

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
4(3)	22/02945/REG4 Thatcham Colthrop & Crookham	20.03.2023	Proposed phased development which involves erection of a new single storey teaching block in a new location followed by the demolition of the existing single storey teaching block Francis Baily Primary School Skillman Drive Thatcham West Berkshire RG19 4GG Francis Baily Primary School
¹ Extension of time agreed with applicant until 07 July 2023			

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02945/REG4>

Recommendation Summary: The Service Director Development and Regulation be authorised to grant planning permission subject to conditions

Ward Member(s): Councillor Owen Jeffery

Reason for Committee Determination: Major application on Council owned property

Committee Site Visit: 28 June 2023

Contact Officer Details	
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1. Introduction

- 1.1 This application seeks planning permission for a new single storey teaching block sited to the south of an existing teaching block which is in a dilapidated state and is to be demolished upon completion of the new building.
- 1.2 The proposed development is situated in the settlement boundary of Thatcham, on an existing school site within a predominately residential area and located on the south side of the A4 London Road. The original school building is of the Victorian era but the school has expanded over time with additional buildings generally of single storey scale with a variety of design and materials.
- 1.3 The proposal is to replace an existing teaching block of six classrooms to the south side of the school with a single storey building also with six classrooms. The new building would be of traditional construction with a series of hipped roofs with the highest roof standing at approximately 7 metres in height with the walls a combination of facing brickwork and render.
- 1.4 The new building would be sited to the south of the existing building to be demolished to allow for the use of the existing building while the new building is constructed. There is an application running concurrent to this application for temporary classrooms on the same siting of the building the subject of this application and which is also in front of members at this meeting.
- 1.5 It is noted that planning consent has recently been granted for a replacement school building to be sited in the same position as the building to be demolished and the application for the temporary class rooms was submitted shortly after that application had been determined. However, the agent representing the applicant on the current application has advised that there are no funding options for the temporary teaching accommodation which has meant they needed to submit the current application for the re-located building to allow for the retention of the existing building during construction of the new.
- 1.6 The applicant had originally enquired about withdrawing the concurrent temporary classrooms application but it was decided by them to let that application run and be determined.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
22/02533/REG4	Erection of 3No temporary teaching blocks and 3No temporary toilet blocks.	Pending
22/01273/REG4	Demolition of existing single storey teaching block, erection of new single storey teaching block.	Approved
20/00744/FUL	Replacement of the existing rosemary Victorian pitched roofing to match existing style and colour and replacement of the existing concrete tiled pitched roofing with	Approved

	new Metal standing seam roofing to match existing similar onsite.	
17/01551/FUL-REG3	The proposal will replace an unsafe classroom block which has now been demolished with a like for like replacement.	Approved
15/02381/FUL-REG3	Two new modular classrooms - retrospective	Approved
15/00257/FUL-REG3	Erection of new modular school kitchen	Approved
14/00600/NONMAT	Non Material amendment to planning permission 13/01544/FUL - Regulation 3: Proposed extension to provide 1 No. replacement classroom and associated internal alterations - (Amendment) Alteration of proposed roofing material from single ply flat roofing membrane, to flat roofing material to match existing materials.	Approved
13/01544/FUL-REG3	Proposed extension to provide 1 No. replacement classroom and associated internal alterations	Approved
12/00253/FUL-REG3	New entrance lobby including DDA access and under cover waiting area.	Approved

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 31 January 2023 at the application site; the deadline for representations expired on 21 February 2023. In addition, as a major application a notice was published in the Newbury Weekly News on 02 February 2023.
- 3.3 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

- 4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Thatcham Town Council:	Objection: Thatcham Town Council supports the replacement of the teaching block and the general design of the new building. However, the Council feels that it must object to the application as it stands, as there is insufficient information in the Design and Access Statement and Plan on the zero-carbon performance of the proposed new building. The Schools Output Specification that is referenced in the Design and Access Statement provides guidance on minimizing carbon footprint, but not any specific requirements. The Council would support approval of the application provided that this is subject to a condition that it has a zero-carbon performance in accordance with BREEAM Excellent building standards as described in the Regulation 19 Local Plan for non-residential buildings. OFFICER COMMENT: This will be discussed in more detail in the main body of this report.
WBC Highways:	This application will result in an additional 70 sqm floor area from 530 sqm to 600sqm. No increase in staff or pupil numbers are expected. There are no alterations to the existing parking. Given the above, the impact of this proposal appears to be unchanged. A Construction Method Statement (CMS) is requested. There must be no deliveries at the start and end of the school day – the exact times to be excluded must be specified within the CMS – and it should be ensured measures are put in place to protect staff and pupils during the works. OFFICER COMMENT: A CMS has subsequently been submitted which satisfies the requirements of the Highways Officer which will be discussed in more detail in the main body of this report.
Archaeology	There are no archaeological implications to this proposal.
Conservation	There are no conservation implications to this application. I therefore have no comments to make.
Lead Local Flood Authority	Insufficient information has been submitted for us to consider approving the drainage detail. OFFICER COMMENT: This will be discussed in more detail in the main body of this report.
Trees	No objections subject to the imposition of tree protection condition.
Environmental Health	Initially raised concerns around potential impacts arising during the construction phase through dust emanating from the site, noise and working hours which may all impact on neighbouring amenity. Satisfied upon submission of a Construction Method Statement to be secured by condition.

Public representations

- 4.2 No representations have been received.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP3, CS5, CS13, CS14, CS15, CS16, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- West Berkshire District Local Plan 1991-2006 Saved Policies 2007 Policies: TRANS.1, OVS 5 and OVS6

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Impact on Character of the Area
- Amenity
- Highways matters
- Sustainable Design
- Flood Risk
- Green Infrastructure

Principle of development

6.2 Policy ADPP1 sets out that most development will be within or adjacent to the settlements included in the settlement hierarchy. The development site is located in Thatcham which is classed as an urban area under Policy ADPP1.

6.3 The proposed development is on an existing school site and is considered brownfield land in that it forms a parcel of land in a wider built curtilage; i.e. the school campus. In addition, policy CS5 in the Core Strategy allows for infrastructure improvements, which includes schools. The principle of development is therefore considered to be generally in accordance with the development plan.

6.4 Paragraph 95 of the NPPF sets out that it is important 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 through decisions on applications.

6.5 The proposal before the Council is an alteration to the school. Whilst it is understood not to be an expansion to accommodate additional pupils the development would nevertheless contribute to improving educational choice locally thus great weight should be given to the improvement of Francis Baily Primary School.

Design, Character and Appearance

- 6.6 The NPPF states, among other things, that planning should always seek to secure high quality design. In line with that, Policy CS14 of the Core Strategy seeks to ensure that new development demonstrates high quality and sustainable design which respects and enhances the character and appearance of the area. Policy CS19 seeks to ensure that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.7 In this case, the application site is situated within the urban area of Thatcham and the application seeks permission for a new teaching block to replace an existing building that is in a poor state of repair. The new building would be set further away from the main campus buildings to allow for the retention of the existing building during construction but would still be seen within the context of the main school buildings and the re-siting could be said to provide some relief where an area of grass would be planted in the location of the existing building to compensate for the loss of an area of grass upon which the new building would be located.
- 6.8 The scale of the new building is considered appropriate within the context of the other buildings within the school campus and the design with its hipped roofs and materials palette is also considered appropriate and which can be secured by condition.
- 6.9 It is considered that the design and scale of the proposal is proportionate and in keeping with the wider school buildings and it is not considered that the proposal would be detrimental to the overall character of the school campus or the area generally and would be appropriate in terms of location, scale and design.
- 6.10 Having said that, it is noted that planning permission has been granted for a new classroom block on the site of the existing building, which, if constructed together with the building currently under consideration would result in two new buildings. As both buildings are not proposed to be constructed their combined impact has not been assessed, but it could result in an unacceptable impact on the amenities of the occupiers of both buildings. In that regard, a condition is proposed if consent is granted here to ensure only one permission is implemented. The condition can incorporate the temporary classrooms proposed under application 22/02533/REG4 if consent is also granted for that. Subject to conditions the proposed development is considered to comply with design and landscape policies.

Amenity

- 6.11 With regard to the impact on neighbour amenity, Policy CS 14 of the West Berkshire Core Strategy seeks all development to have a positive impact on quality of life in the district. Conversely, developments that have a negative impact on quality of life would not accord with the policy. In terms of a developments impact on amenity, SPG 04/2: House Extensions, is a useful guide which identifies loss of light (natural and direct), overshadowing, overbearing and loss of privacy as the issues of primary concern.
- 6.12 In this case, the proposal is sufficiently distant from neighbouring properties so as not to give rise to amenity issues around overlooking, over shadowing or loss of natural light.
- 6.13 Further to this, however, saved Local Plan Policies OVS.5 and OVS.6 relate to pollution of the environment as potential sources of environmental impacts on human health with the supporting text to OVS.5 saying that the potential risk of pollution or the

possibility that nuisance might be caused as a result of development will be important concerns to the Council when assessing the environmental suitability of proposals.

- 6.14 Having regard to the above, the Council's Environmental Health Officer (EHO) was consulted on the application and initially raised concerns around potential impacts arising during the construction phase through dust emanating from the site, noise and working hours which may all impact on staff and pupils and on neighbouring amenity.
- 6.15 The EHO initially requested a condition be included with any consent, to be discharged prior to the commencement of the development, requiring that the applicant submit a Construction Method Statement (CMS) to deal with the above matters but which has subsequently been submitted through the course of the application.
- 6.16 Among other matters, the CMS proposes measures to control dust and noise through the use of sheeting vehicles transporting materials that may give rise to dust, the use of water spraying as necessary to dampen down dusty materials, locating stockpiles of soil away from residential properties and limiting activities that may give rise to the highest noise levels to the hours 07:30 to 18:00 Monday to Friday and 08:30 to 13:00 on Saturdays.
- 6.17 The Council's EHO has reviewed the CMS and is satisfied that the measures proposed have taken their comments on board and is acceptable. It is recommended that the details are secured by way of a condition if consent is granted. With this condition the proposal is considered to comply with development plan policy on amenity.

Highways Matters

- 6.18 Policies CS13 of the Core Strategy, and TRANS.1 of the Saved Local Plan relate to highways and parking provision for non-residential uses. The Highways Authority were consulted on the application documents and, noting that no increase in staff or pupil numbers are expected and that there are no changes proposed to the existing car parking provision, have raised no objections to the proposal.
- 6.19 The Highways Authority did initially request the submission of a Construction Method Statement (CMS) stating that there must be no deliveries at the start and end of the school day and that it should be ensured that measures are put in place to protect staff and pupils during the works. As noted above, a CMS was subsequently submitted that was reviewed by the Highways Authority who have confirmed they are satisfied with the contents, particularly around delivery times and hours of construction but also regarding site operatives parking, materials storage areas and the safety of pupils and staff during the construction process. As above, the CMS can be secured by condition if permission is granted. With this condition the proposed development is considered to comply with highways policies.

Sustainable Design

- 6.20 The Council is committed to ensuring that in future years the volume of carbon production is reduced over time from any of its functions and operations. Clearly education is one such function. Policy CS15 requires that post 2019 all new non-residential major development will be zero carbon and achieve BREEAM Excellent rating. The applicant has confirmed in writing via a revised design and access statement that the project will fully comply with the Schools Output Specification 2021 and will encapsulate and embrace a sustainable approach towards achieving net zero carbon emissions.

- 6.21 The applicant has also submitted in writing a justification as to why reaching BREEAM Excellent would not be viable in this case. The statement is set out verbatim below:

The school urgently require funding to replace the dilapidated 1990's demountable building which currently accommodates 6no teaching classrooms. An application has been submitted to and approved by the DfE to provide funding to demolish the existing block and to construct a new teaching block. The new building follows the criteria set out by the DfE which ensures all new buildings are constructed to Employer's requirements Part B: Generic design brief – Technical Annex's.

The funding provided by the DfE has to be based upon a project that shows value for money and does not allow for the additional costs associated with achieving a BREEAM Excellent rating. The existing building has fallen into disrepair with the structural, fabric and services failures, water ingress with aged and dangerous electrical installation – resulting in the facility becoming no longer fit for purpose and a health and safety risk. The block has a multitude of defective services which are becoming a major Health and Safety Hazard to both students and teachers. The buildings pose a multitude of Health & Safety, Fire Safety and Safeguarding & Security risks. Failure to replace the external structures could result in a serious incident / accident.

With the rate of deterioration for the existing Block, the school will soon have no other option but to put the building out of use and the school would be unable to facilitate the pupils as currently the teaching facilities within the main building are at capacity. The school would therefore have to consider sending pupils to other local schools.

The existing building has next to no insulation in the roof and walls. The lighting is old fluorescent, with no emergency provision and does not meet minimum lighting levels, whilst posing a fire safety risk. Electric wall heaters fail intermittently and do not provide sustainable heat, as most is lost through the uninsulated walls, floors and ceilings. The classroom floors are unlevel where the lack of foundations create deflection with localised movement. The windows fail to open where building movement has racked the frames restricting opening. This restricts passive ventilation. The access ramps into the building are rotten and unsafe.

It would not be feasible or cost-effective to repair the block as its condition is life expired. Completion of the project will comprise of a new traditionally built block, matching the aesthetics of the main building and will accommodate 6 new and adequately sized classrooms and associated facilities - in full compliance with Building Bulletin and Building Regulations. This build will provide the necessary needs and working environment for staff and students without the major risk / concerns they are currently facing each day.

The replacement classroom building will require very little annual maintenance compared to the existing demountable buildings and will dramatically reduce the school's energy use and save on annual maintenance requirements. Although we would like to push the project onto a much higher level of energy efficiency / BREEAM excellent rating, the funding provided by the DfE limits how far this can be taken. With the added economic climate that we are facing with high levels of inflation, this makes it impossible to achieve the BREEAM excellent rating.

If planning permission is not obtained for this project then this existing poorly insulated and high energy use building will be retained until it completely falls into disrepair. Which we cannot allow to happen.

- 6.22 The supporting text to Policy CS15 states that “the Council will carefully scrutinise proposals which appear to fall artificially below any thresholds which may indicate a

possible attempt to avoid implementing the relevant measures described” in the policy. In this case, it is considered that the justification is reasonable having regard to the public funding mechanism to deliver the development. It is also consistent with the permission for the building approved under application 22/01273/REG4, which is in effect the same as that now proposed but on a different siting, and was not subject to BREEAM for the same reasons as set out above.

- 6.23 The proposal is not considered to fully comply with policy CS15. Comments regarding the zero-carbon performance of the proposed new building made by the Parish Council are noted, as is the Council’s commitment to a carbon neutrality target by 2030. However, it is considered that where the school cannot get the level of funding from government to achieve a carbon neutral development a compromise is required.
- 6.24 In that regard, it is the case that the proposal would enable the removal of a building with a very poor environmental performance to be replaced by a building constructed to comply with the Building Regulations, in particular Part L Volume 2 which relates to buildings other than dwellings and which as of June 2022 requires a 27% reduction in carbon emissions over the previous 2013 regulations. Whilst that is clearly not ‘net-zero’ on balance it is considered to represent an achievable improvement over the existing situation and one which enables the school to better provide for both staff and pupils whilst improving the carbon performance of the school overall.

Flooding and Drainage

- 6.25 The proposed development site is located within Flood Zone 1 and is not in a Critical Drainage Area. The proposed development is considered major due to the site area exceeding 1 hectare and therefore a Flood Risk Assessment (FRA) is required with this application. In this case, the Lead Local Flood Authority advises that the flood risk information submitted within the sustainable drainage design information is acceptable and can be considered as a FRA.
- 6.26 Notwithstanding that, Core Strategy Policy CS16 requires that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS). This shall be in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity.
- 6.27 With regard to the above requirements, a SuDS strategy has been submitted with the application on which the Lead Local Flood Authority has commented that, whilst the philosophy of the proposed drainage is acceptable (i.e. removing the class room block and leaving the area grassy, using a soakaway, disconnecting as much of the combined system as possible), the details of the proposed drainage measures are insufficient.
- 6.28 In that regard, the applicant has agreed to a pre-commencement condition that requires details of a SuDS strategy if consent is granted to be agreed with the Local Planning Authority. A pre-commencement condition is required because insufficient information accompanies the application with regards to sustainable drainage measures and such measures may need to be incorporated into early building operations. With this condition the proposed development is considered to comply with policy CS16.

Green Infrastructure

- 6.29 Policy CS18 seeks to ensure that the District’s green infrastructure is protected and enhanced where appropriate. In this case, the site contains a number of mature trees

in proximity to the proposed new building, though none are protected by Tree Preservation Orders (TPOs).

- 6.30 Notwithstanding that, the Council's Tree Officer has no objections to the application and notes that arboricultural information has been submitted. However, the Tree Officer has commented that no tree protection or method statement is included within the submitted documents and noted that a tarmac surface is proposed around the proposed building within the Root Protection Areas (RPA) of nearby trees. This will require additional arboricultural detail to include a tree protection plan and method statement for the works within the RPAs of nearby trees which can be the subject of a condition if consent is granted to be agreed with the Local Planning Authority prior to the commencement of development on site. A pre-commencement condition is required because insufficient information accompanies the application with regards to measures to protect trees around the development site and such measures may need to be incorporated into early building operations. The applicant has agreed to a pre-commencement condition relating to this.
- 6.31 As for enhancement, it is considered reasonable that additional landscaping could be secured by condition if consent is granted. With these conditions the proposed development is considered to comply with policy CS18.

7. Planning Balance and Conclusion

- 7.1 The proposal before the Council is one which would contribute to improving educational choice locally and there is in-principle support for the application at local policy level as well as national level at para 95 in the NPPF. The overall design is considered acceptable within the context of the school campus and the wider character of the area and there are not considered to be any significant impacts arising in respect of amenity. Further to this, subject to the imposition of relevant conditions the proposal is considered acceptable with regard to highways matters, drainage and green infrastructure. The proposal would not be constructed to BREEAM standards but justification for this has been provided and is considered acceptable in these specific circumstances.
- 7.2 Having taken account of all relevant policy considerations and the material considerations referred to above, it is considered that the development proposed is acceptable and conditional approval is justifiable. It is not considered that this proposal would demonstrably harm the amenity of adjoining residential properties or the character of the area and with appropriate conditions would not impact on highways safety, flooding or green infrastructure. The application therefore accords with the development plan and guidance contained within the National Planning Policy Framework.

8 Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	Commencement of development The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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	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.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>DRWG 0589-PL-11 Site Location Plan & Existing Block Plan recd 30.11.2022 DRWG 0589-PL-12 REVA Block Replacement Existing Floor Plans & Elevations recd 10.01.2023 DRWG 0589-PL-13 REVB Block Replacement Proposed Floor Plans, Elevations recd 10.02.2023 Construction Method Statement ref: ACA 125 Issue 4 by Quill Construction dated 12.05.2023 recd 12.05.2023 Design and Access Statement ref: 0589 by Academy Estate Consultants dated 17.05.2022 recd 30.11.2022</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Sustainable Drainage</p> <p>No development shall commence until details of sustainable drainage methods (SuDS) to be implemented within the site have been submitted to and approved in writing by the Local Planning Authority. The planning, design and implementation of sustainable drainage methods (SuDS) should be carried out in accordance with the Non-Statutory Technical Standards for SuDS (2015), the SuDS Manual C753 (2015) and the West Berkshire Council Sustainable Drainage Supplementary Planning Document December (2018) with particular emphasis on green SuDS that provide environmental/biodiversity benefits and water re-use. Thereafter the development shall be carried out and maintained in accordance with the approved details.</p> <p>Reason: To ensure appropriate sustainable drainage measure, in accordance with the National Planning Policy Framework, and Policy CS15 of the West Berkshire Core Strategy 2006-2026. A pre-commencement condition is required because insufficient information accompanies the application and such measures may need to be incorporated into early building operations.</p>
4	<p>Arboricultural Method Statement</p> <p>No development or other operations shall commence on site until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority and shall include details of the implementation, supervision and monitoring of:</p> <ul style="list-style-type: none"> • all temporary tree protection (including ground protection) • any special construction works within any defined tree protection area. <p>All temporary tree protection shall be in place prior to any development works and all measures implemented for the full duration of works.</p> <p>Reason: To ensure the retention and protection of trees identified at the site in accordance with the NPPF and Policies ADPP1, CS14, CS17, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026.</p>
5	<p>Soft Landscaping</p> <p>The new class room as shown on Replacement Proposed Floor Plans, Elevations & Block Plan drawing number 0589-PL-13 received 30.11.2022 shall not be first occupied until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The soft landscaping scheme</p>

	<p>shall include detailed plans, planting and retention schedule, programme of works, and any other supporting information. All soft landscaping works shall be completed in accordance with the approved soft landscaping scheme within the first planting season following completion of building operations. Any trees, shrubs, plants or hedges planted in accordance with the approved scheme which are removed, die, or become diseased or become seriously damaged within five years of completion of this completion of the approved soft landscaping scheme shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved.</p> <p>Reason: Landscaping is an integral element of achieving high quality design. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
6	<p>Construction Method Statement</p> <p>The development hereby approved shall be carried out in accordance with the approved Construction Method Statement ref: ACA 125 Issue 4 by Quill Construction dated 12.05.2023 received 12.05.2023 and site set-up plan.</p> <p>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, Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026) and Policies OVS5, OVS6 and TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
7	<p>Materials</p> <p>The materials to be used in the development hereby permitted shall be as specified on the plans and the application forms. Where stated that materials shall match the existing, those materials shall match those on the existing development in colour, size and texture.</p> <p>Reason: To ensure that the external materials respect the character and appearance of the area. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and Supplementary Planning Document Quality Design (June 2006).</p>
8	<p>Demolition</p> <p>The original classroom block shown on plan named Block Replacement Existing Floor Plans & Elevations drawing number 0589-PL-12 rev A received 10.01.2023 shall be demolished and all spoil removed from the site within two months from first occupation of replacement class room shown on plan Block Replacement Proposed Floor Plans, Elevations & Block Plan drawing number 0589-PL-13 REVB received 10.02.2023 unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure the original classroom is demolished within a reasonable timescale following completion of the replacement classroom in order to prevent the overdevelopment of the site. The retention of two classroom blocks in this location would be unacceptable because the original classroom is not fit for purpose and the buildings would have an unacceptable impact on the amenities of the occupiers of both buildings. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
9	<p>Implementation of One Permission</p> <p>The development to which this planning permission relates shall not commence if any part of the development for which planning permission was granted by the Local</p>

	<p>Planning Authority on 07.07.2023 under application reference 22/02533/REG4 and/or pursuant to planning application reference no. 22/01273/REG4 made on 06.09.2022 has already commenced.</p> <p>Reason: The implementation of both schemes together with the granted scheme would be unacceptable because retention of two classrooms in this location would be unacceptable because the buildings would have an unacceptable impact on the amenities of the occupiers of both buildings. This condition is applied in accordance with the National Planning Policy Framework, Policies CS14 and CS19 of the West Berkshire Core Strategy (2006-2026), and the Quality Design SPD.</p>
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Informatives

1.	Conditions
2.	Highways
3.	Proactive