

MAIDENHEAD DEVELOPMENT CONTROL PANEL

29 April 2009

Item: 3

Application No.:	09/00598/FULL
Location:	Cox Green Community Centre 51 Highfield Lane Maidenhead SL6 3AX
Proposal:	Reserved matters application pursuant to outline planning permission 08/00862 for the construction of a part single part two storey community sports building
Applicant:	Mr C Thomas - Housing Policy
Agent:	Mr C McClimont - Edgington Spink And Hyne
Parish/Ward:	Cox Green Parish

If you have a question about this report, please contact: Peter Carey on 01628 796771 or at peter.carey@rbwm.gov.uk

1. SUMMARY

- 1.0 The proposal brings with it opportunities to improve facilities for the school and to increase public access to the sports facilities at Cox Green. In visual terms the building will provide an interesting and positive addition to the existing cluster of buildings at the north side of the campus. Provided appropriate management of the car parking on the campus, as required by the recommended condition, is agreed, there would appear to be no reason to withhold approval of the reserved matters. It is therefore concluded that, subject to the inclusion of appropriate conditions as set out in the report, approval should be granted.

It is recommended the Panel grants planning permission with the conditions listed in Section 9 of this report.

2. REASON FOR PANEL DETERMINATION

- 2.1 The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site forms part of the Cox Green Schools and community buildings campus, bounded by the main GW railway line to the northwest, Cannon Lane to the west and residential properties in Bissley Drive and Lowbrook Drive to the south and southeast. Application 09/00598 is for part of the Cox Green School playing field, at the north end of the site adjacent to the existing sports hall and the Cox Green Community Centre

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The application is for approval of the reserved matters (Access, Layout, Scale, Appearance and Landscaping) from planning permission 08/00862.
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|-----|----------|---|--------------|
| 4.2 | 10546/73 | Community Centre | A 25.09.1973 |
| | 04/41997 | Single-storey extension to sports hall to provide PE office | A 01.07.2004 |
| | 05/00913 | Community library, parish office and car parking | A 13.06.2005 |

- 08/00402 Construction of a single storey special school, a two storey 24-bed respite centre, access road from Cannon Lane, two all weather sports pitches plus associated parking, fencing, gates and landscaping A 10.06.2008
- 08/00862 Construction of a two-storey community sports building including fitness and aerobics studios and changing rooms for indoor and outdoor sports with link to existing sports hall (outline application) A 10.06.2008

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

National Indicators

5.1 The recommendation would contribute to the achievement of these relevant national indicators:

NI 8	Adult participation in sport	✓
NI 56	Reducing childhood obesity	✓
NI 163/4	Proportion of the population with higher level qualifications	✓
NI 170	Reduction in previously developed land which has been vacant or derelict for more than 5 years	✓
NI 175	Access to services and facilities by public transport, walking and cycling	✓
NI 177	Local bus passenger journeys originating in the authority area	✓
NI 186	CO ₂ emissions per person	✓
Various	Improving school attainment levels	✓

More information on these indicators can be found at:

<http://www.communities.gov.uk/publications/localgovernment/finalnationalindicators>

Local Area Agreement

5.2 The recommendation would contribute to the achievement of these selected priorities of the Council and its partners:

Improve life chances for all children and young people	✓
Create cleaner, greener and safer public spaces	✓
Promote healthy lifestyles	✓
Promoting sustainable lifestyles and behaviours	✓
Tackling inequalities and exclusion	✓

More information on these priorities can be found at:

http://www.rbwm.gov.uk/web/partnerships_laa.htm

Berkshire Structure Plan and Royal Borough Local Plan

5.3 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area
	✓
Structure Plan	DP5
Local Plan	N6, N9, DG1, ARCH2/3/4, NAP1, NAP2, R1, R7, R8, CF2, T5, T7, P4

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- (i) Impact on the provision of land for recreation both by the schools and by the wider community;
- (ii) Visual amenity;
- (iii) Car Parking and Accessibility

(i) Provision of Land for Recreation

6.2 Sport England withdrew its initial objection to application 08/00402 for the new Holyport manor School and related facilities on the understanding that any planning permission would ensure that the sporting potential of the wider proposals at this site were maximised by ensuring: –

- a. That all new sporting provision will be developed in accordance with the specifications set out in Sport England's relevant technical guidance notes;
- b. That there would be a formal community use agreement and sports development plan developed prior to the opening of the new Holyport Manor School buildings (or existing agreements and plans extended) to cover all the sporting provision at the site and the agreement and plan will be implemented on completion of the sporting provision;
- c. That the proposed enhancements to the remaining area of playing field land, including the development of the floodlit synthetic turf pitches and the sporting provision proposed by the community application (new changing provision, fitness gym, aerobics studio, facilities for the management of the school and community use of the sporting provision along with enhanced disabled accessible facilities for spectators and participants), were developed and available for use prior to the opening of the new Holyport Manor School.

6.3 Conditions 23 and 24 attached to the permission for the new school were designed to ensure that these points were secured: –

“23 The school and respite buildings hereby approved shall not be occupied until the completion of both all-weather pitches and the opening of a community building on the Cox Green campus providing the facilities specified in the development proposed under application 08/00862, unless a phasing agreement for the construction and delivery of such facilities has previously been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure provision of appropriate alternative sports provision in lieu of that lost on the site of the approved buildings in compliance with the requirements of PPG17. Relevant Policies Structure Plan DP4, S4, Local Plan R1, R7, R8.

24 Prior to the opening of the school buildings hereby permitted, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users and management responsibilities, and shall include a mechanism for review. The approved scheme shall be implemented upon commencement of the use of the approved development.

Reason: To secure well managed safe community access to the sports and recreation facilities on the Cox Green Schools' campus, to ensure sufficient benefit to the development of sport and to accord with South East Regional Strategy Policy E6.”

6.4 This reserved matters application for the extension to the sports hall is submitted to help ensure that these requirements can be achieved. It would provide an equipped fitness room on the ground floor and a dance studio on the first floor. There would be four communal changing

rooms with showers, two (m and f) for users of the playing fields (external wet surface changing) and two for users of the building's facilities (dry surface changing) together with separate staff and accessible changing rooms and w.c. facilities. These are facilities that have been lacking at Cox Green and will enable fuller participation in sport and recreation activities.

(ii) Visual Amenity

- 6.5 The building is sited as indicated on the outline application, but covers a slightly smaller footprint than then indicated. The consequence is that the degree of separation from the existing Community Centre would be slightly greater.
- 6.6 The building has a contemporary design, intended to complement the contemporary design of the proposed Holyport Manor School buildings on the south side of the campus. It would have a long curving pent roof rising from 3 metres at the western end to 8 metres close to the existing hall. The existing hall has a more conventional dual pitched roof with an 8.7 metre ridge and 5.6 metre eaves, so there would be a small, flat-roofed single storey link between the two buildings, to maintain an appropriate separation between the main structures and integrate into the design the existing single-storey Shokk Gym attached to the west end of the existing sports hall. The walls would have a combination of facing brick work, timber cladding and coloured wall panels, with extensive glazing, particularly on the north side, where the fitness room equipment would face the three existing field maple trees that currently separate the hall and community centre and which would become features in the centre of the grassed courtyard surrounded on three sides by the existing and proposed buildings.
- 6.7 The submitted plans indicate protection measures for these trees, which contribute to the visual amenities of this part of the campus and which should be the subject of appropriate conditions attached to any approval. These trees are just outside the red line of the application site, but within land under the control of the applicant (RBWM). To help protect their root areas from excessive trampling, the Tree Officer had previously suggested that access to the building should be direct from the car park and not across the grassed area. It is therefore considered that the doorway leading on to this area from the fitness room be treated as an emergency exit only and that access to the building be via the Shokk Gym from the northern car park or through the proposed foyer from the southern car park. Services and drainage runs need to avoid root protection areas of these trees: the plans show a surface water drain leading to a soakaway skirting the tree protection area.

(ii) Adequacy of parking provision

- 6.8 The Council's Parking Strategy (May 2004) recommends the provision of 1 parking space per 30sqm GFA for new sports halls/community facilities which comes to 22 spaces. No additional parking provision is proposed. The design and access statement states, "It is not expected that the new facilities will cause excessive pressure on the existing parking facilities at the rear and front of the sports hall and community building. The new facilities will provide sporting opportunities for longer periods of the day and therefore staggered parking requirements." It also states "The provision of changing rooms will greatly enhance the facilities for current users of the team games pitches and sports hall, whilst the additional facilities will significantly increase the opportunity for greater community participation in sporting activities that are within walking distance, which will be encouraged."
- 6.9 Users of the sports pitches and other facilities currently use the car parks next to the Community Centre and sports hall and it is anticipated that this will continue. There are 51 spaces in the latter and slightly fewer in the former. As these facilities will not be used when the school is open the existing parking is considered adequate. Supporting documentation for the outline planning application indicated that some parking spaces at Holyport Manor School (i.e. the 62 outside the inner security gate) could be used at weekends by prior agreement with the school without compromising the safety and security of pupils, residents or staff, if there was a particularly high demand over the whole schools campus. They could not be used without that arrangement, as the outer gates would control access from Cannon Lane.

- 6.10. In order to ensure that adequate and effectively managed parking is provided for the whole campus, the Highway Authority would want a condition to secure both a Car Parking Management Plan and a Travel Plan covering the existing and proposed schools as well as the existing and proposed community buildings.

Other Material Considerations

- 6.11 The layout of the building has been designed to link to the existing school gym in a manner which would not impact on daylighting for the existing community centre and which would retain a useable grassed area within the application site for the outdoor events organised in association with the existing community centre in addition to land outside the application site also available for such purposes. This was a concern of the Community Association at the outline stage, which it is considered is now adequately addressed.

7. CONSULTATIONS CARRIED OUT

Comments from interested parties

33 neighbouring properties were notified directly of the application. No responses have been received

Statutory consultees

Consultee	Comment	Where in the report this is considered
Environment Agency	No objection	Condition 7
Cox Green Parish Council	To be advised	N/A

Other consultees

Consultee	Comment	Where in the report this is considered
Tree Officer	To be reported	6.7
Jacobs Babbie (Ecology)	No objection; so long as recommendations in the Ecological Assessment are carried out, there should be no detrimental impact on the site's ecology.	N/A
Network Rail	No Objection	N/A
Highway Authority	No objection subject to Condition in respect of Car Parking Management and Travel Plans	6.8 – 6.10

8. APPENDICES TO THIS REPORT

- *Appendix A Site Location Plan*
- *Appendix B Elevations*

9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

1 the development must be commenced before the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

2 No development shall take place until samples of the materials to be used on external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the approved details.

Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

3 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. These measures shall include fencing in accordance with British Standard 5837. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.

4 Prior to commencement of development, a construction management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall include details of the temporary parking and turning space, storage of builder's equipment and materials, and other site facilities to be provided and maintained throughout the development of the site.

Reason: To ensure that the development is provided with adequate facilities during the construction period in order to minimise impact on the college's normal activities and to reduce the incidence of roadside parking which would be a danger to other road users. Relevant Policies - Local Plan P4.

5 Before the development hereby permitted is brought into use, a Car Parking Strategy and Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate parking on site. Relevant Policy P4.

6 Before the development hereby permitted is brought into use, a travel plan or travel plans covering schools' staff and students, and persons employed in other buildings on the Cox Green Schools campus shall have been submitted to and approved in writing by the Local Planning Authority. The approved travel plan(s) shall be implemented on or before occupation of the development hereby permitted, or as otherwise agreed in the plan.

Reason: To reduce reliance on private cars by staff of the three schools, pupils and other users of the development hereby permitted or of the adjoining sports and recreation facilities in the interests of the residential amenities of occupiers of neighbouring houses, encouraging sustainable modes of travel to the site, managing traffic on the highway network and to assist in a strategy to reduce carbon dioxide emissions. Relevant Policies: Structure Plan DP5, EN5, EN8, T1, T4, T5, Local Plan DG1, T7, T11.

7 Soakaways shall be constructed in natural ground, such that the base is at least 1m above the highest seasonal water table and in any case no deeper than 3m. No soakaways or SUDS discharge shall be constructed in contaminated ground.

Reason: To prevent pollution of groundwater. Relevant Policies: Structure Plan EN7, Local Plan NAP4.

8 The building hereby permitted shall be used in accordance with an approved and adopted Community Use and Sports Development Plan, which shall include details of pricing policy, hours of use, access by non-school users, management responsibilities and review mechanism, a copy of which shall be lodged with the Local Planning Authority before the facilities are brought into use.

- Reason: To ensure that the use is managed in a way that maintains community use of the facilities provided. Relevant Policies: Structure Plan S3 and S4.
- 9 Unless otherwise approved by the Local Planning Authority in writing for a specific event or occasion, no sound amplifying equipment shall be installed or used so as to be audible outside the building.
- Reason: To safeguard the residential amenities of nearby residents and the area generally from noise and disturbance. Relevant Policy: Berkshire Structure Plan Policy EN5 and RBWM Local Plan Policy NAP3.
- 10 The external doorway from the fitness room shall be kept shut and used only in case of emergencies. Appropriate notices to this effect shall be attached to it.
- Reason: To protect the grassed area surrounding the maple trees shown to be retained on the approved plans from excessive trampling and consequent damage to the trees' root protection areas. Relevant Policies - Local Plan DG1, N6.
- 11 No tree shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped without the written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the same size and species and shall be planted at such time as is specified by the Local Planning Authority.
- Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1, N6.

Informative(s)

- 1 You are advised that the prior to the submission of the Car Parking Strategy and Car Parking Management Plan required by condition 5 of this permission the Local Planning Authority would expect there to have been consultation with the Cox Green Community Association, the Church of the Good Shepherd and all the schools on the wider Cox Green Schools campus.
- 2 The Community Use and Sports Development Plan required by Condition should include details of pricing policy, hours of use, access by non-school users, management responsibilities and review mechanism, should be approved and adopted before the facilities are brought into use. The requirement for community use should be linked to or form part of that for the wider proposal to provide sports provision across the whole site.
- 3 You are advised that all new sporting provision should be developed in accordance with the specifications set out in Sport England's relevant technical guidance notes.