

Planning & Regulatory Committee 20 April 2016

Item No 7

UPDATE SHEET**SURREY COUNTY COUNCIL PROPOSAL EL/2016/0441****DISTRICT(S)** ELMBRIDGE BOROUGH COUNCIL**Cleves County Junior School, Oatlands Avenue, Weybridge, Surrey KT13 9TS**

Construction of a one storey building to provide an additional 1FE to the existing School, with associated proposed landscaping, hard play and additional parking. In addition, construction of an extension to the existing dining hall and extension to separate classroom block.

CONSULTATIONS AND PUBLICITY***District Council***

Elmbridge Borough Council – No objection

Consultees (Statutory and Non-Statutory)

County Archaeologist – No objection. Recommends a condition requiring a watching brief

Lincoln Grove Residents Association – raise objection on similar grounds as set out under representations below and comment that the proposed mitigation measures are insufficient

Committee of Road Associations - raise objection on similar grounds as set out under representations below and comment that the proposed mitigation measures are insufficient

CONCLUSION

Paragraph 89 – add to end *'be forwarded to the Secretary of State in view of Sport England's objection, and in the absence of a Direction from him, be permitted subject to conditions.'*

RECOMMENDATIONReplace **condition 9** with the following wording:

9. *No development shall take place until a written scheme of archaeological investigation (comprising a watching brief across the footprint of the proposed new classroom block and the MUGA to the north of the sports hall, in line with Section 10.3 of the Desk Based Assessment submitted with the application) has been submitted to and approved in writing by the Planning Authority. The development shall then be carried out in accordance with the approved scheme.*

Add new **reason 9**

- 9 *To ensure that any archaeological presence on the site is identified, recorded and protected in accordance with Policy DM 12 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 6** with the following wording:

- 6 *In order that the development should not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 7** with the following wording:

- 7 *To ensure satisfactory car parking for teachers in order to minimise the impact of the development to other highway users, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Replace **reason 8** with the following wording:

- 8 *To mitigate the impacts of the proposed expansion in order that the development should not prejudice highway safety not cause inconvenience to other highway users, to prevent conflict between pupils, parents and staff with construction vehicles and to protect the residential amenity of local residents, in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 10

- 10 *No development shall take place unless and until planning permission has been granted for a new footpath to be provided along the edge of the playing field. The development shall not be occupied unless the footpath has been implemented in accordance with the terms of that permission.*

Add new reason 10

- 10 *In order to satisfactorily secure an element of the transport mitigation measures identified in the Transportation Assessment in accordance with Policy CS25 of the Elmbridge Core Strategy 2011 and Policy DM7 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 11

- 11 *Prior to the commencement of development a scheme to provide replacement tree planting within the site shall be submitted to and ~~for~~ approved to the County Planning Authority. Such scheme shall include the size, location and species of the proposed trees and measures for the replacement trees to be maintained for a period of five years. Such maintenance shall include the replacement of any tree which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective.*

Add new reason 11

- 11 *In the interests of the visual amenity of the area in accordance with policies CS 14 of the Elmbridge Core Strategy 2011 and Policy DM6 of the Elmbridge Local Plan Development Management Plan 2015*

Add new condition 12

- 12 *The facing brick to be used on the proposed new classroom and extensions to the school shall closely match the brick used on the existing school buildings in respect of colour as indicated on the submitted plans.*

Add new reason 12

- 12 *In the interests of the visual amenity of the area in accordance with policies CS 17 of the Elmbridge Core Strategy 2011 and Policy DM2 and DM9 of the Elmbridge Local Plan Development Management Plan 2015*

This page is intentionally left blank