	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	30/04/2014 (Over)	<b>Ward</b>	Millbrook
<b>Reason for Panel Referral:</b>	Request by Ward Member and five or more letters of objection have been received	<b>Ward Councillors</b>	Cllr Denness Cllr Galton Cllr Thorpe

<b>Applicant:</b> Mr Colin Floyd, SCC	<b>Agent:</b> Capita Property And Infrastructure
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to the completion of an internal Undertaking</b>
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<b>Community Infrastructure Levy Liable</b>	<b>No</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The proposal will support the Council's school building and expansion programme, ensuring that children in the city can continue their education whilst the school facilities are improved. The objections from local residents regarding noise, traffic generation and highway safety involving additional trips by school children is not considered to have sufficient weight to warrant refusal of the application, as a package of off-site measures has been put in place to ensure that people reach the site safely. The overall impact on the local highways network is acceptable. Other material considerations identified in the request to the Planning and Rights of Way Panel meeting on 24th June 2014 have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP5 SDP9, SDP16, NE4 of the City of Southampton Local Plan Review (March 2006) and CS11, CS13, CS18, CS19, CS22 and CS25 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

<b>Appendix attached</b>	
1	Development Plan Policies
2	Relevant Site History

## **Recommendation in Full**

1. Delegate to the Planning and Development Manager to grant deemed planning permission following the completion of an internal undertaking to secure a contribution towards travel plan work with the school to ensure that the school engages with parents and pupils to encourage sustainable modes of travel to school, and reduce car borne trips at school times; and
2. That the Planning and Development Manager be given delegated powers to vary relevant parts of the S.106 Unilateral Undertaking and to vary or add conditions as necessary.

## **Procedural matters**

### **Council's Own Development**

The proposed scheme is a Regulation 3 application for Full Permission. A Regulation 3 application relates to proposals made by the Local Authority (in this case as the Local Education Authority) for development that it wishes to undertake as part of its remit as a public sector service provider.

It is general practice that following the proper assessment of the planning merits of the proposal that Regulation 3 applications should be either approved, if considered acceptable, or the application should be requested to be withdrawn if not considered acceptable for justifiable planning reasons that would normally result in a refusal.

### **1.0 The site and its context**

- 1.1 This application site comprises an area of open space laid to grass and with boundary trees sitting behind a 1.5m high brick boundary wall which runs along the whole of the frontage of the south-east corner of Tanners Brook Primary School fronting Elmes Drive. The existing vehicular and pedestrian access points will remain unaltered and car parking arrangements for the community building will be as existing within the school grounds (for approximately 40 vehicles sharing between the community centre and the school).
- 1.2 The area is predominantly residential, with two storey housing facing the site in Elmes Drive and houses immediately backing onto the site in Munro Crescent. The carriageways on both roads are relatively narrow and Elmes Drive in particular has traffic calming and parking restrictions in place due to the location of the entrance points into the school.

## **2.0 Proposal**

- 2.1 It is proposed to relocate the existing pre-school and community centre from the rear of the existing school grounds to a more accessible and visible location. Planning permission for a linking structure between the original school buildings was granted earlier this year and will effectively create a barrier to accessing the existing community building. The new building will also allow the planned expansion of the school in the future with the expectation that the existing community building will be re-used as classrooms without the need for planning permission.
- 2.2 The new building would be approximately 17m long and 10m wide and sited approximately 21m away from the closest residential properties on Munro Crescent. The total height of the unit will be approximately 3 metres. The perimeter of the site will be surrounded by new anti climb fencing not to exceed 1.8m in height.
- 2.3 The scale and appearance of the proposed building is similar to the new classroom building which was granted permission in 2012. This building will be located to the west of the site and also backing onto houses in Munro Crescent. However, the function of the building will only be indirectly associated with the school. The community building will be used as a pre-school during the day time and a community centre during the rest of the day and evening. The scheme also comprises two small external stores which will be sited at the southern edge of the site. Further details of these will need to be subject of a planning condition.
- 2.4 The school site has sufficient open space at the rear (west) to serve existing and future pupils. In 2012 the school sought to remedy its shortage of accommodation by the provision of new classroom accommodation on the southern edge of the site. The proposed relocation of the community building will allow the expansion of the school to happen through the re-use of the existing building. It is expected that there will be a gradual increase of 120 pupils and 8 staffs over the next few years.
- 2.5 It should be noted that the applicant asserts that this application does not directly relate to the school expansion programme but merely seeks a relocation of existing facilities within the site. The assessment of the application should be limited to the impact of the physical works and the activities that take place within the building on surrounding amenity.

## **3.0 Relevant Planning Policy**

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Local Development Framework Core Strategy Policies CS3 and CS11 are supportive of proposals for community led and educational purposes.

3.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

#### **4.0 Relevant Planning History**

4.1 12/00126/R3CFL - Erection of a single storey building to provide 3 classrooms and a covered walkway. Approved - 01/05/2012

4.2 There have been various applications for extensions and alterations to provide additional educational facilities. A detailed planning history is attached in ***Appendix 2.***

#### **5.0 Consultation Responses and Notification Representations**

5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (11 and 28<sup>th</sup> March 2014). At the time of writing the report **8 objections** (including a call in to Panel from former Ward Cllr Furnell) and **1 support** (from Ward Cllr Galton, a Governor at the School) have been received. The following is a summary of the planning issues raised:

5.2 Comment

*Increase of vehicular traffic and parking demand as a result of the proposal.*

Response: The applicant has proposed no additional parking on site as this application only sought for relocation of the existing pre-school and community centre. However, the Council's Highways Development Team considers that the proposal would lead to additional traffic to be generated as it facilitates the school expansion. It is suggested that the Education Department would need to invest more to mitigate the potential additional highways pressure including promoting alternative modes of transportation. The Highways section of this report provides further discussion.

5.3 Comment

*Increased harm to existing residential amenity in terms of excessive noise, access to daylight and privacy infringement.*

Response: Subject to the imposition of a suitable planning condition to secure an acoustic report. There are sufficient measures in place to mitigate the potential impact in terms of noise. It is not considered that the scheme will impact significantly upon existing residential amenity in terms of daylighting, shadowing, or privacy due to the separation distance proposed.

5.4 Comment

*Building would appear overbearing.*

Response: It is not considered that the building would be overbearing given its single storey nature and distance from the neighbours. It is understood from the agent that the proposed two stores adjacent to the southern boundary will be

approximately 1.5m tall and will not be visible to the neighbours when viewed from the their rear gardens.

## **Consultation Responses**

- 5.5 **SCC Highways** - Recommend approval subject to a S.106 Unilateral Undertaking to improve the school travel plan to create new or improved method to encourage parents to travel sustainably as the proposals directly facilitate the planned schools expansion programme.
- 5.6 **SCC Environmental Health (Pollution & Safety)** - Raise concern about the potential for noise disturbance given the proximity of the new building to residential units and some of the activities that take place within the community centre, including band practice. Despite requests a noise survey has not been undertaken by the applicant and therefore it has not been possible to undertake a full noise assessment. Appropriate conditions could be used to limit noise or the time during which noise generating activities take place. Discussion is ongoing and an update will be provided at the Panel meeting.
- 5.7 **SCC Trees** - No comments received. An update will be provided at the Panel meeting, if representations are made.
- 5.8 **SCC Historic Environment** - No objection.

## **6.0 Planning Consideration Key Issues**

6.1 The key issues for consideration in the determination of this planning application are:

- i. Principle of Development;
- ii. Design;
- iii. Residential Amenity;
- iv. Highways;
- v. Trees.

### **6.2 Principle of Development**

- 6.2.1 Policy CS11 states that high quality education and related facilities which encourage community use of their facilities will be promoted. The proposals seek to retain existing community activities on the site in a new purpose built structure in a more accessible and visible location. The principle of the development is therefore acceptable.
- 6.2.2 It is important to understand that as a direct consequence of relocating the existing facilities, it enables the schools scheduled expansion which is necessary due to a rise in school roll and demand for places. The proposed relocation will enable to first phase of the expansion, to allow the school to use the existing pre-school building for additional classrooms.
- 6.2.3 The NPPF states that *'the Government attaches great importance to ensuring that 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.'* (Paragraph 72 refers).

6.2.4 The principle of development which supports the further expansion of schools is also acceptable in principle, subject to the successful mitigation of any associated impacts.

### 6.3 Design and character

6.3.1 The adopted LDF Core Strategy Policy CS13 continues the Council's commitment to securing high quality design. The proposed building will sit comfortably in the space.

6.3.2 The building is similar to the one approved in 2012 in terms of its design, scale, and appearance and there is no objection to the proposed building in these terms. Further details regarding the building materials will be secured by planning condition. The design of the main building is not considered to be out of keeping with the appearance and character of the school site and surrounding area. The existing vegetation along the Elmes Drive boundary will be retained and will partially screen the building from the street scene.

6.3.3 The proposed boundary treatment along the Elmes Drive frontage is going to be taller than the existing boundary wall. It is considered essential to ensure the safety and security of the pupils. According to the submitted Design and Access Statement, the perimeter of the site will be surrounded by new anti-climb fencing not to exceed 1.8m in height. It is considered that the proposed fencing will create a stronger sense of enclosure to the site, having regard to the necessity of the high fence to protect the young pupils within the site.

6.3.4 Concerns have been raised regarding the buildings impact on neighbours. The single storey building is considered acceptable in the area, where the frontage of the building is set back from the edge of the site. The agent has provided limited details in terms of the appearance and scale of the external stores but has confirmed that they would be approximately 1.5m tall, which is considered acceptable. A planning condition is recommended to secure further details with regards to the design and dimension of the stores to ensure they are acceptable in terms of visual character and adjoining residential amenity.

6.3.5 Overall, the site would not be overdeveloped and still retain a reasonable amount of playspace. Therefore, it is considered that the proposal will not detract from the visual amenity of the local area.

### 6.4 Neighbouring amenity

6.4.1 A number of local residents have voiced their concerns over the proposed development in terms of the potential noise it might generate from the relocation of the pre-school and the community centre. It is noted that there is a band practice occasionally in the existing community centre.

6.4.2 The distance between the proposed building and nearest neighbour is approximately 21m which accords with the Council's Residential Design Guide in terms of minimal separation distance for privacy.

6.4.3 The proposed building will be constructed using good practice guidance for school design. However, it is understood from the Principal Environmental Health

Officer that this building standard/method is used for reducing internal noise levels instead of controlling breakout noise. At the time of writing the Environmental Health Department are concerned with the lack of noise information provided.

- 6.4.4 Discussion is ongoing with the consultee and agent with regard to the noise issue, at this stage, it is recommended that a pre-commencement condition be imposed to request an acoustic report which includes all noise mitigation measures (i.e. soundproofing etc.) to be submitted and agreed in consultation with the Environmental Health Team, to ensure that the development would have no harmful impact towards the adjoining neighbours.
- 6.5 Highways impact
- 6.5.1 Parking and traffic generation was considered acceptable when the previous application (12/00126/R3CFL) was approved.
- 6.5.2 The school has existed on this site since the 1950's.
- 6.5.3 It is recognised that residents living near schools endure disruption at the beginning and end of the school day as a result of parent drop off and collection by car. This proposal is only for the relocation of existing facilities that already take place on the site. There will be no additional activities of traffic generation associated with the community building itself. However there is clearly a direct link between the proposals and the schools expansion programme. When a school is to be expanded to increase its roll numbers the amount of disruption is likely to increase. The applicant disputes that the proposed development is directly related to the expansion of the primary school and maintains that there is no proposal to alter or increase the parking capacity of the existing school car park.
- 6.5.4 In contrast, the Council's Highways Development maintains that the proposed relocation forms part of the school expansion programme and, therefore, it is anticipated that there would be an increasing pressure of traffic volume especially during peak time. To mitigate the potential impact it is recommended that there shall be investment and measures to take account of any potential highways implications led by the expansion. It is recommended that a planning contribution towards measures to encourage use of alternative modes of transport by parents of pupils is provided and implemented. It is considered the potential highways impact would be adequately mitigated through improved green travel arrangements.
- 6.6 Impact on trees
- 6.6.1 There are a number of trees which are likely to be affected by the proposed development. One tree will be lost directly from the proposed building but it is considered that a replacement tree on site will be an acceptable solution to mitigate the loss. A condition will be applied to require a landscaping scheme to be provided and method of protection of the existing trees during construction period.

## **7.0 Summary**

- 7.1 The proposed relocation will support the Council's school building programme, ensuring that school facilities are improved to meet the current and future demand.
- 7.2 It is considered that there is a direct link between the proposals and the school expansion programme and this will result in additional traffic and trips. It is also considered that sufficient measures can be implemented to ensure that the impact on traffic generation is mitigated. This requires an agreement to be entered into. Other concerns such as noise can also be mitigated through the imposition of the suggested planning conditions.

## **8.0 Conclusion**

- 8.1 It is recommended that this application is delegated to the Planning and Development Manager to grant planning permission subject to the completion of an internal Undertaking to secure the matters set out in this report.

### **Local Government (Access to Information) Act 1985** **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 4(f), 4(vv), 6(c), 7(a), 9(a), 9(b).

### **SCSD for 24/06/14 PROW Panel**

#### **PLANNING CONDITIONS**

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works  
The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

03. APPROVAL CONDITION - Restricted Use [Performance Condition]

Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 (as amended), the building hereby approved shall only be used for educational purposes with ancillary sporting and leisure facilities available to the public through the community use agreement, and for no other purpose within Class D1 of Town and Country Planning (Use Classes) Order 1987 (as amended)



Reason:

To allow the local planning authority to control the nature of development in terms of protecting the character and amenity of the surrounding area.

**04. APPROVAL CONDITION - Operation restriction [Pre-Occupation Condition]**

The school premises hereby approved shall be operated on a "dual use" basis in accordance with further details that shall be agreed in writing with the Local Planning Authority prior to first occupation. These details shall include the proposed hours of use, the on-site management of the community uses and a pricing policy (if applicable). The site shall be closed and vacated of all persons enrolled on educational courses or accessing the building through the community use agreement between the hours of 22:00 (10pm) and 07:30 (7:30am) on a daily basis.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties at to secure wider community benefit in accordance with Policy CS11.

**05. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]**

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

**06. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]**

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

#### 07. APPROVAL CONDITION - Boundary fence [Pre-Occupation Condition]

Before occupation of the development hereby approved, details of the design and specifications of the boundary treatment of the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed boundary enclosure details shall be subsequently erected prior to the occupation of any of the buildings provided under this permission and such boundary treatment shall thereafter be retained and maintained to the boundaries of the site.

Reason:

In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property.

#### 08. APPROVAL CONDITION - Stores [Pre-Commencement Condition]

The development to which this consent relates shall not be brought into use in full until details of the design and materials of the two proposed stores on the southern boundary have been submitted and approved by the Local Planning Authority. The stores shall be erected in accordance with the agreed details.

Reason:

In the interest of visual amenity of the area and neighbouring amenity, given the proximity of the proposed stores from the adjoining residents.

#### 09. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday                      08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays                                09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

10. APPROVAL CONDITION - Cycle parking facilities [Pre-Occupation Condition]  
The development shall not be occupied until provision of the cycle parking facilities detailed in the approved plans shall be provided and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason:

To prevent obstruction to traffic in neighbouring roads and to encourage cycling as an alternative form of transport.

11. APPROVAL CONDITION - Lighting [Pre-Commencement Condition]  
A written lighting scheme including light scatter diagram with relevant contours shall be submitted to and approved in writing by the Local Planning Authority prior to implementation of the lighting scheme. The scheme must demonstrate compliance with table 1 "Obtrusive Light Limitations for Exterior Lighting Installations", by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light 2005. The installation must be maintained in accordance with the agreed written scheme.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

12. APPROVAL CONDITION - Noise Report - [Pre-Occupation Condition]  
Unless otherwise agreed in writing with the Local Planning Authority an acoustic report shall be submitted to and agreed in writing with the Local Planning Authority prior to the occupation of the hereby approved development. The mitigation measures proposed by the acoustic report to minimise noise shall be implemented in accordance with the approved Noise Report prior to the building's first use. The agreed measures of the approved Noise report shall be retained thereafter for the lifetime of the development.

Reason:

To protect the amenities of the occupiers of existing nearby properties.

13. APPROVAL CONDITION, Control of amplified equipment - [Performance Condition]  
At no time shall sound amplifying equipment be used or installed which would generate noise audible from the boundary of the nearest noise sensitive property to the building hereby approved unless otherwise agreed in writing with local Planning Authority.

REASON

To protect the amenities of the occupiers of nearby residential properties.

14. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]  
All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such

other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period.

15. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

16. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

**POLICY CONTEXT**

Core Strategy - (January 2010)

CS3	Community Uses
CS11	An Educated City
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS22	Protecting biodiversity and habitats
CS25	Delivery of Infrastructure and Developer Contribution

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP5	Parking
SDP9	Scale, Massing & Appearance
SDP16	Noise
NE4	Protected species

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)  
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012

**Relevant Planning History**

RSR/313 - School - Permitted 1949

RSR/1039 - Groundsman Hut - Permitted 1952

RSR/1293 - School - Permitted 1953

1388/38 - two classroom blocks - conditionally approved 1970

871669/WH - ERECTION OF A DOUBLE ANDOVER CLASSROOM UNIT -Conditionally Approved 1987

12/00126/R3CFL - Erection of a single storey building to provide 3 classrooms and a covered walkway - Conditionally Approved 01.05.2012

14/00291/FUL - Erection of a single storey extension to provide a covered walkway, widening of existing gated pedestrian access and formation of new pedestrian gated entrance - Conditionally Approved 11.04.2014

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Scale: 1:2,500

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