 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	23 rd November 2022
	REPORT OF:	HEAD OF PLANNING
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AGENDA ITEM:	7	WARD: CKW - Chipstead, Kingswood and Woodmansterne

APPLICATION NUMBER:	22/01410/F	VALID:	10/08/2022
APPLICANT:	Pod Developments Ltd	AGENT:	Pod Developments Ltd
LOCATION:	ABERDOUR SCHOOL BRIGHTON ROAD, BURGH HEATH, SURREY KT20 6AJ		
DESCRIPTION:	New single storey preschool buildings to replace existing portable cabins.		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

This application is referred to Committee in accordance with the Constitution as the development exceeds 250sq.metres of additional floor space.

SUMMARY

This is a full application for the demolition of the existing preschool buildings at Aberdour School and the development of new single storey preschool buildings. The site is located to the north of the Borough in Burgh Heath, accessed on the east side of the A217 Brighton Road. The site is located within the Metropolitan Green Belt, and Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient semi-natural woodland.

The site is located within the Green Belt. The proposal would constitute the replacement of a building within the same use which is not an inappropriate form of development within the Green Belt. Whilst contributing a greater amount of floor space the proposed building would maintain the single storey scale for the most part. The contemporary design, particularly the extensive use of timber, would be appropriate for the rural location, and would be reflective of the wooded nature of the site beyond. There are a range of building design types across the school within the context of which the design would be acceptable.

The scale of the development, and its similar positioning to the existing buildings, would not give rise to harm to the amenity of the nearest neighbouring dwelling. The

scheme would not require any tree removal, and tree protection details can be secured by condition.

It is not the intention that the new preschool buildings would facilitate any increase in pupil or staff numbers, and the new buildings would be sited in the same part of the site as the existing preschool. There would therefore not be any displacement of parking spaces nor a requirement for further provision, therefore there would not be an impact on the existing parking situation or greater demand. The highway authority is satisfied that there would be no impact on highway safety or capacity grounds. A condition requiring the submission of a construction Transport Management Plan is recommended.

In conclusion the application is considered to be acceptable on green belt, design, amenity, tree and highway grounds.

RECOMMENDATION(S)

Planning permission is **GRANTED** subject to conditions.

Consultations:

Highway Authority:

The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends a condition requiring the submission of a construction transport management plan.

Representations:

Letters were sent to neighbouring properties on the 11/08/2022. No responses have been received.

1.0 Site and Character Appraisal

- 1.1 The site is occupied by an existing school, Aberdour School, a private preparatory school located within the north of the borough in Burgh Heath, to the east side of Brighton Road. The school is spread across a large site and comprises a number of buildings and ancillary buildings. The central school building, which contains the main reception, constitutes the oldest building on the site, and is a traditional, pitched gable building with slate roof, and is centrally located within the site. Surrounding buildings are later in date of varying ages. To the north part of the site are a number of tennis courts and multi-use games areas (MUGAs), with playing fields located to the rear.
- 1.2 The existing preschool is located in the southern part of the site and consists of a number of prefabricated buildings that are becoming aged and weathered through the passage of time.
- 1.3 The site is located within the metropolitan Green Belt, an Area of Great Landscape Value (AGLV) and is adjacent to an area of ancient and semi-natural woodland to the south. There are a number of prominent trees around the site, particularly to the southern boundary, with a small amount of formal planting within the school grounds. The site is relatively flat throughout.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the local planning authority for pre-application advice prior to submission of the application.
- 2.2 Improvements secured during the course of the application: the proposal as submitted is considered to be acceptable therefore no amendments have been sought.
- 2.3 Further improvements could be secured: Further improvements can be secured by way of appropriately worded conditions and informatives.

3.0 Relevant Planning and Enforcement History

3.1	05/02366/F	Single storey extension to existing school sports hall to serve as equipment store.	Granted 21/12/2005
3.2	08/00892/F	Construction of a hard surface play area, access pathway and a 2.75m high chain link fence (As amended on 18/06/2008 to show revised siting).	Granted 09/09/2008
3.3	10/00502/F	Erection of a temporary pre-fabricated building for use as an early years teaching area	Granted 04/05/2010
3.4	12/01605/F	Erection of replacement classrooms and specialist music facilities	Granted 25/10/2012
3.5	13/00330/F	Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native semi-mature deciduous trees and the installation of low level bollard lighting	Withdrawn 23/04/2013
3.6	13/01037/F	Proposed re-surfacing of an area currently used as a staff car park with a sustainable material, the planting of new native trees and hedgerow and the installation of low level bollard lighting	Granted 12/08/2013

4.0 Proposal and Design Approach

- 4.1 This is a full application for the construction of new single storey preschool buildings to replace existing portable cabins. The existing buildings are becoming worn and are no longer fit for purpose. The proposed development is intended to serve existing and future pre-school children and is not intended to facilitate an increase in pupil or staff numbers.
- 4.2 The new preschool buildings would be comprised of three separate blocks which, whilst covering a larger area by virtue of their footprints, would broadly follow the same positioning within the school site. The buildings would be of a contemporary design, somewhat abstract in their form and architectural features and use of colours, fenestration and materials. A number of the walls

would be clad in timber and cork, and the building has been designed to be of sustainable construction in order that some 80% of the materials can be recycled once the building comes to the end of its use. Green walls and roofs would be incorporated in places.

- 4.3 The buildings would cover a total area of 1080.4 sq. metres, constituting an additional 302.6 sq. metres. The heights of buildings would vary given their design however the maximum height would be approx. 6.2m and would be single storey in scale. Much of the proposed buildings would range from 2.6 to 3.5m in height. The existing buildings are approx.. 3.2m in height. The buildings would be divided into separate classrooms with ancillary facilities with access to their own separate garden areas for outdoor activities. Block 1 would feature the main hall and staff room. Part of the existing courtyard would remain as would the existing tree house to the east of the proposed buildings.
- 4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:
Assessment;
Involvement;
Evaluation; and
Design.
- 4.5 Evidence of the applicant’s design approach is set out below:

Assessment	The site of the school is acknowledged as being within an Area of Great Landscape Value (AGLV). No listed buildings are identified as being within the site.
	No site features worthy of retention were identified.
Involvement	It is not indicated that community consultation took place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The design of the proposed dwellings has been informed by the current identified needs of the school. The existing preschool buildings are rigid and in-flexible for modern teaching methods and needs. The fabric of the structures is in a poor and irreparable, condition they leak and have severe damp and mould, with associated health implications for the small children, which require regular mitigating treatment. They have no environmental credentials, are energy inefficient, and require almost constant heating throughout the colder months.

4.5 Further details of the development are as follows:

Site area	0.10Ha
Existing use	Preschool (Use Class F1(a))
Existing parking spaces	150
Proposed parking spaces	150 (No change)
Parking standard	Low accessibility (maximum) 1 space per 10 pupils

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Area of Great Landscape Value (AGLV)
Adjacent to ancient semi-natural woodland

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS5 (Valued People/Economic Development),
CS10 (Sustainable Development),
CS11 (Sustainable Construction)

5.3 Reigate & Banstead Development Management Plan 2019

Design	DES1
Access and Parking	TAP1
Natural and Historic Environment	NHE1 NHE2 NHE3 NHE5 NHE6
Infrastructure	INF1 INF2

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide A Parking Strategy for Surrey Parking Standards for Development

Householder Extensions and
Alterations
Affordable Housing
Outdoor Playing Space Provision

Other

Human Rights Act 1998
Community Infrastructure Levy
Regulations 2010

6.0 Assessment

6.1 This application seeks planning permission for the development of new preschool buildings following the demolition of existing buildings on site.

6.2 The main issues to consider are:

- Impact on the openness of the Metropolitan Green Belt
- Design Assessment
- Impact on neighbour amenity
- Highway Matters
- Sustainability and climate change

Impact on the openness of the Metropolitan Green Belt

6.3 The site is located entirely within the Green Belt. Paragraph 147 of the National Planning Policy Framework (NPPF) 2021 states that inappropriate development within the Green Belt is, by definition, harmful and should not be approved except in very special circumstances. Local planning authorities should ensure that substantial weight is given to harm to the Green Belt, and very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (para. 148).

6.4 Certain forms of development are not considered inappropriate, including the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces (para. 149(d)) and limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development. Policy NHE5 of the Councils Development Management Plan 2019 (DMP) echoes national policy, setting out that replacement buildings within the Green Belt would be acceptable providing that the building would be in the same use as the one it is replacing, the design and associated landscaping respects the openness of the Green Belt, is not materially larger than that being replaced, and is sited on or in close proximity to the location of the existing building unless an alternative location within the site would reduce impact on openness.

- 6.5 The development in this instance would constitute the replacement of a building within the same use as existing. Therefore the development would not be inappropriate within the Green Belt subject to the new buildings not being materially larger. The existing buildings are single storey flat roof structures which total 777.8 sq.m in floor area. The proposed preschool buildings (including outdoor areas) would total 1080.4 sq.m, meaning an additional 302.6 sq.m of floor space or 38.9%. The site has previously benefitted from the replacement of former classrooms with an extension to the existing school buildings under a 2012 application to provide improved classroom facilities. Whilst the proposal would be a notable increase it is not considered so substantial so as to be harmful to the openness of the Green Belt over and above the existing buildings. The new preschool would continue to be single storey in scale albeit with some taller elements. The heights of buildings would range from 2.6m to 6.2m compared to the 3.3m height of the existing building, which would not be a significant difference. The buildings would broadly follow the existing layout in the same location to the south of the school and would continue to be located within the main complex of school buildings as opposed to an undeveloped part of the site.
- 6.6 Whilst the design of the buildings is contemporary it is not felt that this would be harmful to the character of the Green Belt. The wider school site features a number of buildings which reflect a range of styles and ages, within the context of which the proposed preschool design would be appropriate. It has been designed so as to utilise a mix of materials, with a particular emphasis on timber, much of which would maintain its natural colour. This design would have a natural appearance which would be appropriate for the rural location. Some of the external elements of the building would be softened by the use of green walls and roofs, and the staining of some of the timber a darker colour, which would serve to create an appropriate transition to the woodland area beyond.
- 6.7 The National Planning Policy Framework 2021 (NPPF) expects local planning authorities to give great weight to the need to create, expand and alter schools through both the preparation of plans and decisions on applications (para.195(a)). They should take a positive approach to planning applications which make more effective use of sites that provide community services such as schools provided this maintains or improves the quality of service provision. The new buildings would provide a better quality and safer environment for children's learning given the current condition of the existing buildings, which will continue to deteriorate over time given their age. The development would contribute to the development and improvement to an established educational facility within the Borough. The improved facilities would allow for additional classes not currently offered to preschool children due to insufficient space, such as dance, cooking and design technology, to be introduced in to the curriculum. Improved and enhanced outdoor areas for each year group will enable pupils to learn in a free-flow environment that can be utilised in all weathers. These improvements would meet the aims of the NPPF.

- 6.8 In light of the above considerations the proposed development would be an acceptable form of development within the Green Belt and would comply with the requirements of the NPPF 2021, and Policy NHE5 of the DMP 2019.

Design Assessment

- 6.9 As stated earlier in the report the new preschool has adopted a contemporary design approach. Whilst this would be noticeably at odds with the design of other buildings within the wider school site, there is not a uniformity of styles reflected by existing buildings. The oldest building on site dates from the late 19th/ early 20th centuries, whilst the rest of the buildings date from the later part of the 20th Century, including the existing preschool. Therefore it is not the view that the principle of a modern design would be harmful to any established character.
- 6.10 The proposed buildings would be appropriate for use by younger children, fun and visually interesting. The use of wood has been influenced by the woodlands that surround the site which would be an appropriate and sympathetic design approach. As well as incorporating different colours and shapes of wood, different textures have also been incorporated, such as green walls and raised surfaces, which would provide an interactive element that would be incorporated into the buildings which could be assimilated in to the children's learning.
- 6.11 The existing buildings have begun to deteriorate and are no longer fit for purpose. Visually they are quite dated and contribute poorly to the visual character of the area, particularly the AGLV, which is more sensitive to poor or inappropriate design. Development within the AGLV must conserve and enhance their landscape and scenic beauty, and development proposals outside its boundaries must have regard to protecting its setting. Wider landscape considerations require development to be of a design, scale and siting that is complementary to the landscape and its surroundings and respect landscape character and features. Have particular regard to potential impacts on ridgelines, public views and tranquillity, and the effects of light pollution.
- 6.12 It is noted that certain sections of the building are taller in scale, in particular the main hall as part of Block 1. Four smaller turret like structures would be located across the other two buildings however these do not contain any floor space. Whilst these elements would be visually more apparent the largest building would be sited to the western end in the very corner of the site adjacent to the entrance of the site and car park, where the largest buildings on the school site are located. The four turrets would be clad in a darker wood which would be less visually intrusive within the wider landscape. Existing school buildings to the west, along with off-site trees, would assist in obscuring the school from view from the more open part of the site to the rear, minimising its visual impact on the wider area.
- 6.13 In light of the above considerations the design of the proposed preschool would be well designed and would have positive impact on the character of

the existing school and wider area. The proposal would therefore comply with Policies DES1 and NHE3 of the DMP 2019.

Impact on neighbouring amenity

- 6.14 The nearest neighbouring property to the development is Wood Lodge, a detached dwelling with detached garage to the south. Block 1 would be 4.7m from the boundary between the two sites, and 15m from the flank elevation of Wood Lodge. This property features a side facing window directed towards the site. Consideration of the planning history for the property indicates that this window is secondary and serves a bedroom1 would be in closest proximity to the neighbouring dwelling and would feature the tallest element of built form (the proposed hall and stage area at 6.12m). Whilst the top of this building would be visible from the neighbouring dwelling, the distance from the boundary and relatively low height would mean that the building would not be significantly overbearing. Block 3 would be some 25m from Wood Lodge and largely obscured by trees such that it would not be harmful.
- 6.15 As no change of use is proposed and it not intended to increase pupil numbers, the development would not likely generate a greater level of noise that would be distinguishable from the existing use, which also features opportunity for outdoor play not dissimilar to the proposed.
- 6.16 It is not considered that the development would give rise to harm to the amenity of neighbouring properties and would therefore comply with Policy DES1 of the DMP 2019 in this regard.

Highway Matters

- 6.17 The school is accessed via Brighton Road with parking located in front of the school buildings. There are currently 150 car parking spaces spread across three different locations within the school site. In addition there are 5 spaces for larger vehicles (light goods vehicles/ minibus), 1 disabled space and 5 cycle spaces. This level of parking provision would not change as a result of the proposal, nor would the access, or pick up/ drop off arrangements. It is not the case that the development would facilitate any increase in pupil or staff numbers therefore there would be no change to the existing parking arrangements. The County Highway Authority (CHA) has been consulted on the proposal and has raised no objection. A condition is recommended requiring the submission of a construction transport management plan for approval prior to commencement of development. Subject to compliance with this condition the proposal would be acceptable with regard to highway matters and would comply with Policy TAP1 of the DMP 2019.

Trees and Landscaping

- 6.18 There are no protected trees within the application site, and it is not proposed to remove any trees in order to accommodate the new school buildings. It is noted that to the south of the site is an area of woodland. Whilst it is not

anticipated that these trees would be impacted by the development, which would be sited further away than the existing buildings, arboricultural information to demonstrate that these trees can be protected during construction would need to be provided prior to development commencing. This can be secured by way of a condition. There is a large tree to the east of the preschool that is currently used as a tree house and forms part of a larger outdoor play area. This will be unaffected by the proposal. Subject to compliance with the above referenced conditions the proposal would be acceptable and would comply with Policy NHE3 of the DMP 2019.

Sustainability and climate change

- 6.19 One of the key aims of the Councils' Core Strategy (2014) is to ensure that future development is delivered in a sustainable way. New development should mitigate against, and be adaptive to, the impacts of climate change. Policy CCF1 of the DMP requires development to consider climate change and mitigation as part of their design and emphasises that the use of sustainable methods of construction will be encouraged.
- 6.20 Consideration has been given in the design approach to the sustainability of the new buildings. The construction will be of FSC sourced structural timber and will be dressed in FSC sourced timber cladding, detailing and cork cladding. The floor coverings, windows and door frames would be recyclable. The materials would be manufactured off-site and sourced within the UK. The Structural Insulated Panel (SIP) wall and floor system allows the building to prevent excessive air leakage, and the extra insulation will give the buildings high U-values to ensure running costs and energy usage is kept to a minimum. Windows will be double glazed, and it is proposed to incorporate an infra-red panel and air source heating system, allowing the buildings to reach room temperature within a very short time without the requirement to heat the room beforehand. Policy CCF1 of the DMP requires development exceeding 1000 sqm or more of gross floorspace to include renewable or low carbon to provide 10% of expected energy usage. Conditions requiring evidence to demonstrate compliance with this requirement would be included in the event of planning permission being granted.
- 6.21 Subject to compliance with these conditions, the proposed development is considered to comply with Policies CS10 and CS11 of the Core Strategy 2014 and Policy CCF1 of the DMP 2019.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

Plan Type	Reference	Version	Date
Roof Plan	3.4	2	20.07.2022
Block Plan	3.2	2	20.07.2022
Floor Plan	3.3	2	20.07.2022
Elevation Plan	3.5	2	20.07.2022
Elevation Plan	3.6	2	20.07.2022
Elevation Plan	3.7	2	20.07.2022
Elevation Plan	3.8	2	20.07.2022
Elevation Plan	3.9	2	20.07.2022
Elevation Plan	3.10	2	20.07.2022
Elevation Plan	3.11	2	20.07.2022
Elevation Plan	3.12	2	20.07.2022
Elevation Plan	3.13	2	20.07.2022
Elevation Plan	3.14	2	20.07.2022
Elevation Plan	3.15	2	20.07.2022
Elevation Plan	3.16	2	20.07.2022
Elevation Plan	3.17	2	20.07.2022
Elevation Plan	3.18	2	20.07.2022
Elevation Plan	3.19	2	20.07.2022
Elevation Plan	3.20	2	20.07.2022
Proposed Plans	3.21	2	20.07.2022
Combined Plan	3.22	2	20.07.2022
Block Plan	3.23	2	20.07.2022
Floor Plan	3.24	2	20.07.2022
Elevation Plan	3.25	2	20.07.2022
Elevation Plan	3.26	2	20.07.2022
Elevation Plan	3.27	2	20.07.2022
Elevation Plan	3.28	2	20.07.2022
Elevation Plan	3.29	2	20.07.2022
Elevation Plan	3.30	2	20.07.2022
Elevation Plan	3.31	2	20.07.2022
Elevation Plan	3.32	2	20.07.2022
Elevation Plan	3.33	2	20.07.2022
Location	3.21	3	09.08.2022

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the

Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (j) no HGV movements to or from the site shall take place for 45 minutes up to school opening times for pupils and up to 30 minutes prior and after the school closing for pupils nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, on any part of the highway.
- (k) on-site turning for construction vehicles

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2021 and Policy DES8 Construction Management of the Reigate and Banstead Local Plan Development Management Plan September 2019.

5. No development shall commence including demolition and or groundworks preparation until a detailed, scaled finalised Tree Protection Plan (TPP) and the related finalised Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings, type of surfacing for the entrance drive and location of site offices. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction – Recommendations' and reason: To ensure good landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Development

Management Plan 2019 policies NHE3, DES1 and DES3 and the recommendations within British Standard 5837:2012 Trees in relation to design, demolition and construction.

6. No building shall be occupied until a final Certificate has been issued and supplied to the Council as Local Planning Authority certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating VERY GOOD has been achieved for this development.

Where the development is greater than 1,000sqm in area, it should also include evidence of renewable/low-carbon energy generation for at least 10% of the expected on-site energy usage (unless not viable).

Reason: Environmental sustainability, and reducing the contribution of development to climate change, as required through Reigate & Banstead Borough Council's Core Strategy 2014 policies CS10 and CS11 and Development Management Plan 2019 CCF1.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;
 - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
 - (e) There should be no burning on site;
 - (f) Only minimal security lighting should be used outside the hours stated above; and

- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - www.ccscheme.org.uk/index.php/site-registration.

4. The use of a suitably qualified arboricultural consultant is essential to provide acceptable submissions in respect of the arboricultural tree condition above. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
5. The applicant is expected to ensure the safe operation of all construction traffic in order to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

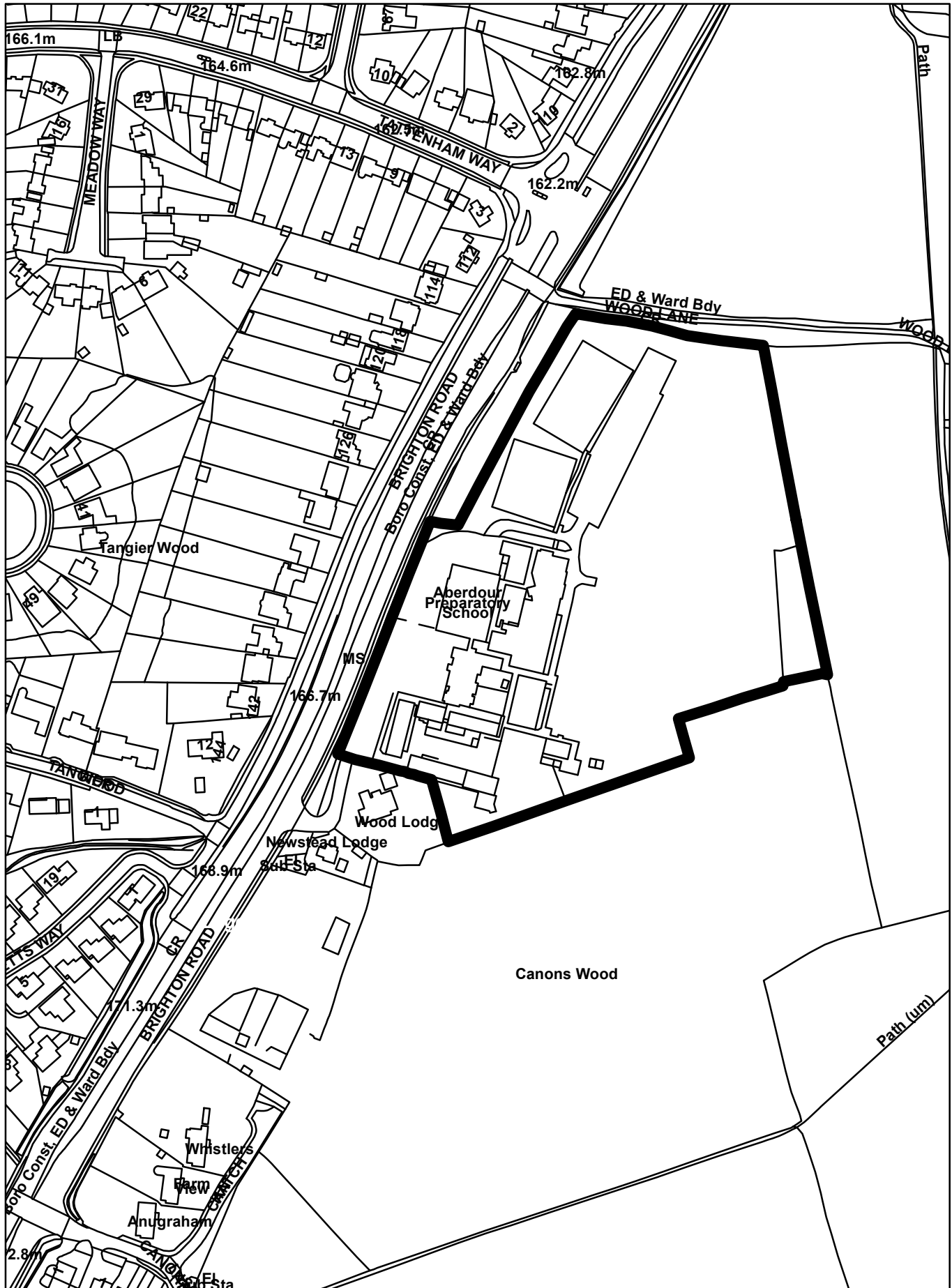
REASON FOR PERMISSION

The development hereby permitted has been assessed against Development Management Plan policies DES1, TAP1, NHE1, NHE2, NHE3, NHE5, NHE6 INF1 and INF2 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

Proactive and Positive Statements

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

22/01410/F - Aberdour School, Brighton Road, Burgh Heath



Aberdour Primary School



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- Preliminary
- Feasibility
- Planning
- Building Regulations
- Tender
- Construction issue
- As Built

1. This drawing and content is copyright © of Pod Developments Limited
2. Do not scale. All dimensions to be checked on site prior to construction

Drawing no: 3.24
Drawing title: Proposed Ground Floor Plan

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

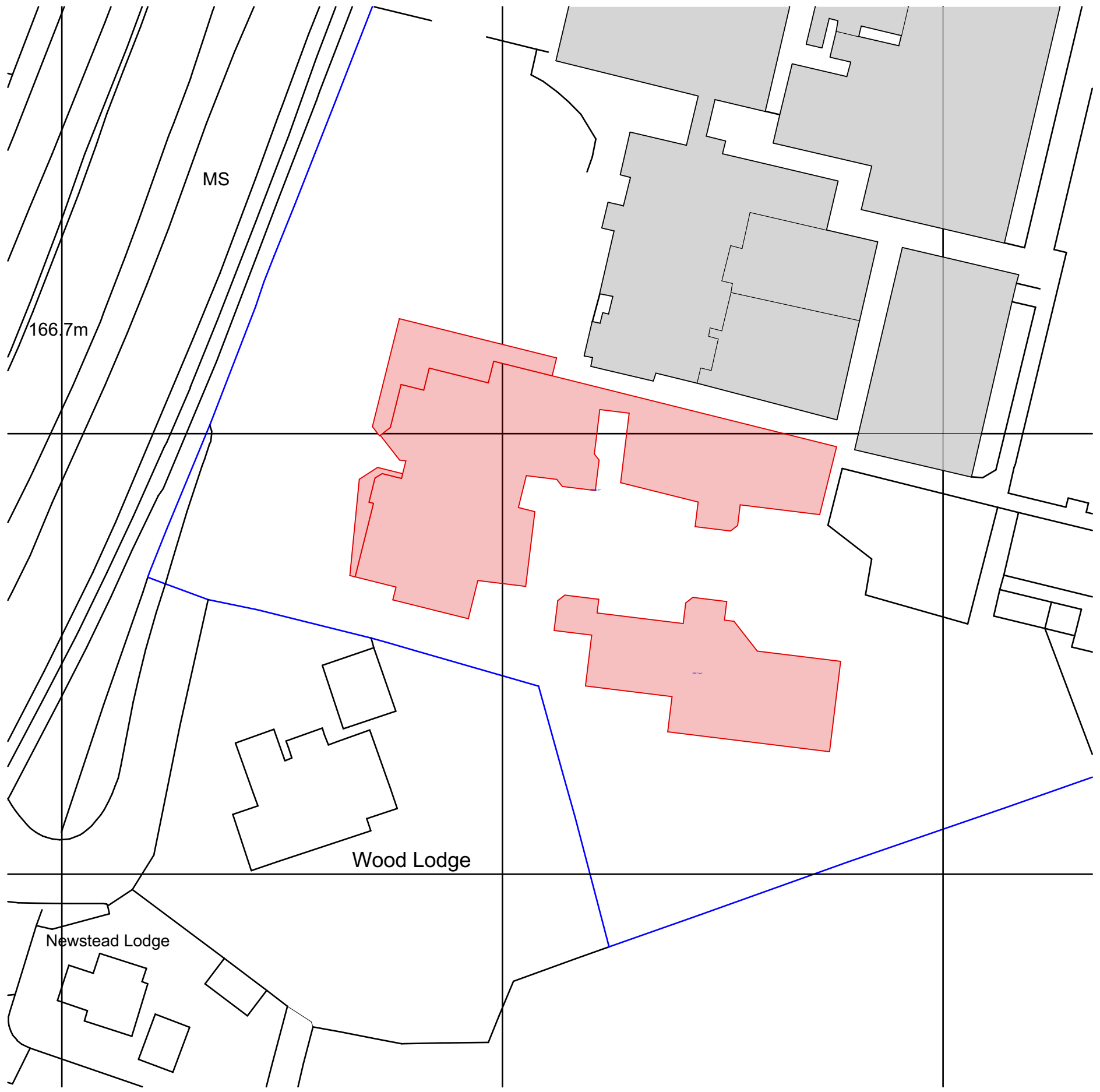
Project: Aberdour Primary School

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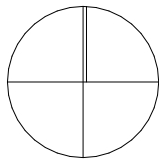
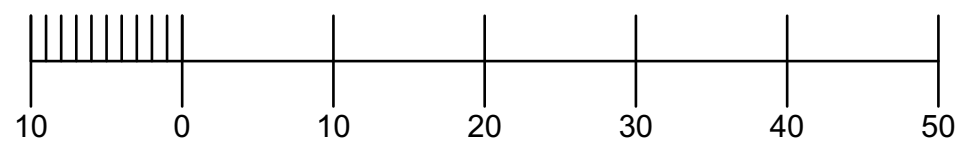
Scale: 1:200 @ A3

Date: 21.07.22

Rev nr: 2



N



— Site Boundary
 — Proposed Building

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- Building Regulations
- Tender
- Construction issue
- As Built

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Drawing no: 3.23
 Drawing title: Proposed Block Plan
 Client: Mr Michael Valentine
 Drawn by: BG Checked: PD

Project:	Aberdour Primary School
	KT20 6AJ
Scale:	1:500 @ A3
Date:	21.07.22
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E-05

Elevation

1:100

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Notes:

Drawing no: 3.30
Drawing title: Proposed E-05 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

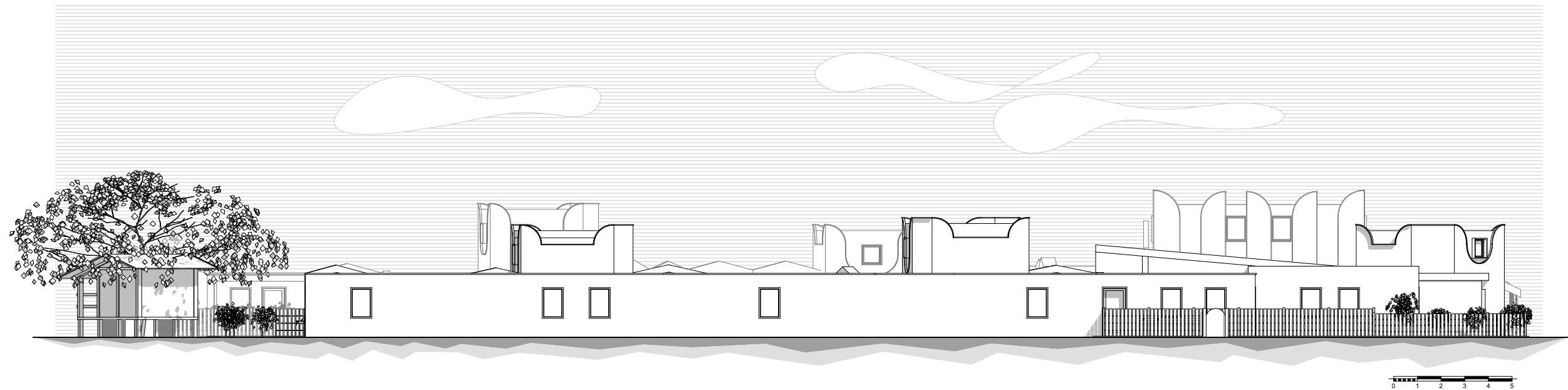
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Scale: 1:100 @ A3

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E-02

Elevation

1:200

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Notes:

Drawing no: 3.27
Drawing title: Proposed E-02 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

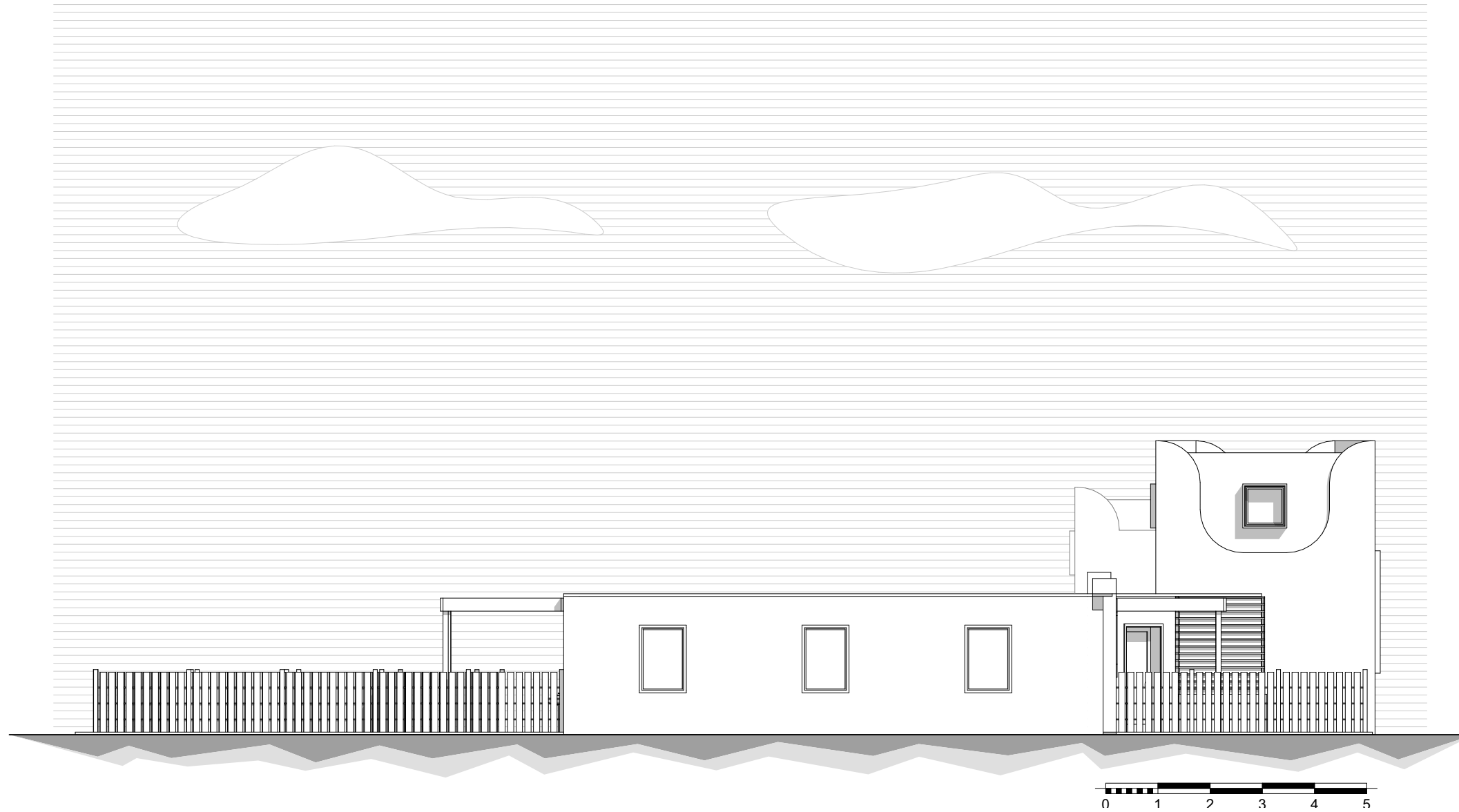
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Scale: 1:200 @ A3

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E-06

Elevation

1:100

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Notes:

Drawing no: 3.31
Drawing title: Proposed E-06 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

Project: Aberdour Primary School
KT20 6AJ

Scale: 1:100 @ A3

Date: 21.07.22

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E-04

Elevation

1:200

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Notes:

Drawing no: 3.29
Drawing title: Proposed E-04 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

Project: Aberdour Primary School
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Scale: 1:200 @ A3

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E-03

Elevation

1:100

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Notes:

Drawing no: 3.28
Drawing title: Proposed E-03 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

Project: Aberdour Primary School
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Scale: 1:100 @ A3

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E-07

Elevation

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Notes:

Drawing no: 3.32
Drawing title: Proposed E-07 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

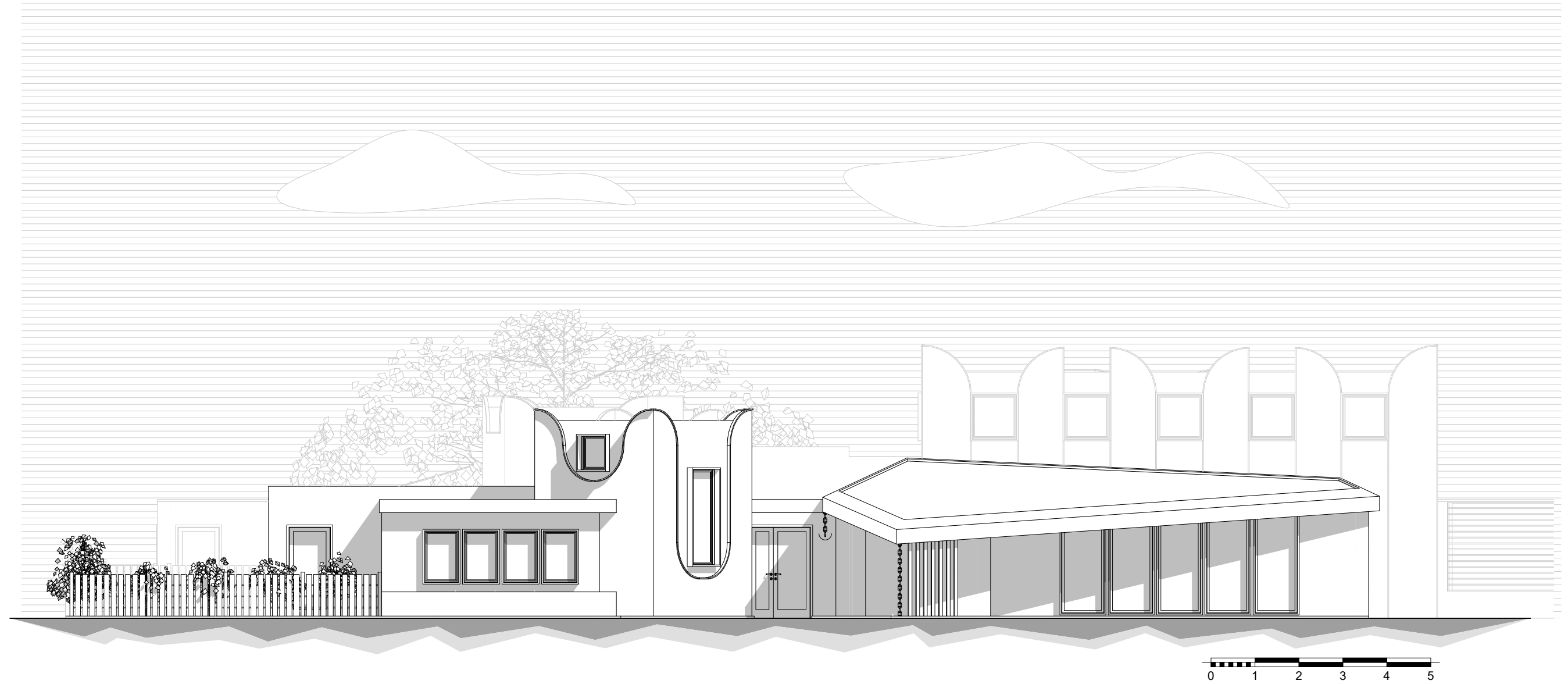
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E-01

Elevation

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Notes:

Drawing no: 3.26
Drawing title: Proposed E-01 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

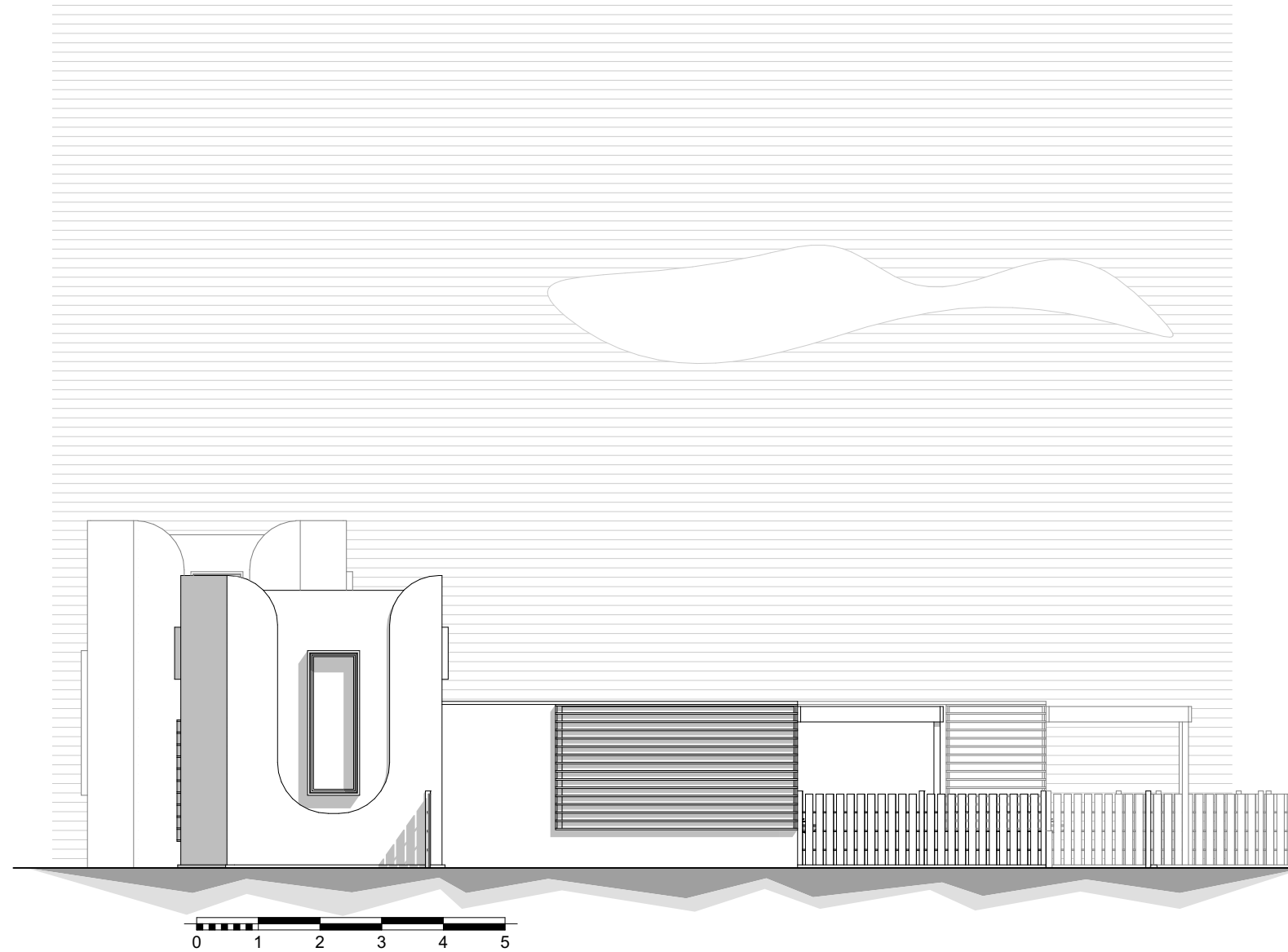
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E-08

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Notes:

Drawing no: 3.33
Drawing title: Proposed E-08 Elevation

Client: Mr Michael Valentine

Drawn by: BG Checked: PD

Project: Aberdour Primary School
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Scale: 1:100 @ A3

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