

DR/22/14

committee DEVELOPMENT & REGULATION

date 27 June 2014

COUNTY COUNCIL DEVELOPMENT

Proposal: Stand-alone extension to the existing Infant & Junior Schools comprising 8 classbases and ancillary spaces together with covered weather protected links. Extension to the Infant School building to provide lobby area, storage and toilet facilities. New hard play and the expansion of the existing car parking area to provide additional car parking spaces with 1.8m high metal mesh fencing. Relocation of an existing temporary classroom within the school site and the provision of an additional temporary classroom for the duration of the construction

Location: Montgomery Infant & Junior School, Baronswood Way, Colchester, Essex CO2 9QG

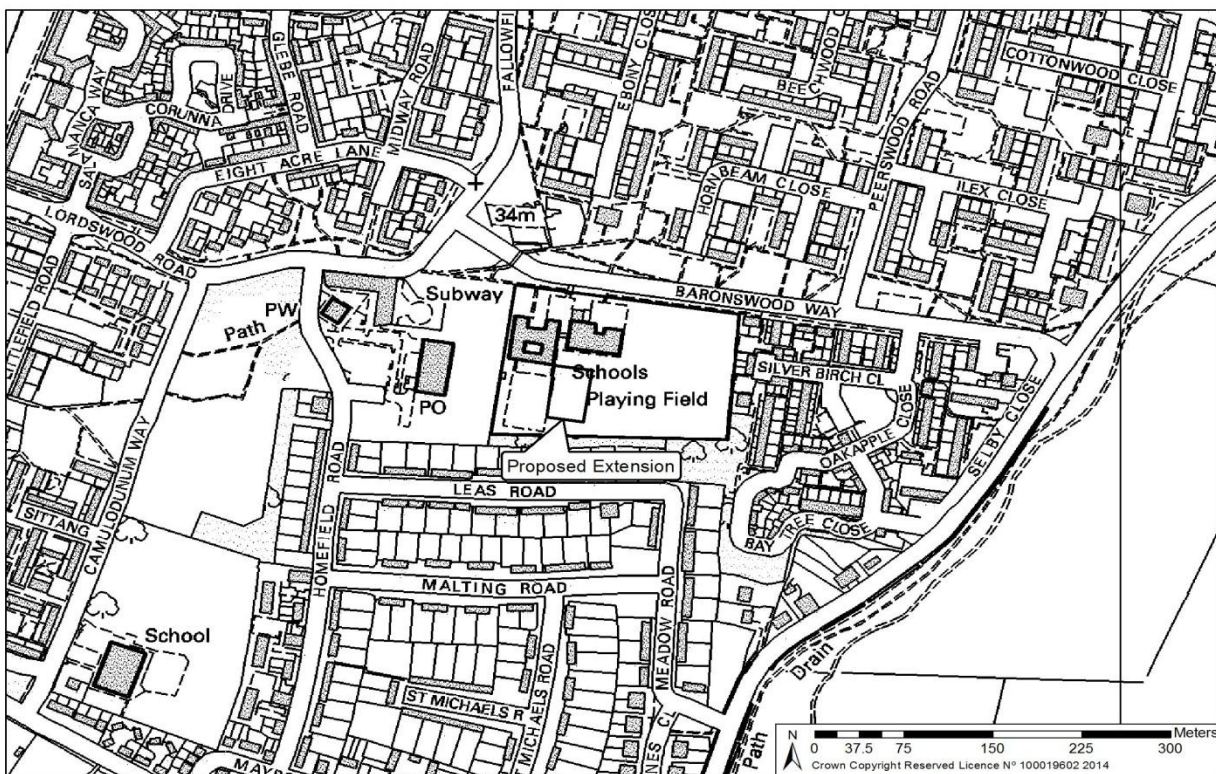
Ref: CC/COL/15/14

Applicant: Essex County Council

Report by Director of Operations, Environment and Economy

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The full application can be viewed at www.essex.gov.uk/viewplanning



1. BACKGROUND

There is a relatively short planning history for the school site. The most recent planning permission was granted in January 2013 for the continued use of a classbase for a temporary period until 31 August 2018 (CC/COL/52/12).

2. SITE

Montgomery Infant and Junior Schools are located on Baronswood Way to the south west of Colchester town centre. The school site is located within a predominantly residential area. Historically it has been surrounded by Army quarters, some of which have recently been replaced with social housing, private owners and tenants.

60% of infant school pupils come from military families whilst 68% of junior school pupils have parents serving in the forces.

There are residential properties to the north in Ebony Close and Hornbeam Close, to the east in Oakapple Close and Silver Birch Way and south in Leas Road. To the west of the site a Post Office and St Nicholas Pre-School and Nursery.

The Junior School building is located adjacent to the western boundary of the school site with the Infant School building to the east. A temporary classbase is located to the north east of the Infant School building.

The school car park is located to the north of the site. Vehicular and pedestrian access is via separate access points in Baronswood Way.

There is a hard play area to the north of the Infant School building and another hard play area to the south of the Junior School building.

Planning permission was granted by Colchester Borough Council in November 2013 for the installation of a multi-use games area (MUGA) on part of the existing hard play area to the south of the Junior School building.

There is established vegetation to the southern, western and a majority of the eastern boundary. There is partial screening to the northern boundary.

3. PROPOSAL

It is proposed to construct a new free-standing classbase extension with toilet facilities and staff areas to provide additional accommodation for both the Infant and Junior Schools. The proposed new building would have a gross internal floor area of 833 square metres. Covered walkway links would be provided from the existing Infant and Junior School buildings.

The additional accommodation is required to provide much needed teaching accommodation to allow for an increase in the number of pupils on the school roll from 180 to 240 at the Infant School and from 240 to 360 at the Junior School in accordance with the Department of Education (DfE) and Essex County Council

(ECC) model brief requirements.

An extension to the existing hard play area would be provided for the Junior School whilst an external classroom area would be provided for the Infants School.

The existing school car park would be extended to provide an additional 17 car parking spaces, making a total of 41 car parking spaces available for staff at both schools. The existing caretaker's house would be demolished to allow the extension to the car parking area.

The car park would be separated from the Infants' School play area by way of a 1.8 metres high metal mesh fence perpendicular to the school. The fence would be reduced in height to 1.4 metres as it returns parallel to the school building. Between the two school buildings would be a secure gate.

A small extension is proposed for the Infant School to provide a new lobby area, group room, hall store and toilet facilities.

An existing temporary classbase would be relocated within the school site as a result of this application.

A new temporary classbase would be provided for the duration of the construction works to the north east of the Infant School building.

An existing footpath within the site would be extended to provide access to the new hard play area provided for the Infant School.

4. POLICIES

The following policies of the Colchester Borough Council Local Development Framework Development Policies (CBC LDF DP) adopted October 2010 provide the development plan framework for this application. The Colchester Local Plan Focused Review of Core Strategy and Development Policies (CLPFRCS&DP) August 2103 was submitted to the Planning Inspectorate in October 2013 and has been the subject of an Examination in Public (EiP) and Post Hearing Modifications consultation and is therefore considered to be a material consideration. The following policies are of relevance to this application:

	CBC LDF DP	CLPFRCS&DP
Policy DP1		Design and Amenity
Policy DP15	Retention of Open Space and Indoor Sports Facilities	
Policy DP19	Parking Standards	
Policy DP21	Nature Conservation and Protected Lanes	

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The National Planning Policy Framework (NPPF), published in March 2012, sets out requirements for the determination of planning applications and is also a material consideration.

Paragraph 215 of the NPPF, states, in summary, that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework. The level of consistency of the policies contained within the Colchester Borough Council Local Development Framework adopted October 2010 and Colchester Local Plan Focused Review of Core Strategy and Development Policies August 2103 is considered further in the report.

5. CONSULTATIONS

COLCHESTER BOROUGH COUNCIL – No objection

SPORT ENGLAND – Objects (see appraisal)

HIGHWAY AUTHORITY – No objection

PLACE SERVICES (Ecology) ENVIRONMENT, SUSTAINABILITY AND HIGHWAYS – No objection

PLACE SERVICES (Trees) ENVIRONMENT, SUSTAINABILITY AND HIGHWAYS – No objection subject to tree protection condition

PLACE SERVICES (Urban Design) ENVIRONMENT, SUSTAINABILITY AND HIGHWAYS – No objection subject to conditions relating to details and samples of external materials and details of ground surface finishes

PLACE SERVICES (Landscape) ENVIRONMENT, SUSTAINABILITY AND HIGHWAYS – No objection

PLACE SERVICES (Historic Environment) (ENVIRONMENT, SUSTAINABILITY AND HIGHWAYS) No objection subject to a condition requiring archaeological investigation works

LOCAL MEMBER – COLCHESTER - Maypole – Any comments received will be reported

6. REPRESENTATIONS

27 properties were directly notified of the application. No letters of representation have been received.

7. APPRAISAL

The key issues for consideration are:

A. Need

- B. Policy Considerations
- C. Design
- D. Impact on Playing Field Provision
- E. Impact on Landscape and Ecology
- F. Impact on Residential Amenity
- G. Highways & Parking

A NEED

Essex County Council has a duty to ensure that sufficient school places are provided for children living within the County.

As part of the Colchester Schools requirement a need has been identified to extend the Montgomery Infant and Junior Schools. The means that pupil numbers at the Infant School would increase from 180 to 240. Pupil numbers at the Junior School would increase from 240 to 360.

It is proposed to construct a new extension comprising of 8 new classbases – 4 for the Infants School and 4 for the Junior School, together with storage areas, toilet facilities, cloakrooms, plant room, office accommodation and group rooms.

It is further proposed to construct a small extension to the front of the Infant School building to provide a new lobby area, hall store and toilet facilities. This would enable a more direct access for hot food trolleys from the Junior School kitchen to the Infant School hall, providing hot school meals for pupils.

There would also be some internal remodelling works at both the Infant and Junior Schools.

It is considered that the need has been demonstrated for the proposed new classbase extension and small extension to the Infant School as it would provide additional teaching and ancillary accommodation to meet the increase in pupil numbers.

B POLICY CONSIDERATIONS

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are 3 dimensions to sustainable development: economic, social and environmental.

In summary, the environmental role involves supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to

development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools; and
- Work with schools promoters to identify and resolve key planning issues before applications are submitted.

The proposed classbase extension is required to meet an increased demand for primary school places in Colchester. The proposed extension to the Infant School would improve access to the school and improve facilities for staff, pupils and visitors alike. The extension of the existing car park would provide additional car parking spaces for staff and help reduce the amount of on-street parking in the local area.

It is considered that the proposal would be in accordance with Paragraph 72 of the NPPF.

C DESIGN

CLDFRCS&DP Policy DP1 states inter alia that *“all development must be designed to a high standard. Development proposals must demonstrate that they, and any ancillary activities associated with them will respect and enhance the character of the site, its context and surroundings in terms of its architectural approach, height, scale, size, form, massing, density, proportions, materials, townscape and/or landscape setting and detailed design features. Wherever possible development should remove existing unsightly features as part of the overall development proposal.”*

The proposed classbase extension would consist of 8 new classbases – 4 for the Infant School and 4 for the Junior School. The proposed layout is a basic double banked corridor approach but with two corridors to allow both the Infant and Junior Schools to retain their independence. All of the classbases would have access to outdoor areas.

Facilities within the proposed extension for the Infant School include office accommodation, toilet facilities, including accessible facilities, storage facilities and a plant room.

Facilities within the proposed extension for the Junior School include toilet facilities, including accessible facilities, group rooms and a staff work area.

Covered walkway links would be provided from the existing Infant and Junior Schools to the proposed extension.

The proposed extension to the northern elevation of the Infant School would consist of a new hall store, new lobby area and re-arrange toilet facilities.

The proposed classbase extension would be a single storey flat roof construction to match the existing buildings on the school site.

The proposed extension would be constructed from fibre cement coloured panels,

timber cladding in a natural finish and blue grey brick to plinth. The roof would be light grey fibre cement to soffits and fascias, light grey rainwater goods and light grey single play roof finish.

Rooflights would be installed above each of the corridors in the proposed extension. Elevated mono-pitch roof lanterns would be installed above each of the classbases.

The proposed doors and windows would be blue polyester powder coated aluminium section double glazed casements.

The covered walkway links would be polyester powder coated metal framed. The covered link between the Infant School and proposed extension would have infill panels to provide additional shelter.

The proposed extension to the northern elevation of the Infant School would consist of beige coloured render and blue engineering base/plinth bricks. The roof would be light grey polyester powder coated aluminium soffits and fascias, light grey polyester powder coated aluminium rainwater goods and a light grey single ply roof finish. The doors and windows would be blue polyester powder coated aluminium section double glazed casements.

An existing temporary classbase to the east of the existing Junior School hard play area would need to be re-located as a result of this application to the south of the Junior School building on the edge of the hard play area.

A new temporary classbase would be required for the duration of the construction works to accommodate an increased intake of pupils to the Infant School in September 2014. It would be located to the north east of the Infant School building and be removed from site following completion of the construction works.

Colchester Borough Council has no objection to the proposal.

Place Services (Urban Design) has no objection to the proposed classbase extension subject to a condition requiring details and samples of the external materials to be used for the new classbase extension and covered links.

Place Services (Urban Design) considers it regrettable that the proposed extension to the northern elevation of the Infant School building is at the front of the building but has raised no objection. It considers that to reduce its prominence brown cladding as on the existing hall or a darker colour render would be more appropriate than the proposed beige colour. It has requested that a condition be attached requiring details of the materials and colour of the proposed extension.

Furthermore Place Services (Urban Design) has requested a condition requiring details of all ground surface finishes, including kerbs to be submitted.

It is considered that the proposal would be in accordance with Policy DP1 (Design and Amenity) as the proposed classbase extension is considered to be an appropriate building for the school site and has been designed to be no larger

than required. The single storey flat roof construction would fit in with the existing buildings on the school site.

The proposed extension to the Infant School is considered to be in accordance with Policy DP1 as again it has been designed to be no larger than required and its single storey flat roof construction would fit in with the existing buildings on the site.

D IMPACT ON PLAYING FIELD PROVISION

CBC LDF DC Policy DP15 (Retention of Open Space and Indoor Sports Facilities) states inter alia that *“development, including change of use, of any existing or proposed school playing field forming part of an educational establishment will not be supported unless it can be demonstrated that the proposal would not result in the loss of an area important for its amenity or contribution to the green infrastructure network or to the character of the area in general.”*

The proposed classbase extension would be located on an area of school playing field to the south of the existing Infant and Junior School buildings.

Sport England is a statutory consultee as the proposal involves the loss of an area of school playing field.

Sport England has objected to the proposal as it considers that it would result in the loss of a relatively large area of the playing field and would, in effect, sterilise the south western part of the playing field from being used for marking out playing pitches as there would be inadequate space left on the remaining areas of playing field either side of the proposed hard play area to form playing pitches. Sport England's particular concerns are:

- Due to the siting of the proposal, the development would reduce potential for additional pitches to be marked out on the school's playing field if required for meeting future needs. This is pertinent as the proposal would increase the size of the school by one form of entry which would result in a significant increase in pupils but with access to a substantially reduced playing field area. Community use potential of the playing field may also be reduced due to a smaller playing field not having the capacity to meet the school's needs and potential community use outside of school hours.
- The potential for pitch rotation from season to season would be reduced.
- It would no longer be possible to mark out a football pitch and a running track in separate areas of the playing field which may reduce flexibility for meeting school needs.

It is proposed that the loss of playing field would be mitigated through a multi-use games area (MUGA) that has recently been built on the school's hard play area. Whilst MUGA's are generally considered as sports facilities Sport England has the following concerns about this specific proposal:

- The MUGA is only 22 x 12 metres in size and therefore not large enough for accommodating formal sports courts or pitches. The MUGA would therefore be considered as an informal sports facility because it would be too small for formal sports use. The MUGA could still be marked out for informal courts/pitches and would still offer potential for making a significant contribution towards meeting the schools' PE and sports' needs. It could also be used by the community for informal sport and for training. However the limited size would restrict the facility from being used for competitive sport by the school or community and it would be difficult in practice to sub-divide the MUGA during peak periods to allow different classes/groups to use different parts of the facility at the same time.
- The MUGA is not floodlit. Consequently the potential for extra-curricular use or community in the evening for the majority of the year would be restricted.
- The MUGA is not part of the planning application and has already been built and therefore would appear to be retrospectively proposed to mitigate the impact on the playing field. As the MUGA was permitted and constructed in advance of this application it is uncertain whether it could be viewed as an integral part of the school expansion proposals and whether it has been genuinely been proposed to mitigate playing field impact associated with this scheme. When considering proposals against its playing field policy Sport England does not give significant weight to existing sports facilities that are retrospectively proposed to mitigate playing field impact unless it can be evidenced that there are clear linkages between the proposals.

Despite the concerns raised above, Sport England is prepared to give some weight to the MUGA in terms of playing field mitigation as it would offer potential to improve all weather informal sports provision for the school and community. However this is not considered to be sufficient to mitigate the impact of the proposals on the playing field and allow the proposals to accord with exception E5 of Sport England's Playing Field policy.

Sport England has suggested several mitigation measures which may have the potential to address their concerns:

- Improving the quality of the remaining playing field (e.g through potential improvements to drainage, ground levels and/or maintenance);
- Formally securing the community use of the school's playing field (as well as the MUGA) through a community use agreement (unless there is already secured community access to the playing field);
- Providing changing facilities to support the use of the playing field as part of the development;
- Off-site mitigation on community or school playing field sites.

Due to the scale of the impact on the playing field, a package of further measures (in addition to the MUGA) would be expected to mitigate the impact of this proposal. Consideration should be given to reducing the extent of the impact on the playing field through reviewing the design of the scheme. In particular, consideration should be given to relocating the proposed hard play area further to the north and re-orientating it so that a useable area of playing field can be retained to the south in terms of the potential to mark out playing pitches.

In light of the objection, the applicant contacted Sport England in an attempt to resolve the issues/concerns. However it was not possible to find a solution that was acceptable to the schools either due to inadequate funds or because it would not be operationally workable within the schools' resources (e.g. providing playing fields elsewhere or making the school facilities available subject to a formal Community Use Agreement).

The applicant considers that the over-riding educational need for the additional accommodation and site constraints means there was no other realistic option other than to encroach onto the playing field to the south of the existing school buildings.

The school site has a relatively generous playing field and the applicant has confirmed that the external sport and recreational needs of the school can be fully met by the proposed scheme. The summer and winter pitches layouts would be maintained and managed by the schools to ensure they are fit for purpose. It is further considered that the provision of the MUGA provides an enhancement to existing school facilities, although it is accepted that it was not designed to Sport England standards for community use.

Neither School wishes to sign up to a formal Community Use Agreement due to reduced staffing capacity, additional maintenance requirements, lack of changing or washing facilities and issues of site security, access and insurance. Secondary schools within the area offer extended lettings programmes to share facilities with the local community.

However Montgomery Junior School is working with the Army Welfare Service to provide access and use of the MUGA during school holidays and weekends. Following completion of the construction works the School will be working with other local agencies and community groups to offer further extra activities and sports solutions for the wider community.

Again, Colchester Borough Council has no objection to the proposal.

It is considered that the proposal would be in accordance with Policy DP15 as although there would be a loss of playing field resulting from the construction of the proposed extension it would still be possible to provide summer and winter pitches for pupils. Further the MUGA provides all-weather sports facilities for the schools which is considered to be an enhancement to existing facilities.

Should planning permission be granted, being contrary to the views of Sport England, the application would need to be referred to the National Planning

Casework team, which would have a period of 21 days to inform the County Council if it wished to call in the application for its own determination.

E IMPACT ON LANDSCAPE & ECOLOGY

CLPFRCS&DP Policy DP1 (Design and Amenity) states inter alia that *“all development must respect or enhance the landscape and other assets that contribute positively to the site and surrounding area.”*

Five trees along the northern boundary of the school site would need to be removed to allow the extension of the existing car parking area. Two further trees to the south of the existing school buildings would also need to be removed to allow the construction of pathways and covered walkways.

One tree to the south of the Junior School building would require root pruning to allow for the construction of the new hard play area. A further area of trees would require cutting back to allow unrestricted construction space.

Place Services (Arboriculture) has no objection subject to the implementation of the Arboricultural Impact Assessment and Method Statement which were submitted as part of the application. It has also requested 2 conditions be attached should planning permission be granted. The first condition relates to the protection of any trees/hedges to be retained during the construction works and the second stating that no retained tree/hedge shall be cut down, uprooted or destroyed.

It is considered that the proposal would be in accordance with Policy DP1 as although it is proposed to remove some trees from the site, the remaining trees would be protected during the construction works to ensure they continue to enhance the landscape and contribute positively to the site and surrounding area.

CBC LDF DP Policy DP21 (Nature Conservation and Protected Lanes) stated inter alia that *“development will only be supported where it is supported with acceptable ecological surveys where appropriate. Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence, and if present, the proposal must be sensitive to, and make provision for, their needs.”*

An Extended Phase 1 Habitat Survey was submitted as part of the application. The survey comprised of an introduction, ecological desk study, habitat survey, ecological impact assessment and conclusions and recommendations.

The conclusions of the survey stated that there would not be an impact on protected species as the only habitat present was amenity grassland which has inherently low ecological value and lacks features for any protected species.

The amenity grassland habitat that occurs within the wider survey area is considered to have low ecological importance. However, the scattered trees and native species poor hedge and trees to the south and west of the school site were considered to be important for nesting birds and foraging bats on a local scale.

The wider school site also has a small patch of scattered scrub in the south eastern corner of the playing field that could be considered suitable for reptiles. However, given its limited extent and lack of connectivity to other suitable habitats it is considered highly unlikely to support a population of reptiles. As such no further survey is considered necessary.

The recommendations of the survey state that should the works extend from the current proposals and require removal of habitats considered suitable for nesting birds and foraging bats, the nature trees present within the school grounds are considered to be of ecological value and should ideally be retained and protected.

To ensure that no offences occur under the Wildlife and Countryside Act (WCA) it is recommended that any vegetation clearance work is undertaken outside of the bird nesting season. The bird nesting season is generally regarded to extend between March and August inclusive. If it is not possible to undertake tree felling works outside of the breeding bird season a suitably qualified ecologist should be employed to determine if nesting birds are using the site prior to any vegetation removal. If active nests are found a minimum of a 10m buffer of no activity must be maintained around the nest until all the young have fledged.

Place Services (Ecology) has no objection provided the recommendations within the Extended Phase 1 Habitat Survey are followed.

It is considered that the proposals would be in accordance with Policy DP21 as an Extended Phase 1 Habitat Survey was submitted as part of the application.

F IMPACT ON RESIDENTIAL AMENITY

CLPFRCP&DP Policy DP1 (Design and Amenity) states inter alia that “*all development must protect existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance, pollution (including light and odour pollution), daylight and sunlight.*”

A pre-planning application public consultation was held on 13 January 2014 at the Junior School for parents, pupils, school staff and local residents. Attendees were asked to complete a short survey after viewing the proposed plans. 25 responses were received from local residents, parents, staff, parent staff and other interested parties. 72% of responses fully supported the plans, 12% generally supported the plans but has some concerns and 16% didn't support the plans. Concerns were raised about the limited hall space with increased pupil numbers, lack of available money for the school to work successfully, lack of provision for staff toilets with increased staff, loss of a sense of community and the unattractiveness of the coloured concrete panels.

More positive comments were received with regard to the fact that the classbases would overlook the playing field, the proposed covered walkways between the existing buildings and the new extension, the design and colour scheme, the extension to the car park and more workable areas for children to learn.

The nearest residential properties adjoin the western boundary of the school site in Oakapple Close and Silver Birch Way. These properties would be approximately 120 metres from the proposed classbase extension. Established boundary vegetation along a majority of the western boundary would help screen the proposed extension from view.

There are further residential properties to the north of the site in Ebony Close and Hornbeam Close. However these properties do not directly overlook the school site and are approximately 60 metres from the existing car parking area and proposed extended car parking area.

The proposed extension to the Infant School is relatively small scale and again would not be directly overlooked by residential properties in Ebony Close and Hornbeam Close. These properties would be approximately 90 metres from the proposed extension.

No letters of representation have been received with regard to the proposals.

It is considered that the proposal would be in accordance with Policy DP1 as the proposed extensions would not directly overlook the nearest residential properties, nor impact on privacy or security. It is further considered that on completion of the construction works there would not be a significant increase in noise levels or disturbance to the neighbouring residential properties.

G HIGHWAYS & PARKING

CBC LDF DP Policy DP19 (Parking Standards) states, in summary, that Essex Planning Officers Association (EPOA) Vehicle Parking Standards, adopted by Colchester Borough Council as a Supplementary Planning Document set design standards and provision levels for a comprehensive range of uses and uses and transport modes. The level of parking provision required depends on the local, type and intensity of use.

Existing parking provision for staff and visitors is to the north of the Junior School buildings. There are currently 24 car parking spaces available. The small number of spaces means that staff and visitors have to park on the local residential roads.

The current Parking Standards Design and Good Practice adopted September 2009 state that Primary Schools should have a maximum of one car parking space per 15 pupils.

On this basis a maximum of 40 car parking spaces should be available on the school site – 16 for the Infant School and 24 for the Junior School. It is proposed to provide a total of 41 spaces. Although this is one space above the maximum numbers stated in the guidance it is considered to be acceptable as it would help reduce the amount of on-street parking by school staff and visitors.

The Highway Authority has no objection to the proposal and it is considered that the application would be in accordance with Policy DP19.

Individual School Travel Plans were submitted for both schools as part of the application.

The Travel Plan for the Junior School is an interim plan prepared in December 2013 and due to be reviewed in April 2015. The plan stated its aims, looked at how pupils and staff travelled to school, issues and concerns, consultation, school solutions and monitoring and evaluation. It also contained a copy of a class travel survey and staff travel survey.

The Travel Plan for the Infant School is an interim plan produced in January 2014 and due to be reviewed in September 2015. Again the plan stated its aims, looked at the modes of travel to school for pupils and staff, identified travel problems, consultation, school solutions and monitoring and evaluation. It also contained a copy of the pupil and staff travel surveys.

Contractor access to the site would be via the existing maintenance access gates to the north east of the site. The proposed route for contractors would be along the northern boundary, back towards the school, around the existing football pitch, then south to the rear of the existing buildings.

This route has been proposed as it avoids the need for additional access points from Baronswood Road and minimises impact on trees, pitches and neighbouring residential properties.

To comply with Building Regulations Part B Volume 2 Paragraph 16.2 a new access road is required to provide a fire access path for use only by the fire brigade. This would be constructed from an artificial grass surface and would be 3.1 metres wide as required by the Fire Service. The fire access path would follow a similar route to the temporary contractor's access route.

8. CONCLUSION

Given the NPPF's emphasis on creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing it is considered that planning permission should be granted for the construction of a stand-alone extension comprising of 8 classbases and ancillary facilities as it would provide the school with much needed permanent teaching accommodation to meet the increased demand for primary school places in Colchester.

The proposed extension of the existing car parking area is considered to be acceptable as it would be in accordance with the Parking Standards Design and Good Practice Guidance adopted September 2009 and would also help reduce the amount of on-street parking by staff.

With regard to the objection raised by Sport England, although the loss of playing field is regrettable it has been demonstrated that it would still be possible to provide summer and winter pitches for use by pupils and the MUGA would provide all-weather sports facilities for the schools which is considered to be an enhancement to existing facilities.

It is not considered there would be a significant detrimental impact on the landscape, visual or residential amenity as a result of this application.

It is considered that the proposal would be in accordance with Policy DP1 (Design and Amenity) of the Colchester Local Plan Focused Review of Core Strategy and Development Policies August 2013 and Policy DP15 (Retention of Open Space and Indoor Sports Facilities), Policy DP19 (Parking Standards) and Policy DP21 (Nature Conservation and Protected Lanes) of the Colchester Borough Council Local Development Framework Development Policies adopted October 2010.

9. RECOMMENDED

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be **granted** subject to:

- The Secretary of State not calling in the application for his own determination
- and
- the following conditions:
 1. The development hereby permitted shall be begun before the expiry of 5 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.
 2. The development hereby permitted shall be carried out in accordance with the details of application reference CC/COL/15/14 dated 10 February 2014, 16 February 2014 and 17 February 2014 and validated on 26 February 2014 together with Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan prepared by Hayden's Arboricultural Consultants (Project Number 3784) dated 18 October 2013, Extended Phase 1 Habitat Survey prepared by MLM Environmental (Document Reference ACC/771460/R1) dated 18 November 2013, Montgomery Junior School Interim Travel Plan Version 2.0 dated December 2013, Montgomery Infant School and Nursery Interim Travel Plan dated January 2014, Ground Investigation Report (13711SI) prepared by RSA Geotechnics Ltd dated December 2013, Unexploded Ordnance Desk Study prepared by MACC International Ltd (Project Number 3600) dated 5 November 2013, Design and Access Statement (Project Number 6126) dated January 2014 and Drawing numbers 6126-1102 (Proposed Site Location Plan) dated January 2014, 6126-1102-P6 (Proposed Site Plan) dated 24 January 2014, 6126-1100-P1 (Existing Site Plan) dated 24 January 2014, IG13/261/200 Revision T3 (Proposed Drainage Layout) dated 20 December 2013, 6126-1201-P5 (Proposed Ground Floor Plan) dated 10 February 2014, 6126-1202-P5 (Proposed Roof Plan) dated 10 February 2014, 6126-1221-P1 (Existing Junior School – Extract Plans) dated 24 January 2014, 6126-1222-P1 (Existing Infants

School – Extract Plans) dated 24 January 2014, 6126-1230-P4 (Existing Junior School – Proposed Alterations) dated 24 January 2014, 6126-1231-P3 (Existing Infant School – Proposed Alterations) dated 24 January 2014, 6126-1304-P4 (Proposed Elevations) dated 10 February 2014, 6126-1305-P1 (Proposed Covered Canopy Elevations) dated 24 January 2014, 6126-1404-P2 (Proposed Sections A-A& B-B) dated 10 February 2014, 6126-1501-P1 (Frontage Extension Proposals) dated 24 January 2014 and 6126-1502 (Rear Entrance Proposals to Infants) dated January 2014, email from Kevin Harrison, Stanley Bragg Architects dated 29 May 2014 10:46 together with drawings HD/CRS/09 (Single Classroom 2 x UK123 Ultima Modules with WC's & Sink) dated 7 July 2009, HD/9254/03 (Plans & Elevations – Single Classroom Block with toilets – 2 x UK123) dated 2013 and Tech Turf information sheet, email from Alex Drouet, Barnes Construction dated 13 May 2014 11:08, email from Alex Drouet, Barnes Construction dated 12 May 2014 12:58 together with drawing numbers 6126-1103 (Proposed Fire Path and Sports Pitches) dated May 2014 and 6126-1105 (Existing Sports Pitches) dated May 2014 and email from Alex Drouet, Barnes Construction dated 10 June 2014 15:31 and in accordance with any non-material amendments as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:

3. No development shall take place until details and samples of the materials to be used on the classbase extension and covered walkway links hereby permitted have been submitted to and approved in writing by the County Planning Authority. The details shall include the colours and finishes to be used on the building. The development shall be implemented in accordance with the approved details.
4. No development shall take place until details of the external materials and colour of the proposed extension to the northern elevation of the Infant School building have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approve details.
5. No development shall take place until details of all ground surface finishes, including kerbs, have been submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.
6. No development or any preliminary ground-works shall take place until:
 - a) All trees/hedges to be retained during the construction works have been protected by fencing of the HERAS type. The fencing shall be erected around the trees/hedges and positioned from the trees/hedges in accordance with British Standard 5837:201 “Trees in Relation to Construction”, and;
 - b) All weather notices prohibiting access have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012 section 6.

Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the written consent of the County Planning Authority.

7. Unless otherwise approved in writing by the County Planning Authority, no retained trees/hedges shall be cut down, uprooted or destroyed, nor shall any retained trees' branches, stems or roots be pruned.
8. No development or preliminary ground-works shall take place until a written scheme and programme of archaeological investigation and recording has been submitted to and approved in writing by the County Planning Authority. The scheme and programme of archaeological investigation and recording shall be implemented prior to the commencement of the development hereby permitted or any preliminary groundworks.
9. During the construction duration of the development hereby permitted no commercial vehicle shall leave the site unless its wheels and underside chassis have been cleaned to prevent materials, including mud and debris, being deposited on the public highway.
10. Within 3 months of the completion of the development hereby permitted, or within 1 month of its first beneficial occupation, whichever is the sooner, the use of the temporary classbase provided for the duration of the construction works, as defined on drawing reference 6126-1101-P6 Revision P6 (Proposed Site Plan) dated 24 January 2014, shall cease and thereafter shall be removed from the site within 1 month and the land reinstated to its former condition within a further 28 days.

BACKGROUND PAPERS

Consultation replies
Representations
Ref: CC/COL/15/14

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010

The proposed development would not be located adjacent to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 is not required.

EQUALITIES IMPACT ASSESSMENT: This report only concerns the determination of an application for planning permission. It does however take into account any equality implications. The recommendation has been made after consideration of the application and supporting documents, the development plan, government policy and guidance, representations and all other material planning considerations as detailed in the body of the report.

STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER: In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure)(England)(Amendment No. 2) Order 2012.

LOCAL MEMBER NOTIFICATION

COLCHESTER – Maypole