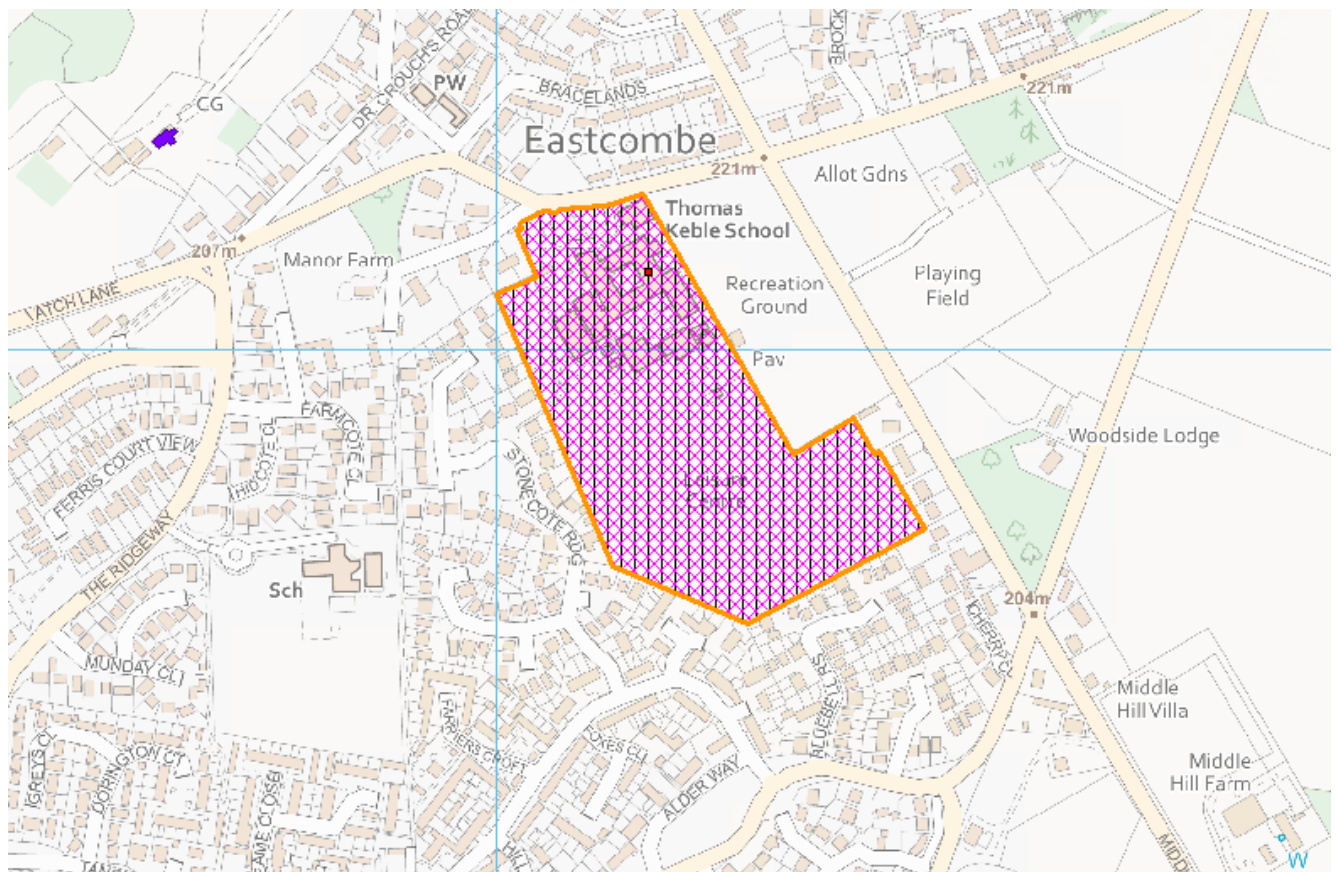




Development Control Committee Schedule 25/04/2023

Item No:	04
Application No.	S.23/0188/VAR
Site Address	Thomas Keble School, Eastcombe, Stroud, Gloucestershire
Town/Parish	Bisley With Lypiatt Parish Council
Grid Reference	389118,204062
Application Type	Variation of Condition
Proposal	Variation of Condition 25 (Construction Delivery times) of planning permission S.22/0918/FUL (as amended by S.22/2197/VAR)
Recommendation	Permission
Call in Request	Requested by Head of Planning





Development Control Committee Schedule 25/04/2023

Applicant's Details	Kier Construction Ltd Central House, Sabre Close, Quedgeley, Gloucester, Gloucestershire GL2 4NZ
Agent's Details	Mr David Jones Evans Jones Ltd, Royal Mews, St Georges Place, Cheltenham, GL50 3PQ
Case Officer	Helen Cooper
Application Validated	31.01.2023
	CONSULTEES
Comments Received	Environmental Health (E) Bisley With Lypiatt Parish Council Development Coordination (E)
Constraints	Aston Down Airfield Consultation Zones Affecting the Setting of a Cons Area Area of Outstanding Natural Beauty Consult area Glos Centre Env Records - Species Kemble Airfield Hazard Neighbourhood Plan Bisley Town Council Chalford Parish Council Settlement Boundaries (LP) Surface flooding 1 in 100 years Village Design Statement
	OFFICER'S REPORT

BACKGROUND

This application has been brought before the Development Control Committee as the application seeks to vary planning condition 25 (construction delivery times) which Members requested when application reference S.22/0918/FUL was determined at the Development Control Committee which took place in September 2022.

MAIN ISSUES

- * Principle of development
- * Highways
- * Residential Amenity and Noise

DESCRIPTION OF SITE

The application site comprises the Thomas Keble secondary school campus and associated playing fields which are located in the settlement boundary of Bussage and lie directly south of Eastcombe. The existing main school building fronts onto Bracelands with both vehicular and pedestrian access from this road. Pedestrian access is also possible from Stonecote Ridge, a residential road set adjacent to the west boundary of the site.



Development Control Committee Schedule 25/04/2023

The school campus contains a number of single and two storey buildings at the site which are currently located in the northern section of the site.

Residential properties lie to the north, south and west of the site. A playing field is set adjacent to the northwest boundary and beyond this lie allotments and fields.

Eastcombe Conservation Area lies to the north of the site and Brownhill and Bussage Conservation Area lies to the west.

The site is located within the Cotswold Area of Outstanding Natural Beauty (AONB). It also lies within the Cotswold Beechwoods Special Area of Conservation (SAC) 15.4 km core catchment zone.

The existing playing fields and an area of parking to the rear of the main school buildings are designated as protected open space within the adopted Stroud Local Plan 2015.

PROPOSAL

This application seeks a Variation of Condition 25 (Construction Delivery times) of planning permission, reference S.22/0918/FUL (as amended by S.22/2197/VAR).

Permission reference S.22/0918/FUL (as amended by S.22/2197/VAR) relates to the redevelopment of Thomas Keble School.

Condition 25 of this permission states the following:

No construction related deliveries shall be taken outside of the hours 9am to 3pm Monday to Friday.

Reason: To protect residential amenity and minimise disruption to the local highway network in accordance with Policies ES3 and CP14 of the adopted Stroud District Local Plan 2015.

The applicant is seeking to alter the wording of this condition to allow for greater flexibility. They have advised that condition 25 will 'cause unreasonable difficulties to the construction project and operating firm'. It has also been highlighted that the condition does not currently allow for school holidays when less traffic would be visiting the site at certain times of the day.

The application originally sought to vary condition 25 to read:

'No construction related deliveries shall be taken to coincide with student arrival and departure peak times at the school from Monday to Friday during school terms'.

RELEVANT PLANNING HISTORY

Application S.22/0918/FUL Partial re-development of the existing school site including: 1) demolition of the main school building; and other structures including DT block and SEN block 2) the erection of a new three-storey teaching block; 3) alterations to the existing sports



Development Control Committee Schedule 25/04/2023

hall and entrance; 4) new landscaping features incorporating new tree planting and new dedicated play areas; 5) the reconfiguration of the bus/car park; 6) the provision of ancillary installations; and 7) the provision of sustainability measures was granted planning permission on the 21st September 2022 subject to conditions.

Application S.22/2197/VAR sought a Variation to conditions 2 (approved drawings), 23 (drainage) and 24 (ASHP) of application S.22/0918/FUL - changes are proposed to the approved plans & drainage strategy. Permission granted 19th January 2023

Application S.22/2368/DISCON Discharge of conditions 6 (Dust), 7 (Asbestos), 12 (Minerals and waste), 17 (Construction Management Plan) and 21 (Tree Protection Monitoring) from S.22/2197/VAR (S.22/0918/FUL). These conditions were discharged on the 27th January 2023.

Application S.23/0230/DISCON Discharge of condition 13 (minerals and waste) of S.22/0918/FUL A decision letter was issued on the 8th March 2023 approving the waste management plan. An informative advises that 'The condition will not be fully discharged until the development has been completed fully in accordance with the specifications and details hereby approved.'

REVISED DETAILS

None received.

MATERIALS

Roof: Solar PV panels

Walls: Buff/brown brick, 'Slate Grey' powder coated standing seam metal cladding

Windows: Bronze colour window frames

REPRESENTATIONS

Statutory Consultees:

Bisley with Lypiatt Parish Council: Object with comments.

Quote from Agent's application:-

'As a result, this application proposes that there is a variation to the condition. To accord with policies ES3 and CP14, a restriction should remain in place to restrict the delivery of construction related items during the peak arrival and departure times of the school. However, to avoid the negative impacts as stated above, deliveries should be allowed outside of the restricted hours stated within the condition (not include peak times). Furthermore, the variation of the condition should allow for the construction firm to receive construction related deliveries during the school holidays, as this will support the completion of the construction while having a limited impact of the residential amenity and local highway



Development Control Committee Schedule 25/04/2023

network. The current wording of the condition makes no allowance for school holidays which is when construction work will be at its most, given there will be no children on site.'

This is an important condition which should be taken very seriously for the safety of our residents.

SUMMARY: Discrepancy in timing within planning applications; routes of large lorries creating noise disturbance and vibration over a long period of 28 months construction time; danger to residents during weekends and holidays which should require specific times for vehicle movements; Bisley alternative route for small vehicles is unacceptable; busy vehicular junction at Middle Hill/ Bisley Road crossroads and danger to residents including children walking or cycling to the recreation grounds.

TIMING OF DELIVERIES AND WASTE REMOVAL OFF SITE.

1. The Agent is emphasizing that delays will hold up the works to the detriment of Kier and the longer wait for completion. It is advised by the Agent that there should be restrictions in place during weekdays from 9.00am til 3.00pm at peak times of students entering and leaving the site. These restrictions should be set additionally throughout the weekday from 9.00am - 3.00pm.
2. To extend the times of the delivery and removal off site of any debris, would need to include the school holidays but within the same hours 9.00am-3.00pm weekdays only. Many residents use the facilities after school hours and again the roads are busy during the weekend when football matches, parents and children going to the playground are regular pedestrian movements and the crossroads at Middle Hill/Bisley Road is a danger point.

Previous construction traffic, relocating spoil from a large development at the Green Square site at Middle Hill site, used this junction on a regular basis, making crossing the junction, which has no crossing signage or coloured markings, unsafe for users and the residents of Bisley Road to Vache living with noise and rumbling of heavy trucks –all against amenity and CP14-

3. The Logistics Plans within the approved Construction and Environmental Management Plan are clear and give an indication of project progress dates and information about holiday periods while the Agent states that no allowance has been given for school holidays.

Managing damage.

There is an approved Construction and Environmental Management Plan (Revised). This is essential and should include making good any damage to roads surfacing, signage and boundary stone walls by construction traffic.

Ref Policy-Bisley with Lypiatt stone walling and boundary treatment
Public comment.



Development Control Committee Schedule 25/04/2023

A letter from a resident at 76 Stonecote Ridge has objected to this change in Variation. His comment that the site is viewed from public space, is correct.

Construction and Environmental management Plan (Revised) S.22/0918/FUL:-

'2.3 All works will be undertaken between 8am and 6pm Monday to Friday and 8.00am to 1.00pm Saturdays. This is an extended time into the weekend to that mentioned in this application for a change to this condition 25.

'3.5 Type and number of vehicles:

Deliveries to the site will be targeted to avoid the main peak network and school drop off and collection times. These being 0830- 0900Hrs and 1500- 1520h-Hrs. A further discrepancy in times.

This requirement along with specified delivery routes, restrictions will be built into all sub-contractors and suppliers orders to ensure adherence. As the programme progresses vehicle deliveries will increase and decrease accordingly. For example, in the ground works phase there will be increased lorries for deliveries but also removal of site arisings from the excavation process. Our trained traffic marshals will ensure all vehicles leave the construction site in a forward gear and will be directed to use Toadsmoor Road.'

3.10 Our gate person/traffic marshal will be appropriately trained and experienced to guide vehicles and manage any unloading. Vehicles exiting the project will be instructed to use the Toadsmoor Road route onto the A419. Smaller vehicles do have an alternative route available via Bisley, however this will be discouraged.

Whilst it is welcomed that construction traffic does not go through Chalford or Old Neighbourhood, however, smaller vehicles have an alternative route shown on 3.6 Site Logistics Plan to go via the Bisley Road to Bisley. There is already a rat run and congestion caused to Bisley residents and this should be reconsidered as a matter of urgency.

Movement of waste.

The 'Site Waste Management Plan' October 2022 indicates that inert waste is projected at 700 cu metres and mixed construction and/or demolition waste would be 330cu metres. Access via Toadsmoor Road with the ground/instability issues of falling away into the valley, even 'temporary' access could cause substantial making good costs and disruption to traffic.

This quantity of waste alone to be transferred from site would mean a large number of truck movements which will upset residents.

Highways: Gloucestershire County Council, the Highway Authority acting in its role as Statutory Consultee has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Highways Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015 has no objection.



Development Control Committee Schedule 25/04/2023

The justification for this decision is provided below.

I have no objection to this variation in the wording of condition 25 in view of the submission by the applicants. I have also noted the concerns of residents in respect of damage to the highway and I would recommend by an informative that a photographic survey is undertaken by the contractor accompanied by the Area Highway representative if that is not already covered in the imposed condition.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained. The Highway Authority therefore submits a response of no objection.

Environmental Health: I have no objection to the proposed variation.

Public Comments:

Councillor Jockel: General comments – It's my recollection that this was the only condition that survived the development control committee. As I presented at the committee, 'convenience' at the relatively short construction phase period appears to have trumped all other concerns over the lifecycle of decades of the building, long after construction is complete. That the agent is now seeking a variation for this one standing condition is filled with irony and spotlights further the lack of sensitivity to the concerns of the community and their representatives. The school, as social institution with a duty of care to the community it serves, should be deeply concerned with the direction of travel. Specific comments - I wholly support the objection of Jenny Exley, Cllr and Planning Lead for Eastcombe Parish Council made 27 February 2023.

Public: One objection has been received. To summarise concern has been raised that the application contains a section asking if the site can be seen from a public road, public footpath, bridleway or public land and the applicant has indicated that it is not. The site can be seen from the surrounding area and this is factually inaccurate. Concern has been raised that the reasons for varying the condition which relate to cost and delays are not suitable reasons for the variation. It is important that the original reasons for making this condition are maintained to ensure local residents are not unduly disrupted any more than necessary.

NATIONAL AND LOCAL PLANNING POLICIES

National Planning Policy Framework.

Available to view at:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1).

Stroud District Local Plan.



Development Control Committee Schedule 25/04/2023

Policies together with the preamble text and associated supplementary planning documents are available to view on the Councils website:

https://www.stroud.gov.uk/media/1455/stroud-district-local-plan_november-2015_low-res_for-web.pdf

Local Plan policies considered for this application include:

CP1 – Presumption in favour of sustainable development.
CP2 – Strategic growth and development locations.
CP3 – Settlement Hierarchy.
CP4 – Place Making.
CP7 – Lifetime communities.
CP13 – Demand management and sustainable travel measures.
CP14 – High quality sustainable development.

EI11 – Promoting sport, leisure and recreation.
EI12 – Promoting transport choice and accessibility.
EI13 – Protecting and extending our cycle routes.
EI16 – Provision of public transport facilities.

ES1 – Sustainable construction and design.
ES2 – Renewable or low carbon energy generation.
ES3 – Maintaining quality of life within our environmental limits.
ES4 – Water resources, quality and flood risk.
ES5 – Air quality.
ES6 – Providing for biodiversity and geodiversity.
ES7 – Landscape character.
ES8 – Trees, hedgerows and woodlands.
ES10 – Valuing our historic environment and assets.
ES12 – Better design of places.
ES13 – Protection of existing open space.
ES15 – Provision of outdoor play space.

The proposal should also be considered against the guidance laid out in SPG Residential Design Guide (2000), SPG Residential Development Outdoor Play Space Provision, SPG Stroud District Landscape Assessment, SPD.

The site partially lies within Chalford Neighbourhood Development Plan Area which has an emerging neighbourhood plan.

PRINCIPLE OF DEVELOPMENT

The principle of development has been established at the site by planning permission S.22/0918/FUL (as varied by S.22/2197/VAR). The proposed variation to condition 25 will not impact upon the approved scheme other than to alter the times in which it is possible for construction related deliveries to be made to the site. This is appropriately the subject of a S73 application.



Development Control Committee Schedule 25/04/2023

The key consideration therefore relates to whether it is reasonable to vary condition 25 and the implications that this may have upon the highway network and residential amenity.

Paragraph 56 of the NPPF advises that 'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.'

Condition 25 currently restricts deliveries to school hours 9am to 3pm and does not make any allowance for longer delivery hours before school starts/ finishes or during the school holidays.

Members sought condition 25 in order to minimise disruption to the highway network and to protect residential amenity. It is considered that the condition can be amended to provide greater flexibility for construction related deliveries whilst continuing to minimise the impact upon the highway network and protecting residential amenity in line with Policies ES3 and CP14 of the adopted Local Plan 2015 and this is considered further below.

HIGHWAYS

A key consideration relates to the peak times at the school and the potential for conflict between school traffic and construction delivery vehicles.

The applicant has advised that drop off times are between 8:30am and 9am. School pick up times are between 3pm and 3:20pm. There are currently 676 pupils at the school.

The school has advised that no morning or breakfast clubs take place prior to school opening hours. However, there are a number of after school clubs which run until 4:15pm. The applicant has provided the following approximate breakdown of pupil's attending after school clubs:

Monday: 60
Tuesday: 70
Wednesday: 70
Thursday: 70
Friday: 40

The numbers which attend after school clubs is limited in comparison to overall attendance at the site and on balance it is considered unlikely that deliveries would lead to an unacceptable level of disruption at this time.

The Local Highway Authority have reviewed this application and have raised no objection.

It should be noted that the Construction and Environmental Management Plan (CEMP) has been approved under the discharge of condition application reference S.22/2368/DISCON. This document provides further guidance in respect of deliveries and advises that the construction company will have a full-time competent gate person/traffic marshal to monitor and control all deliveries. This will help mitigate the potential for traffic conflict at the site.



Development Control Committee Schedule 25/04/2023

It is considered reasonable to alter the wording of condition 25 to restrict deliveries at peak times of the day during school term times, whilst allowing deliveries before and after school hours. To be compliant with the NPPF it is recommended that a timeframe is specified and this should comprise an hour slot either side of the school day for clarity and to ensure enforceability.

It is therefore recommended that the condition is amended to restrict deliveries between 8am to 9am and 3pm to 4pm during term times. The variation to the condition will ensure that construction related deliveries do not conflict with school traffic thereby minimising the risk of disruption at the site and within the surrounding area. This will also allow greater flexibility during school holidays when far less traffic would be visiting the site at set times of the day.

RESIDENTIAL AMENITY AND NOISE

Condition 25 was also recommended in respect of protecting residential amenity. Subject to the variation of condition containing restrictions on deliveries at peak times it is not considered that the proposal would harm residential amenity in terms of noise and disturbance from traffic conflict.

It should be noted that Environmental Health have raised no objection to the variation and condition 5 which restricts construction hours is retained. The proposal is therefore considered to be compliant with policies ES3 and CP14 of the Local Plan.

REVIEW OF CONSULTATION RESPONSES

Bisley with Lypiatt Parish Council have objected to the S73 application. They have raised concerns about the routing of vehicles and requested that restrictions are retained including during the school holidays as many residents use the facilities after school hours and during the weekend. In response, whilst the facilities may be used within the school holidays it is considered that the volume of traffic would be more dispersed throughout the day. As such the potential for conflict between visitors and construction traffic would be far less likely. It is therefore recommended that the condition excludes restrictions during school holidays.

The Construction and Environmental Management Plan (CEMP) outlines the route for large vehicles and the preferred route for small vehicles.

The Parish Council have requested that the information contained within the CEMP is reconsidered in respect of smaller vehicles using Bisley Road. The CEMP has been approved following consultation with Highways and as such it is not considered reasonable to impose further restrictions on vehicle routes under this application.

The Parish Council have also raised concern in relation to the site waste management plan. This document has also been approved under reference S.22/2368/DISCON (condition 12). Highways have acknowledged these concerns and recommended that an informative is applied in respect of potential damage to the highway. This is listed as informative 7 below.

A member of the public has raised concern that the application form states that the site cannot be seen from a public road, public footpath, bridleway, or other public land. The



Development Control Committee Schedule 25/04/2023

discrepancy on the application form has been noted and LPA Officers are aware that the site is visible within the surrounding area. LPA Officers are satisfied that sufficient information has been provided for validation purposes and to enable a recommendation to be made.

OTHER MATTERS

Condition 6 (dust control), 7 (asbestos), 12 (site waste management plan), 17 (construction management plan), 21 (tree protection) have been discharged under reference S.22/2368/DISCON. Details have also been agreed in respect of condition 13 (minerals and waste) under reference S.23/0230/DISCON.

These conditions have been amended to become compliance conditions and they reflect the approved information.

RECOMMENDATION

For the reasons outlined above it is recommended that condition 25 is amended to read:

'No construction related deliveries shall be taken to coincide with student arrival time of 08:00 to 09:00 and student departure time of 15:00 to 16:00 from Monday to Friday during school term time.'

Reason: To protect residential amenity and minimise disruption to the local highway network in accordance with Policies ES3 and CP14 of the adopted Stroud District Local Plan 2015.

It is considered that this amendment will allow greater flexibility whilst continuing to mitigate for any conflict between school traffic and construction related deliveries. This will also protect neighbouring amenity in respect of Policies CP14 and ES3 of the adopted Local Plan. It is therefore considered that the proposed variation complies with all relevant local policies, and it is recommended that permission **be granted**.

HUMAN RIGHTS

In compiling this recommendation we have given full consideration to all aspects of the Human Rights Act 1998 in relation to the applicant and/or the occupiers of any neighbouring or affected properties. In particular regard has been had to Article 8 of the ECHR (Right to Respect for private and family life) and the requirement to ensure that any interference with the right in this Article is both permissible and proportionate. On analysing the issues raised by the application no particular matters, other than those referred to in this report, warranted any different action to that recommended.

Subject to the following conditions:	<p>1. The development hereby permitted shall be begun before 21/09/2025.</p> <p>Reason: To comply with the requirements of Section 73 and 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
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Development Control Committee Schedule 25/04/2023

2. The development hereby permitted shall be carried out in all respects in strict accordance with the approved plans listed below:

Site Location Plan, Drawing Number: PL001 Rev P1 received on 22.04.2022

Existing Site Plan, Drawing number: 137059-WWA-00-ZZ-D-L-0102-S4-P02 received on 08.07.2022

Proposed Site Plan, Drawing Number: 137059-WWA-00-ZZ-DR-L-0101 REV P14 received 10.10.2022

Site Demolition Plan Drawing Number: PL002 REV P1 received on 22.04.2022

Proposed Ground Floor Main Building, Drawing Number: PL003 Revision P3 received on 10.10.2022

Proposed First Floor Main building, Drawing Number: PL004 REV P3 received on 10.10.2022

Proposed second floor main building, Drawing Number: PL005 REV P3 received on 10.10.2022

Proposed roof floor plan Main Building, Drawing Number: PL006 Rev P3 received on 10.10.2022

Proposed Elevations main Building Sheet 1 of 2, Drawing Number: PL010 REV P3 received on 10.10.2022

Proposed Elevations Main Building Sheet 2 of 2, drawing number PL011 REV P5 received on 28.11.2022

Proposed GA Building Sections Main Building, Drawing Number: PL012 REV P3 received on 28.11.2022

Existing GA Ground Floor and Roof Plan – Sports Hall Extension, Drawing Number: PL007 REV P1 received on 22.04.2022

Proposed GA Ground Floor and Roof Plan – Sports Hall Extension, Drawing Number: PL008 REV P2 received on 10.10.2022

Existing GA Elevations – Sports Hall Extension, Drawing Number: PL014 REV P1 received on 22.04.2022

Proposed GA Elevations – Sports Hall Extension, Drawing Number: PL013 REV P5 received on 7.12.2022

Existing GA Sections – Sports Hall Extension, Drawing Number: PL015 REV P1 received on 22.04.2022

Proposed GA Sections – Sports hall Extension, Drawing Number: PL016 REV P3 received on 6.12.2022

Animal Care Proposed Ground Floor and Roof Plan, Drawing Number: PL009 REV P2 received on 22.04.2022

Proposed Elevations and Sections Animal Care, Drawing Number: PL017 REV P2 received on 22.04.2022

External Sports Strategy (summer) Drawing Number: 137059-WWA-00-Z-D-L-0104 REV P09 received on 10.10.2022

External Sports Strategy (Winter) Drawing Number: 137059-WWA-00-ZZ-D-L-0105 REV P09 received on 10.10.2022



Development Control Committee Schedule 25/04/2023

External Levels, Drawing number: 137059-WWA-00-ZZ-D-L-0106
REV P05 received on 5.12.2022
Revised Planting Strategy, Drawing Number: 137059 -WWA-00-
ZZ-DR-L-0107-S4-P08 received 10.10.2022
BB103 Areas, Drawing Number: 137059-WWA-00-ZZ-DR-L-0109
REV P11 received on 10.10.2022
Biodiversity Net Gain Proposed Site Plan, Revised Drawing
Number: 137509-WWA-00-ZZ-DR-L-0110-S4-P11, 10.10.2022
Accessible Access Strategy, Drawing Number: 137059-WWA-00-
ZZ-D-L-0112 REV P08 received on 10.10.2022
Proposed Site sections plan, Drawing Number: 137059-wwa-00-
ZZ-DR-L-0401 P07 received on 10.10.22
Contextual Sections, Drawing Number: 137059-NOV-EFAI-XX-
DR-A-PL022 received on the 7.12.22
Sustainable Urban Drainage Strategy, Drawing Number: C20146-
HYD-ZZ-00-DR-C-7001 Rev P02 received on the 10.10.2022
Site Plan and Contextual West Elevation, Drawing Number
137059-NOV-AI-XX-DR-A-PL021 Rev P5 received on 6.12.2022
Topsoil Areas, Drawing Number 137059-WWA-00-ZZ-DR-L-0138-
S2-P03 received on 5.12.22
Drainage Strategy Submission Sheet 1, drawing number 137059-
HYD-00-XX-DR-C-7100 received on the 10.11.2022
Drainage Strategy Submission Sheet 2, Drawing Number: 137059-
HYD-00-XX-DR-C-7102 received on the 10.11.2022
Drainage Strategy Submission Sheet 3, Drawing Number: 137059-
HYD-00-XX-DR-C-7103 received on the 10.11.2022

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of good planning.

3. No works shall take place on the external surfaces of the building(s) hereby permitted until samples of the materials to be used in the construction works have been submitted to and approved in writing by the Local Planning Authority. Development shall then only be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

4. Full details of the design and appearance of the storage containers, greenhouse and service compound shall be submitted to and approved in writing by the Local Planning Authority prior to the structures being erected on site. Development shall then only be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.



Development Control Committee Schedule 25/04/2023

5. No construction site machinery or plant shall be operated, no process shall be carried out at the site except between the hours 08:00 and 18:00 on Mondays to Fridays, between 08:00 and 13:00 on Saturdays and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interests of residential amenity.

6. Dust control measures shall be implemented and maintained for the duration of construction works in accordance with the details outlined within the Construction and Environmental Management Plan received on the 5th January 2023.

Reason: In the interests of residential amenity.

7. Demolition works shall be carried out in full accordance with the following approved documents:

*Risk Assessment Record -Asbestos Enclosure from Smiths (received 27/10/2022)

*Risk Assessment Record – Asbestos products from Smiths (received 27/10/2022)

*Plan of Asbestos Works from Smiths (received 27/10/2022)

*Periodic Review from Asbestos Consultancy Practice (received 27/10/2022)

Reason: To ensure that risks from asbestos to future users of the land and neighbouring land are minimized and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. Details of obscure glazing to be provided to a minimum standard of level 5 and to 1.7 metres from floor height shall be submitted in relation to the proposed windows at first and second floor level, which serve classrooms and offices along the west elevation of the proposed main school building facing Stonecote Ridge. Development shall then only be carried out in accordance with the details approved in writing by the Local Planning Authority and these rooms shall not be used prior to the installation of the agreed glazing.

Reason: To ensure privacy is maintained for neighbouring occupiers.

9. The glass used in the windows in the new building which face on the playing fields should be 10mm toughened glass for the outer



Development Control Committee Schedule 25/04/2023

pane and 6.8mm laminated glass for the inner pane, with Argon fill OR installation of external protective grills to the windows facing the playing fields.

Reason: to allow continuous use of the playing field whilst protecting the occupants of the new building from possible glass damage caused by sports projectiles in use on the playing field.

10. The new mini football pitch identified as pitch 2 on the east of the site on drawing 137059-WWA-00-ZZ-D-L-0105/S4/Rev P09 shall be constructed and laid out in accordance with the planning application S.22/2197/VAR (S.22/0918/FUL) and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use within 1 calendar year of the practical completion certificate being issued for the new building hereby permitted.

Reason: To ensure the quality of pitches is satisfactory and they are available for use before development (or agreed timescale) and to accord with Development Plan Policy ES13.

11. Within 12 months of the date of this planning permission, a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the outdoors sports facilities, toilets and car parking and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy ES13.

12. The development hereby permitted shall be carried out in full accordance with the Site Waste Management Plan from Bre (received 27/10/2022).

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy: Core Policy WCS2 – Waste Reduction and adopted Minerals Local Plan for Gloucestershire Policy SR01.



Development Control Committee Schedule 25/04/2023

13. The management and recycling of waste generated during occupation shall be carried out in full accordance with the Waste Management Plan received on the 6th February 2023 and with the details outlined on the proposed Site Plan drawing number 137059-WWA-00-ZZ-DR-L0101 S5 P15 received on the 6th February 2023.

Reason: To ensure the effective implementation of waste minimisation and resource efficiency measures in accordance with adopted Gloucestershire Waste Core Strategy WCS2 – Waste Reduction.

14. The Development hereby approved shall not be brought into use until sheltered, secure and accessible bicycle parking to a number to be agreed and has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason: To promote sustainable travel and healthy communities.

15. An electric vehicle infrastructure strategy and implementation plan shall be submitted to a level to be agreed and approved in writing by the Local Planning Authority prior to the first use of any building hereby permitted. The plan shall contain details of the number and location of all electric vehicle charging points which shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851, and Manual for Gloucestershire Streets. Buildings and parking spaces that are to be provided with charging points shall not be brought into use until associated charging points are installed in strict accordance with approved details and are operational. The charging point installed shall be retained thereafter unless replaced or upgraded to an equal or higher specification.

Reason: To promote sustainable travel and healthy communities.

16. The Development hereby approved shall not be occupied until the applicant has submitted a travel plan in writing to the Local Planning Authority that promotes sustainable forms of access to the development site and this has been approved in writing by the Local Planning Authority. This plan will thereafter be implemented and updated.

Reason:
To reduce vehicle movements and promote sustainable access.



Development Control Committee Schedule 25/04/2023

17. The development hereby permitted shall be carried out in full accordance with the approved Construction and Environmental Management Plan from Kier, received on the 5/01/2023.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

18. All works shall be carried out in full accordance with the recommendations contained in:

* Preliminary Ecological Appraisal, Wild Service, dated February 2022

* Planting Strategy, Drawing Number: 137059 -WWA-00-ZZ-DR-L-0107-S4-P08 received 10.10.2022

* Biodiversity Net Gain (BNG) Assessment, Wild Service, dated April 2022

* Biodiversity Net Gain Proposed Site Plan, Revised Drawing Number: 137509-WWA-00-ZZ-DR-L-0110-S4-P11 received 10.10.2022

* Landscape Management and Maintenance Plan, Wynne-Williams Associates, dated August 2022

Already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

Reason: To protect and enhance the site for biodiversity in accordance with paragraph 174 of the National Planning Policy Framework, Policy ES6 of the Stroud District Local Plan 2015 and for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

19. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity and to protect residential amenity shall be submitted to and approved by the Local Planning Authority. The strategy will:

a) identify the areas/features on site that are particularly sensitive for foraging bats.

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.

c) ensure satisfactory lux levels in relation to residential properties

All external lighting shall be installed only in accordance with the



Development Control Committee Schedule 25/04/2023

specifications and locations set out in the strategy.

Reason: To maintain dark corridors for nocturnal wildlife in accordance with Local Plan Policy ES6 and to protect residential amenity in accordance with Policy ES3.

20. The development must be fully compliant with the Tree Survey, Arboriculture Impact Assessment, Method Statement, Tree Protection Plan, Service Plan, written by Wynne Williams Associates.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

21. The development hereby approved shall be implemented in strict accordance with the following approved details:

Arboricultural Monitoring Proposals (received 27/10/2022)

Tree Protection Plan Services – 137059-WWA-00-ZZ-DR-L-0704 (received 27/10/2022)

Tree Protection Plan Phase 1 – 137059-WWA-00-ZZ-DR-L-0703 (received 27/10/2022)

Tree Protection Plan Phase 2 – 137059-WWA-00-ZZ-DR-L-0702 (received 27/10/2022)

Tree Removals Plan– 137059-WWA-00-ZZ-DR-L-0701 (received 27/10/2022)

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with Stroud District Local Plan Policy ES8 and with guidance in revised National Planning Policy Framework paragraphs 15, 170(b) & 175 (c) & (d).

22. Details of a scheme of hard and soft landscaping for development must be submitted to and approved by the Local Planning Authority. The landscaping scheme shall include details of hard landscaping areas and boundary treatments (including the type and colour of materials), written specifications (including cultivation and other operations associated with tree, shrub, hedge or grass establishment), schedules of plants noting species, plant size and proposed numbers/ densities. Any plants which fail within a five year period must be replaced.

Reason: To preserve trees and hedges on the site in the interests of visual amenity and the character of the area in accordance with



Development Control Committee Schedule 25/04/2023

Stroud District Local Plan Policy ES8 and with guidance in revised National Planning Policy Framework paragraphs 120 (a) and (b). Paragraph 179 protect and enhance biodiversity.

23. No building or use hereby permitted shall be occupied or the use commenced until the drainage scheme for this site has been completed in accordance with the approved Drainage Strategy. The scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

24. Prior to the first use of the development hereby approved, the acoustic screening shall be provided to the ASHP compound in full accordance with the recommendations set out in section 5.6.1 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P05). The acoustic fencing shall be constructed from timber in accordance with the material information submitted on the 28th November 2022 entitled acoustic images. Thereafter the acoustic fencing shall be retained as such. For the avoidance of doubt the ASHP units shall be operated in full accordance with the recommendations of section 5.6.2.1 and 5.6.2.2 of the submitted Mach Group Environmental Acoustics Plant Noise Impact Assessment (ref: TKS-MAL-XX-XX-RP-Y-9001 P05).

Reason: In order to protect residential amenity in accordance with Policy ES3 of the Stroud District Local Plan (adopted) November 2015.

25. No construction related deliveries shall be taken to coincide with student arrival time of 08:00 to 09:00 and student departure time of 15:00 to 16:00 from Monday to Friday during school term times.

Reason: To protect residential amenity and minimise disruption to the local highway network in accordance with Policies ES3 and CP14 of the adopted Stroud District Local Plan 2015.

26. The topsoil area shall be sited and managed in accordance with the details outlined on Topsoil Areas drawing number 137059-WWA-00-ZZ-DR-L-0138-S2-P03 submitted on the 5th December 2022 and the revised Soil Statement received on the 14th December 2022. The topsoil area shall be returned to its former use within six months from the date construction work on the main



Development Control Committee Schedule 25/04/2023

school building has been completed.

Reason: In the interests of visual and residential amenity in accordance with Policies ES3 and CP14 of the Stroud District Local Plan.

Informatives:

1. ARTICLE 35 (2) STATEMENT - The case officer contacted the applicant/agent and negotiated changes to the design that have enhanced the overall scheme.
2. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents in terms of smoke/fumes and odour during the construction phases of the development by not burning materials on site. It should also be noted that the burning of materials that give rise to dark smoke or the burning of trade waste associated with the development, may constitute immediate offences, actionable by the Local Authority. Furthermore, the granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated smoke, fume or odour complaints be received.
3. The proposed development will require a School Travel Plan as part of the transport mitigation package. Gloucestershire County Council has published guidance on how it expects School Travel Plans to be prepared, this guidance is freely available from the County Councils website. As part of this process the applicant must register for Modeshift STARS and ensure that their targets have been uploaded so that progress on the implementation of the Travel Plan can be monitored. Modeshift STARS Business is a nationally accredited scheme which assists in the effective delivery of travel plans, applicants can register at www.modeshiftstars.org
4. It is advised that prior to commencement of the development hereby approved (including any ground clearance, tree works, demolition, or construction) a pre-commencement meeting is taken place with the main contractor / ground workers with the local planning authority tree officer.
5. It is recommended that the applicant looks to provide as much planting as practically possible along the western boundary shared with residents of Stonecote Ridge. The applicant should seek to discuss planting with residents and Sport England prior to applying to discharge condition 22 which relates to soft and hard landscaping.



Development Control Committee Schedule 25/04/2023

6. Please note for the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contact our Development Services Team (Tel: 0800 707 6600).
7. The applicant is advised to contact the Highway Authority at Gloucestershire County Council to arrange a photographic survey with an Area Highway representative prior to starting works. This is to enable monitoring of the highway and any damage which might take place through construction works.