

# **WESTERN AREA PLANNING COMMITTEE**

## **MINUTES OF THE MEETING HELD ON WEDNESDAY, 14 MARCH 2018**

**Councillors Present:** Jeff Beck, Dennis Benneyworth, Paul Bryant (Vice-Chairman), Hilary Cole, James Cole, Billy Drummond, Adrian Edwards, Paul Hewer, Clive Hooker (Chairman), Anthony Pick, Garth Simpson and Virginia von Celsing

**Also Present:** Jake Brown (Senior Planning Officer), Derek Carnegie (Team Leader - Development Control), Paul Goddard (Team Leader - Highways Development Control), Jo Reeves (Principal Policy Officer) and Shiraz Sheikh (Principal Solicitor)

**Apologies for inability to attend the meeting:**

### **PART I**

#### **44. Minutes**

Amendments were proposed to the Minutes of the meeting held on 21 February 2018 and it was concluded that they would be presented to the next meeting of the Committee for approval.

#### **45. Declarations of Interest**

Councillors Jeff Beck, Billy Drummond, Adrian Edwards and Anthony Pick declared an interest in Agenda Item 4 (1), but reported that, as their interest was a personal or an other registrable interest, but not a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.

#### **46. Schedule of Planning Applications**

##### **(1) Application No. and Parish: 17/03434/COMIND - Land South of Newbury College, Monks Lane, Newbury**

*(Councillors Jeff Beck, Adrian Edwards and Anthony Pick declared a personal interest in Agenda Item 4(1) by virtue of the fact that they were members of Newbury Town Council and in Councillor Beck and Pick's cases, members of the Planning and Highways Committee. They had previously considered the application, but reported that they would view the application afresh on its own merit. As their interest was personal and not prejudicial or a disclosable pecuniary interest, they determined to remain to take part in the debate and vote on the matter.)*

*(Councillor Billy Drummond declared a personal interest in Agenda Item 4(1) by virtue of the fact that he was a member of Greenham Parish Council who had previously considered the application, but reported that he would view the application afresh on its own merit. As his interest was personal and not prejudicial or a disclosable pecuniary interest, he determined to remain to take part in the debate and vote on the matter.)*

The Committee considered a report (Agenda Item 4(1)) concerning Planning Application 17/03434/COMIND in respect of a proposal for the construction of a new on form entry single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping, construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school, construction of

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bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land at Land south of Newbury College, Monks Lane, Newbury.

In accordance with the Council's Constitution, Mr Peter Norman, objector, and Mr Jon Winstanley, Mr Bill Bagnell and Mr Greg Bowman, on behalf of the applicant (West Berkshire Council), addressed the Committee on this application.

Jake Brown introduced the report to the Members, which took account of all the relevant policy considerations and other material considerations. In conclusion the report detailed that the proposal was acceptable and a conditional approval was justifiable.

Councillor Clive Hooker noted that a previous application for a school on the site had been approved. The school itself proposed in the original application had not changed from the previous permission and the committee should focus on the changes in respect of the bunds, roads and fencing.

Paul Goddard was invited to make a comment on the highways matters. He advised that the traffic figures remained the same from the previous application. Also as per the previous application traffic would access the suite via the Newbury College for the first two years and by 2021 traffic would access via the new A339 access.

Mr Norman in addressing the Committee raised the following points:

- It was accepted that Newbury needed a new school and the existing schools nearby were at capacity.
- Although the land had been offered for a new primary school this did not mean the location was the right place for the new school.
- The school's catchment area assumed 67% of school journeys would be made by car and this was in opposition to the objective in the National Planning Policy Framework to ensure facilities were in walking distance of properties.
- The kiss and drop facility would be inadequate and the resultant traffic would cause congestion on the roads used by the traffic from the proposed Sandleford development.
- The construction route and secondary access road would go past the Castle School post-16 facility.
- The site of the school and its catchment area would increase use of the already strained road infrastructure.
- The traffic figures were deemed inadequate for the Sandleford application but there had been no comment regarding the same figures for this application.
- The school would not be able to meet the objectives of the Travel Plan as 67% of journeys would be made by car. The school would be more like Enborne in terms of access than nearby Falkland.
- There was no nearby parking which would not expose children to air pollution and parents were likely to cause additional congestion on Monk's Lane by parking there.
- The site would not enable a sense of community and the free space to be enjoyed by pupils would be reduced should the school become two-form entry.
- The Committee should consider whether the plans had fully considered the needs of the children who attended the Castle School post-16 unit.

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Councillor Hilary Cole stated that she appreciated Mr Norman's concerns and his views had been well documented. The issues for the Committee to consider were the bunds and access so while his points were valid, some were not relevant for the Committee's consideration. Mr Norman confirmed that at the site visit the Chairman had advised him that the Committee was considering the application in its entirety.

Mr Winstanley, Mr Bagnell and Mr Bowman in addressing the Committee made the following points:

- The changes to the previous application, which had been approved, were to include bunds and fencing to address security concerns raised by Newbury College.
- The changes required meant that the application red line needed to be extended so the application was before the Committee on a technical point.

Councillor Paul Bryant asked for confirmation that there had been a change to the kiss and drop arrangements. Mr Bagnell confirmed that under the previous application there had been no parking at the kiss and drop point. This had been revised and there was now provision for 12 parking spaces. Mr Bagnell also confirmed that sprinklers would be installed in the school.

Councillor Jeff Beck expressed the view that the car parking had been grossly underestimated and sought a comment. Mr Bowman advised that the staff parking requirement had been calculated using the Council's policy and provided on space per full time employee and one space for every two part time employees. The school would set its own staffing levels. Councillor Hooker asked if an increase in pupil numbers would lead to an increase in staffing numbers. Mr Bowman confirmed that if the school were to become two form entry there would be additional staffing and schools sometimes chose to recruit additional support staff for children with high needs.

Following a question from Councillor Adrian Edwards, Mr Bagnell confirmed the height of the bund would be one metre and a planting scheme was included in the application to replace the existing hedgerow along the A339.

Councillor Pick enquired whether both collections from school and drop offs at school had been included in the traffic modelling. Mr Bagnell confirmed they had both been calculated.

Councillor Billy Drummond sought clarification on the location of the footpath. Mr Winstanley indicated that it was on the eastern side of the A339.

Councillor Garth Simpson asked how many parking spaces there would be on the site. Mr Bagnell advised there would be 24 staff car parking spaces and 12 spaces by the kiss and drop area. Councillor Simpson commented that he did not believe this to be adequate and predicted that there would be 78 cars dropping off their children.

Councillor James Cole asked whether there would be any scope to increase the staff car park should the school expand. Mr Bagnell confirmed there were options should the school expand to two-form entry.

Councillor Drummond in addressing the Committee as Ward Member made the following point:

- The site was not ideal, particularly in respect of children walking to school, however the area badly needed a new school so he would support the application.

Councillor Pick asked if Councillor Drummond had a view on the issues the Committee had raised with the applicant. Councillor Drummond responded that he would like to see more parking spaces in the drop off area.

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Councillor Pick asked whether there would be sufficient parking for special events such as parent-teacher evenings. Paul Goddard explained that the education service had provided information regarding staffing and pupil numbers and Transport Policy estimated model share. From those the Highway Officers had deduced overall the expected traffic and parking numbers. The number of kiss and drop bays were increased from 6 to 13 from the previous application. At times, the 13 spaces would not be sufficient however parents could park on the access road to the West of the school if required. This would help to slow traffic on that road, but it will need to be widened to 7 metres in places to allow this parking and to enable two way traffic to pass.

Councillor Pick further asked about modelling for arrivals and collections. Paul Goddard advised that it had not been done for parking accumulation purposes but rather for traffic movements in the am peak hours. There would be limited traffic generation from the school during the pm peak

Councillor Pick questioned whether people walking to the school on Monks Lane would attempt to cross the road near Newbury College. Paul Goddard advised that with the Sandleford strategic site development, there would be required improvements to the junctions in the area, including pedestrian crossings at this location.

Councillor Pick finally asked why the chestnut tree was being cut down to leave the stump. The report detailed that the tree was mainly dead.

Councillor Hooker asked if there would be yellow lines on the access road. Paul Goddard advised there would be the usual markings immediately outside the school such as zig zag markings.

Councillor Beck noted that on page 29 of the agenda a condition had been suggested by Royal Berkshire Fire and Rescue Service regarding fire hydrants and in the update sheet there was a request for a condition from Thames Water for a drainage strategy. He asked that these conditions be included should the Committee be minded to approve the application. Jake Brown noted that the existing permission for the school did not have those conditions but it was possible for the Committee to attach them for this application.

Councillor Drummond asked what consideration had been given to air quality in the area. Paul Goddard advised that with any Sandleford planning application an Air Quality Assessment would be included and would be viewed by the Environmental Health Team.

Councillor Edwards asked if it would be possible to have passing places on the access road. Paul Goddard advised the road would be widened to 7 metres in places to allow such parking.

Councillor Beck noted figures on page 39 that traffic would tailback 466m on the A339 as a result of the application. Paul Goddard advised that a queue of that length already existed during peak times. It was a requirement of the Sandleford application to provide improvements at the A339 / Pinchington Lane junction. By way of mitigation, this planning application would provide a contribution of circa £143,000 towards the improvements.

Councillor Dennis Benneworth noted that there was a hard sports court in the south east corner of the site which could be a temporary or overflow car park.

Councillor Bryant noted that the Committee had considered the application previously and while Members might consider the site to be the wrong place, they had to be led by education. He could not see an argument against the school per se and the main changes to the previous application were the bunds and drop off point. He proposed that the Committee accept officers' recommendations and approve the application. The proposal was seconded by Councillor Hilary Cole.

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Councillor James Cole stated that he would support the motion and asked that officers continue to look into whether the parking provision could be improved. He did not see the parking to be a reason for refusal.

Councillor Pick noted that he had raised a number of issues and he was satisfied that enough had been done to allay his concerns.

Councillor Beck asked that conditions regarding fire hydrants and a drainage strategy be included. Councillors Bryant and Hilary Cole agreed.

The Chairman invited the Committee to vote on the proposal of Councillor Bryant, as seconded by Councillor Hilary Cole to approve planning permission. At the vote the motion was carried unanimously.

**RESOLVED that** the Head of Development and Planning be authorised to grant planning permission subject to the following conditions:

### Conditions

#### 1 Time Limit

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

#### 2 Plans

The development hereby approved shall be carried out in accordance with drawing title numbers:

- Site Location and Existing Site Plan drawing number PL 002 rev. C;
- Proposed Site Plan drawing number PL003 rev. 5;
- Proposed ground Floor drawing number PL004 rev. 1;
- Roof Plan drawing number PL005 rev. 1;
- Sections drawing number PL007 rev. 1;
- Elevations drawing number PL006 rev. 1;
- Proposed Road Layout Signals drawing number PL011-27599-010 rev. B;
- Site Sections drawing number PL010 rev. 1;
- Tree Retention & Protection Plan drawing number LLD919/04 rev. 04;
- Landscape Masterplan Strategy drawing number LLD919/03 rev. 13 with respect to boundary treatments only;
- Site External Lighting Services Layout drawing number P15228-E97-00-01 rev. 12;
- Hard Surface Treatments drawing number LLD919-05 rev. 01;
- Foul and Surface water Drainage (Sheet 1 of 3) drawing number 101:1 rev. P3;
- Foul and Surface water Drainage (Sheet 2 of 3) drawing number 101:2 rev. P1;
- Foul and Surface water Drainage (Sheet 3 of 3) drawing number 101:3 rev. P1;
- Site Sections drawing number PL010 rev.1.

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

#### 3 Boundary treatment

The school hereby approved shall not be brought into use until the boundary treatments, to include external boundaries around the site and internal boundaries within the site,

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have been erected in accordance with the details shown on drawing number LLD919/03 rev.13 titled Landscape Masterplan Strategy. The boundary treatment shall thereafter be retained in accordance with the approved details.

Reason:The boundary treatments are an important element in the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **4 Hard Surfacing**

The school hereby approved shall not be brought into use until the areas of hard standing have been constructed in accordance with the details shown on drawing number LLD919-05 rev.01 titled Hard Surface Treatments. The areas of hard surfacing shall thereafter be retained in accordance with the approved details.

Reason: The areas of hardstanding are an important element of the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **5 Materials**

Construction of the school building shall not progress beyond the damp proof course level until samples and a schedule of materials to be used in the construction of the external surfaces of the proposed building have been submitted to and approved in writing by the Local Planning Authority. The building shall thereafter be constructed in accordance with the approved materials.

Reason: The materials are an important element in the design of the scheme. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **6 BREEAM**

Evidence confirming that the development achieves a BREEAM Education rating of Excellent shall be submitted to the Local Planning Authority. The evidence required shall be provided in the following formats and at the following times unless otherwise agreed in writing by the Local Planning Authority:

1) Evidence of Submission to the BRE for a Design Stage Assessment (or a copy of the Design Stage Certificate with Interim rating if available) shall be provided prior to First Occupation of the building.

2) Evidence of Submission to the BRE for a Post Construction Final Certificate shall be provided within 8 weeks of Occupation of the building.

3) A copy of the Final Certificate certifying that BREEAM Excellent has been achieved for the development, shall be provided within 12 Months of Occupation of the building.

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Reason: To ensure the development contributes to sustainable construction. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS15 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **7 External Lighting**

The school hereby approved shall not be brought into use until the external lighting to be used around the school has been installed in accordance with drawing number P15228-E97-00-01 rev 12 titled Site External Lighting Services Layout. No external lighting shall be installed on the building or across the site except for that expressly authorised by the approval of details as part of this condition. The approved external lighting shall thereafter be retained.

Reason: To have regard to the setting of the development and to protect the amenity of neighbouring occupiers and wildlife. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026) and Supplementary Planning Document Quality Design (June 2006).

### **8 Unforeseen contamination**

Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning Authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the Local Planning Authority shall be carried out to agreed timescales and approved by the Local Planning Authority in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the Local Planning Authority upon completion of the development.

Reason: In order to protect the amenities of futures users of the site in accordance with Policy OVS.5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and the guidance within the National Planning Policy Framework.

### **9 Noise from services associated with new buildings**

No plant as specified below shall be installed on the building until the following details have been submitted to and approved in writing by the Local Planning Authority:

(a) written details concerning any proposed air handling plant, chillers or other similar building services including:

(i) the proposed number and location of such plant as well as the manufacturer's information and specifications

(ii) the acoustic specification of the plant including general sound levels and frequency analysis under conditions likely to be experienced in practice.

(iii) the intended operating times.

(b) calculations showing the likely impact of noise from the development;

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(c) a scheme of works or such other steps as may be necessary to minimise the effects of noise from the development;

The building shall not be used until written approval of a scheme under (c) above has been given by the Local Planning Authority and works forming part of the scheme have been completed.

Noise resulting from any other plant, machinery or equipment shall not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142, at a point one metre external to the nearest noise sensitive premises.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy OVS5 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) and Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### 10 Hours of work

No construction works shall take place outside the following hours:

7.30 am to 6.00 p.m. on Mondays to Fridays 8.30 am to 1.00 p.m. on Saturdays and no work shall be carried out on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Policy CS14 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### 11 Sport England

The school hereby approved shall not be brought into use until the playing fields within the school site have been provided in accordance with a construction and management plan that has first been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for:

- (a) A detailed scheme which ensures that the playing field will be provided to an acceptable quality (in terms of soil structure, drainage, cultivation and other associated operations), informed by a detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field;
- (b) Any community use arrangements;
- (c) A programme of implementation.

The land shall thereafter be provided and maintained in accordance with the approved plan.

Reason: To ensure the quality of the pitches is satisfactory, in accordance with Policy CS18 of the West Berkshire Core Strategy 2006-2026 and the guidance within the National Planning Policy Framework.

### 12 Travel Plan

The school hereby approved shall not be brought into use until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented as approved on commencement of the use as a school and its provisions shall continue to be implemented thereafter.



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Reason: To ensure the efficient function of the site and to promote sustainable forms of transport. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **13 Cycle Parking/Scooter Details**

The school hereby approved shall not be brought into use until full details of the cycle and scooter parking and storage spaces have been submitted to and approved in writing by the Local Planning Authority. The school shall not be brought into use until the cycle and scooter parking and storage spaces have been provided in accordance with the approved details and the spaces shall be retained for this purpose at all times.

Reason: To ensure that there is adequate and safe cycle and scooter storage spaces within the site. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **14 Tree Protection (scheme submitted)**

Protective fencing shall be implemented and retained intact for the duration of the development in accordance with the tree and landscape protection scheme identified on approved drawing number LLD919/04 rev. 04. Within the fenced areas, there shall be no excavations, storage of materials or machinery, parking of vehicles or fires.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

### **15 Arboricultural supervision condition**

The development (including site clearance and any other preparatory works) shall be carried out in accordance with the Arboricultural Supervision 'Watching Brief', dated 12th July 2017 produced by Lizard Landscape Design and Ecology and Supplementary letter reference - LLD1220/KM/14.08.2017.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

### **16 Tree retention (plan)**

No trees, shrubs or hedges shown as being retained on the Tree Retention & Protection Plan (drawing number LLD919/04 rev. 04) shall be pruned, cut back, felled, wilfully damaged or destroyed in any way without the prior consent of the local planning authority. Any trees, shrubs or hedges felled, removed or destroyed, or any that die, become seriously damaged or diseased within five years from completion of the approved development, shall be replaced with the same species in the next planting season unless the Local Planning Authority gives written consent for any subsequent variation.

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Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of West Berkshire Core Strategy 2006-2026.

### **17 Landscaping Scheme Condition**

Prior to the school being bought into use, a detailed Landscaping Scheme and accompanying Landscape Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include an implementation programme, management responsibilities and maintenance schedules for a minimum period of 5 years following the completion of the planting, including the planting of a wildflower mix on the proposed bunds. The scheme shall also ensure that any trees, shrubs or plants that die, become seriously damaged or diseased within five years of this development shall be replaced in the following year by plants of the same size and species.

The Landscaping Scheme and Landscape Management Plan shall be implemented in full in accordance with the approved details and timescales.

Reason: A soft Landscaping scheme titled 'Landscape Master plan Strategy' has been submitted with the planning application. The basis of this scheme is acceptable however further details of the planting mix and management are required in accordance with the objectives of the National Planning Policy Framework and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.

### **18 Construction Management Plan**

The demolition and construction works shall incorporate and be undertaken in accordance with the approved Construction Management Plan and addendum dated February 2018.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS14 of the West Berkshire Core Strategy 2006-2026 and Supplementary Planning Document Quality Design (June 2006).

### **19 Highway financial contribution**

Prior to the new access from the A339 being brought into use, the applicant shall enter into a Legal Agreement to secure a contribution of £142,872 towards highways mitigation works.

Reason: To ensure adequate mitigation to accommodate additional traffic on the A339. This condition is imposed in accordance with the National Planning Policy Framework and Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026.

### **20 Access to the school for first two years**

As a first development operation, the vehicular, pedestrian/cycle access via Newbury College and associated engineering operations shall be constructed in accordance with the approved drawings.

Reason: To ensure that the access via Newbury College into the site is constructed before the approved buildings in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West

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Berkshire Core Strategy 2006-2026.

### **21 Stopping up of initial access**

Upon completion of the access onto the A339, the existing vehicular access serving the school via Newbury College shall be stopped up to all vehicles at a location south of Newbury College.

Reason: In the interest of avoiding excessive traffic congestion upon the Monks Lane / Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

### **22 Access to the school after two years of opening**

Within two years of the school opening, the vehicular, pedestrian and cycle access via the A339 and associated engineering operations shall be constructed in accordance with the approved drawings.

Reason: To ensure that the A339 access into the site is constructed before the school intake increases beyond an acceptable level capable of being served via the Newbury College access in the interest of highway safety and in the interest of avoiding excessive traffic congestion upon the Monks Lane / Newtown Road Roundabout. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

### **23 Vehicle parking**

No development shall commence until details of the vehicle parking and turning space/areas have been submitted to and approved in writing by the Local Planning Authority. This includes a wider section of access road fronting the school to 7.0 metres to allow on street parking when required. All details shall show how the parking spaces are to be surfaced and marked out. The use of the school hereby approved shall not commence until the vehicle parking and turning spaces/areas have been provided in accordance with the approved details. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would adversely affect road safety and the flow of traffic. This condition is imposed in accordance with the National Planning Policy Framework, Policy CS13 of the West Berkshire Core Strategy 2006-2026 and Policy TRANS1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

### **24. Electric Vehicle Charging Points**

The school hereby approved shall not be brought into use until the electric vehicle charging points have been delivered in accordance with the EV Charging points data sheets received 13<sup>th</sup> February 2018 and shall remain available for the purpose of charging electric vehicles in association with the school.

Reason: To ensure the development provides for the use of ultra low emission vehicles by users of the development. This condition is imposed in accordance with Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy P1 of the Housing Site Allocations DPD and policies LTP SC3, LTP P3 and LTP K5 all of the Local Transport Plan for West Berkshire (2011-2026).

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### **25. Construction Traffic Access**

No development shall take place until full details of a route for construction vehicles via the existing Newbury College access into the site of the proposed school have been submitted to and approved in writing by the Local Planning Authority. As a first development operation, the route for construction vehicles shall be provided in accordance with the approved drawings.

Reason: To ensure that the access for construction traffic is provided in the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework and Policy CS13 of the West Berkshire Core Strategy 2006-2026.

### **26. Drainage scheme for the proposed access serving the school via Newbury College**

The access serving the school via Newbury College shall not be brought into use until a surface water drainage scheme for the proposed access serving the school via Newbury College has been submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 40% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater and an associated maintenance plan.

The approved drainage scheme shall be implemented in accordance with the approved details before the proposed access serving the school via Newbury College is first brought into use or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The drainage scheme shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding and to improve and protect water quality and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).

### **27. Drainage scheme for permanent school access from A339**

Within one year of the school opening, a surface water drainage scheme for the proposed access into the site from the A339 to the western boundary shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate 'sustainable urban drainage' (SUDS) methods and attenuation measures, to restrict run-off from the site to no more than the equivalent greenfield rate, based on a 1 in 100 year storm plus 40% for possible climate change. The scheme shall also include measures to prevent any contamination from entering the soil or groundwater and an associated maintenance plan.

The approved drainage scheme shall be implemented in accordance with the approved details before the vehicular, pedestrian and cycle access via the A339 is first brought into use or in accordance with a timetable to be submitted to and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The drainage scheme shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding and to improve and protect water quality and

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ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).

**28. Drainage scheme for the school**

The school hereby approved shall not be brought into use until the sustainable drainage measures set out in drawing numbers 101:1 rev. P3, 101:2 rev.P1, 101:3 rev. P1 and 102 rev.P2, and the 'Impact Study on Existing Attenuation Basin' produced by Archibald Shaw have been implemented in full. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006).

**29. Works in accordance with Preliminary Ecological Appraisal and Bat Survey**

The development hereby approved shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal by RSK dated October 2016 and the Bat Emergence Survey by Lizard Landscape Architecture dated 26th May 2016.

Reason: To ensure the works do not impact on any protected species in the event they are found during construction works in accordance with Policy CS17 of the West Berkshire Core Strategy 2006-2026.

**Informatives:**

**Construction Noise**

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

**Trees**

In relation to Tree T02, the applicant is asked to give consideration to retaining the trunk of the tree on site in as large a section as possible to allow it to decay naturally for the local wildlife.

*(The meeting commenced at 6.30 pm and closed at 7.35 pm)*

**CHAIRMAN** .....

**Date of Signature** .....