

Minutes for 12/00489/R3CFL:

The Panel considered the report of the Planning and Development Manager recommending delegated authority be granted in respect of an application for a proposed development at the above address. (Copy of the report circulated with the agenda and appended to the signed minutes)

Erection of a new part 2-storey, part 3-storey school building on the existing car park with associated external works including a new vehicular access from Archers Road. (Upon completion of the new building all of the existing buildings with the exception of the reception building will be demolished and the area landscaped to form a car park and playing field. The existing reception building will change to nursery use)

Mr Sands (Agent), Mr Gill (Applicant), Ms Iredale, Ms Waller, Mr Fox, Ms Nash, Mr Price (objecting) (Local Residents) and Councillor Moulton (objecting) (Ward Councillor) were present and with the consent of the Chair, addressed the meeting.

The presenting officer reported that Southern Water, as a consultee, advised that a public water main crossed the site. As a consequence the following additional conditions were added to the recommendation: before any development commences on the site, the developer shall investigate the precise positioning of the public water main and employ such necessary measures during the build to ensure its protection from damage; any detailed soft planting to meet the requirements of condition 25 of this decision notice shall ensure no new planting occurs within 3 metres of the public water main.

The presenting officer also recommended the following amended conditions so that they should read as follows:

Amended Conditions

21. APPROVAL/PERFORMANCE CONDITION - Construction access and routeing and pedestrian access

All traffic associated with the construction and demolition works hereby approved shall enter and leave the site via Archers Road and Banister Gardens in accordance with the submitted phasing plan only, and shall be subject to a construction vehicle routing agreement to be submitted to and approved by the local planning authority before the development commences. Once approved, that routing agreement shall be observed throughout the construction period. For the period of construction, pupils/parents/guardians/teachers shall continue to be permitted to enter the site from Banister Gardens, but upon completion of all works under 12/00489/R3CFL, pupils/parents/guardians/teachers shall only enter the site from Archers Road. Banister Gardens shall continue to function as an emergency point of egress from the site and as a means of servicing the school by emergency vehicles.

REASON:

In the interests of highway safety and to protect the residential amenities of those living close by.

22. PERFORMANCE CONDITION - No Amplified System

There shall be no installation or use of a personal address system or tannoy equipment or other sound amplification machinery for external broadcast outside of the school building at any time unless agreed in writing by the Local Planning Authority for temporary, seasonal, or permanent use.

REASON:

To protect the residential amenities of adjacent residents.

36. PRE-COMMENCEMENT/PERFORMANCE CONDITION - Refuse enclosure

Before the commencement of development, details shall be submitted to the local planning authority for its approval in writing of a pergola to cover the approved refuse compound. Once approved, that covered refuse compound shall be provided before the school building is first brought into use. The refuse facilities shall provide for the recycling of waste. Once provided, those refuse facilities shall be maintained at all times thereafter.

Reason:

In the interests of amenity

The presenting officer also reported that the delegation being sought was subject to the applicant having carried out a Bat emergence survey to demonstrate there were no Bat roosts in any of the trees that needed to be removed. Only when this had been demonstrated, or at such time that any Bats discovered had legally been translocated from the site, would the local planning authority issue a decision notice.

The presenting officer also reported that the Revised Travel Plan should be deleted as a head of term for the undertaking Head of Children's Services and Learning and this should be secured by way of a planning condition (see below).

A sample of 'fritted' glass was shown to Members and it was clarified that for each window opening comprising a top, middle and lower pane of glass, that the 'fritting' would be heaviest for the lower pane, gradating to becoming less 'fritted' for the top pane. Members were advised that if they did not consider this solution to be enough to safeguard the privacy of neighbours, they could require the relevant glazing to be wholly obscured, but heard from the applicant that this would compromise the optimum natural light for teaching in each affected classroom. Members ultimately did not change the wording to condition 13 requiring fritted glass.

RESOLVED unanimously that authority be delegated to the Planning and Development Managed to **grant** planning permission subject to

- 1 an undertaking from the Head of Children's Services and Learning to secure the items (i), (ii), (iii), (v) and (vi) listed in the report
- 2 the receipt of a satisfactory bat survey
- 3 the following amended conditions:

Amended Conditions

26. APPROVAL CONDITION - Tree Retention and Safeguarding

All trees to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. In particular, the tree northern-most Lime trees shown cross-hatched on the attached plan shall be fully safeguarded during the build and thereafter retained/maintained. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

REASON:

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

27. APPROVAL CONDITION - No storage under tree canopy

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater. In particular, the tree northern-most Lime trees shown cross-hatched on the attached plan shall be fully safeguarded during the build with none of the above practices occurring beneath those trees and thereafter retained/maintained.

REASON:

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

28. APPROVAL CONDITION - Arboricultural Method Statement

Notwithstanding the information submitted to date no operation in connection with the development hereby permitted shall commence on site until a site specific Arboricultural Method Statement in respect of the protection of the trees during all aspects of work on site is submitted and agreed in writing by the Local Planning Authority. It will be written with contractors in mind and will be adhered to throughout the duration of the demolition and development works on site. The Method Statement will include the following:

1. A specification for the location and erection of protective fencing around all vegetation to be retained
2. Specification for the installation of any additional root protection measures
3. Specification for the removal of any built structures, including hard surfacing, within protective fencing areas.
4. Specification for the construction of hard surfaces where they impinge on tree roots
5. The location of site compounds, storage areas, car parking, site offices, site access, heavy/large vehicles (including cranes and piling rigs)

6. An arboricultural management strategy, to include details of any necessary tree surgery works, the timing and phasing of all arboricultural works and protection measures.
7. Specification for soft landscaping practices within tree protection zones or the canopy of the tree, whichever is greatest.

In particular, the tree northern-most Lime trees shown cross-hatched on the attached plan shall be fully safeguarded during the build and thereafter retained/maintained.

REASON:

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

Additional Conditions

38. APPROVAL CONDITION - Horse Chestnut tree closest to Archers Road

Before the development commences, and notwithstanding the report by Wilmot Dixon received 25.6.2012, the developer shall commission a written report by a qualified arboriculturist to investigate the feasibility of retaining the Horse Chestnut tree closest to Archers Road, shown cross-hatched on the attached plan, as part of the redevelopment proposals, for the consideration of the local planning authority. The report shall investigate the feasibility of non-invasive methods of construction of the stepped access up to the main school entrance and design of the retaining wall shown on the Wilmot Dixon drainage plan so as to bridge over this tree's root system. This tree shall not be removed without the written consent of the local planning authority following consideration of the report.

Reason:

To fully and properly investigate the retention of this protected tree by a competent professional arboriculturist, having regard to the significant amenity value afforded by this tree, notwithstanding the pressing educational need for further primary school places in Southampton".

39. PRE-OCCUPATION CONDITION - Revised Travel Plan

The existing school travel plan referred to in the Scott White Hookins Transport Assessment shall be fully revised and submitted to the local planning authority for its written approval prior to the new school building first being occupied. Once approved, that revised school travel plan shall be implemented at all times the new school building is in use be updated and reviewed on an annual basis. The City Council's Travel Plan Officer and at the Head Teacher (or other teacher that may be appointed to that role) from Banister School shall be members of the body that will review the School Travel Plan, A copy of the reviewed Travel Plan shall be submitted to and approved in writing by the Local Planning Authority on an annual basis. The plan shall include provisions to encourage the use of alternative modes of travel to and from the site, together with targets and provisions for monitoring and review. In particular, the facilities proposed for bicycle parking, including shower facilities, lockers and secure bicycle parking shall be fully implemented as part of this permission and retained at all times thereafter.

Reason:

To as far as possible ensure those attending the school arrive and depart from the site by means other than the private car and in particular promote walking to and from the school.