

Item No.	Application and Parish	No.	Statutory Date	Target	Proposal, Location, Applicant
(1)	20/03074/COND3 Chieveley Parish		23 rd February 2021 ¹		<p>Application for approval of details reserved by condition 15 (highways - cms) of approved 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.</p> <p>Mary Hare Grammar School, Arlington Manor, Snelsmore Common, Newbury, RG14 3BQ</p> <p>Mike Smithers - Beard Construction</p>
¹ Extension of time agreed with applicant until 30 th April 2021					

The application can be viewed on the Council's website at the following link:

<http://planning.westberks.gov.uk/rpp/index.asp?caseref=20/03074/COND3>

Recommendation Summary: To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the schedule of conditions (Section 8 of the report)

Ward Member(s): Hilary Cole, Garth Simpson

Reason for Committee Determination: More than 10 objections received

Committee Site Visit: Owing to social distancing restrictions, the option of a committee site visit is not available. Instead, a collection of photographs is available to view at the above link.

Contact Officer Details

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1. Introduction

- 1.1 This application seeks approval of conditions reserved by condition 15 (Highways Construction Management Statement) of previous permission which granted planning permission relating to Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.
- 1.2 The application site is Mary Hare Grammar School, located to the north of Newbury within the North Wessex Downs AONB.
- 1.3 This application is seeking to discharge condition 15 of the approved outline planning permission 18/01161/COMIND. That condition stated;

"No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The statement shall provide for:

- (a) The parking of vehicles of site operatives and visitors***
- (b) Loading and unloading of plant and materials***
- (c) Storage of plant and materials used in constructing the development***
- (d) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing***
- (e) Wheel washing facilities***
- (f) Measures to control the emission of dust and dirt during construction***
- (g) A scheme for recycling/disposing of waste resulting from demolition and construction works***

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 (March 2012), Policies CS5 and CS13 of the West Berkshire Core Strategy (2006-2026), Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)."

2. Planning History

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

Application	Proposal	Decision Date /
18/01161/COMIND	Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.	Approved – 24 th August 2018
18/01972/FUL	Retrospective planning permission to retain three timber interlocking log cabins to provide workshop and classroom space for the delivery of vocational subjects to Special Needs deaf students aged 16 to 18 years old and for a temporary period of 2 years	Approved – 18 th October 2018
20/01126/NONMAT	Non material amendment to approved 18/01161/COMIND - Amendments Lower finish floor level of the building by 1m, add reinforced banking, adjust the school floor plan, changes to landscape, road alignment, ventilation and changes to the primary school roof.	Approved – 7 th July 2020
20/02752/NONMAT	Non material amendment to approved 18/01161/COMIND - Amendments: Amended wording to Conditions 2, 9, 10, 11, 13, 15 & 16 to enable the phased construction of the proposed development and the phased discharge of conditions.	Approved – 17 th December 2020
20/03073/COND2	Application for approval of details reserved by condition 2 (materials) of approved 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area	Approved – 12 th February 2021

	for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works.	
21/00176/FUL	Part retrospective retention of 3 x timber interlocking cabins and erection of 1 x timber interlocking cabin to provide workshop and classroom space for the delivery of vocational subjects to special needs deaf students aged 16-18 years old and for a temporary period of 2 years	Approved – 1 st April 2021
21/00297/NONMAT	Non material amendment to approved application 18/01161/COMIND - Construction of a single-storey primary school building and associated two-storey boarding house incorporating a part-lower ground floor area for use by Mary Hare Primary School (and to facilitate the relocation of the current Mary Hare Primary School from its current Mill Hall site); two-storey business centre comprising earmould manufacturing facility, audiology clinics, hearing aid repair shop (HARS) and conference centre rooms; single storey vocational classroom block for existing secondary school and single storey works facility to replace existing; formation of extended access road to primary school building; reconfiguration of existing car parking including provision of additional car/cycle parking; provision of new/reconfigured hard and soft landscaping to include a new external covered space to front of existing Blount Hall secondary school building; and other related works. Amendment - Approved plans	Approved – 9 th March 2021

3. Procedural Matters

- 3.1 This is an application for the discharge of a condition of a previously granted planning permission and not an application for planning permission, and so the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 do not apply to this application.
- 3.2 This is an application for approval of details reserved by condition and Part 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 does not include any requirement for publicising the application.

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.

Winterbourne Parish Council:	Object to use of Arlington Lane for construction access. No response received to the consultation on the amended details
Chieveley Parish Council:	No Objections to the amended details received on 26 th March 2021
WBC Highways:	No Objections to the amended details received on 26 th March 2021

Public representations

- 4.2 Representations have been received from 18 contributors, 18 of which object to the proposal. – These were received prior to the amended details
- 4.3 The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report. In summary, the following issues/points have been raised:
- Use of Arlington Lane for construction traffic
 - Damage to road, verges and hedgerow
 - Blocking of resident accesses
 - Safety concerns

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.
- Policy CS13 of the West Berkshire Core Strategy 2006-2026 (WBCS).
 - Policy TRANS.1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).

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

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Planning Obligations SPD (2015)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Whether the construction method statement is acceptable

Principle of development

6.2 The principle of the development on this site was established through the granting of planning permission (planning permission reference 18/01161/COMIND). This application is one of many pre-commencement conditions to 18/01161/COMIND, and the matter to be considered is whether the proposed construction method statement is acceptable.

Highways

6.3 No objections have been raised to the amended Construction Management and Environmental Plan Dated 25/03/2021 Rev A and the Traffic Management Plan received on 26th March 2021.

6.4 Arlington Lane will not be used for construction traffic, the access to the works will be such that vehicles will be able to pull in off the B4494 into the Mary Hare school grounds without disrupting the local traffic. Vehicles will be required to turn around on site and leave via a one way system exiting onto the Oxford Road, therefore no need to reverse on or off the highway.

6.5 Traffic will be managed by banksmen who will direct the vehicles around the site.

6.6 No access for construction traffic signs will be placed at the end of Arlington lane both at the junction with the Oxford Road and the B4494.

7. Planning Balance and Conclusion

7.1 The amended construction method statement details submitted now direct construction traffic away from Arlington Lane and instead use a one way system using the access off the B4494 and exit via the access onto Oxford Road. Safety measures have also been put in place in order accommodate this proposed changes. The amended scheme is now considered to be acceptable in accordance with Policy CS13 of the West Berkshire Core Strategy and Policy TRANS.1 of the West Berkshire Local Plan (Saved Policies)

8. Full Recommendation

8.1 To delegate to the Head of Development and Planning to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Condition 15</p> <p>The details submitted in relation to Condition 15 are hereby approved by the Local Planning Authority. To fully comply with these conditions, the development must be carried out in accordance with the full terms of the conditions as set out in the decision notice, and in accordance with the following approved details:</p> <p>Construction Management and Environmental Plan Dated 25/03/2021 Rev A received on 26th March 2021; Traffic Management Plan received on 26th March 2021.</p>
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