

HERTFORDSHIRE COUNTY COUNCIL

**DEVELOPMENT CONTROL COMMITTEE
FRIDAY, 8 DECEMBER 2017 AT 10.00AM**

DACORUM BOROUGH COUNCIL

Agenda Item No. 3

APPLICATION FOR THE DEMOLITION OF EXISTING SCIENCE BLOCK, CARETAKER'S HOUSE, GYM AND GIRLS CHANGING ROOMS. ERECTION OF A TWO STOREY MUSIC AND SCIENCE BLOCK, A NEW COMMUNITY SIZED SPORTS HALL AND INFILL DINING COURTYARD TO INCREASE THE SCHOOL BY 1FE AT HEMEL HEMPSTEAD SCHOOL, HEATH LANE, HEMEL HEMPSTEAD, HERTFORDSHIRE, HP1 1TX.

Report of the Chief Executive and Director of Environment

Contact: Sharon Threlfall, Monitoring & Enforcement Officer
[Tel: 01992 556270]

Local Member: William Wyatt-Lowe

1. Purpose of Report

1.1 To consider planning application reference 4/2598-17 ("the application") for the demolition of existing science block, caretaker's house, gym and girls changing room and the erection of a two storey music and science block, a new community sized sports hall and infill dining courtyard to increase the school by 1FE at Hemel Hempstead School, Heath Lane, Hertfordshire, HP1 1TX.

2 Summary

- 2.1 The County Council seeks the creation of a two storey music and science block, a new community sized sports hall and infill dining courtyard, and to increase the school by 1FE, facilitated by the demolition of existing school buildings.
- 2.2 Hemel Hempstead School, subject of the application, is located within grounds of 7.2 hectares. It is to the west of the town centre of Hemel Hempstead, in a residential area with a number of other schools in close proximity.
- 2.3 In order to meet the growing, long-term demand for secondary school places within the local catchment the school is looking to expand, on a permanent basis, from 6FE to 7FE (equivalent to 30 pupils) from September 2018. The proposed development is also sought to facilitate the educational needs of the existing pupils within the school.
- 2.4 The main planning issues are the sustainability of the development, the provision of education facilities, the design and setting of the

development, traffic impact and highway safety, impact on ecology and biodiversity, and the impact on residential amenity.

2.5 The report concludes that the Chief Executive and Director of Environment should be authorised to grant planning permission subject to the following FOURTEEN conditions: -

1. Time Limit for Commencement
2. Approved Plans and Supporting Documents
3. Surface Water Drainage
4. Hours of Operation (Construction)
5. Hours of Operation
6. Construction Traffic Management Plan
7. External Materials used in Construction
8. Landscaping plan; including tree protection and habitat improvements
9. Vegetation improvements
10. Overarching Travel Plan
11. Cycle spaces
12. External Lighting
13. Removal of temporary science lab
14. Reinstatement of land to be used for temporary science lab

3. Description of the site and proposed development

- 3.1 Hemel Hempstead School is located within a 7.2 hectare site, close to the centre of the town. The school is accessed via a series of minor residential roads from the A4146. The grounds slope downwards from west to east, and slope down steeply from the main entrance on Anchor Lane in the north, towards St John's Road in the south.
- 3.2 The school is set within in a largely residential area, although there are several educational facilities in close proximity to the site, as well as a Sports Centre. The school benefits from a large playing field to the south of the main school building. Pedestrian access is available around the perimeter of the school grounds, which has a boundary of well-established trees and planting which serve to soften the view of the mass of buildings within the site itself
- 3.3 The most prominent building is the Main Block, which overlooks the playing fields and is located at the northern end of the school grounds. It is of a traditional design, with a bell tower and Doric columns, and of brick built construction around two courtyards, reflecting the architecture of the 1930s. There are later additions to the school which include a mixed of brick built, glazed and clad blocks of up to two storeys high.
- 3.4 There are two vehicular access points to the school. One is located adjacent to the main school building on Anchor Lane, which is used by school staff and visitors. The second vehicular access is from Heath

Lane for servicing and deliveries; it is this access that is proposed for use by construction traffic.

- 3.5 The school has a standard admission of 6FE (equivalent to 180 pupils), accommodating children of mixed abilities aged 11 – 18. At present, there are 1117 pupils, of which there are 213 sixth form pupils. The Ofsted rating of the school is 'Good' based on the May 2016 assessment.
- 3.6 The proposal is to demolish the existing science block, which is a single storey block in the north eastern corner of the school grounds. The block is a felt covered concrete flat roof block, poorly insulated by modern standards and does not benefit from any toilet facilities. The boundary fence to the adjacent former caretaker's house is in a poor state of repair, leaving the property vulnerable to break-in, and is also proposed to be removed.
- 3.7 The application seeks to replace these buildings with a two storey rectangular teaching block comprising of four general classrooms, a music classroom and recital room on the ground floor, in addition to music practice areas and ancillary facilities. The first floor would provide three science classrooms and a general classroom. The block would have a gross ground floor internal footprint of 724 square metres. Due to the slope in ground level from west down to the east, the building would have a higher roof level of 8.6 metres on the east elevation.
- 3.8 It is proposed to provide a new pedestrian entrance on Heath Lane, and increase the car parking in this area from 15 to 22 spaces between the proposed replacement block and the existing main school building.
- 3.9 The application also seeks a replacement of the existing gym block and associated changing rooms, to facilitate a dining infill to the courtyard and a new sports hall, with associated refurbishment of some existing changing rooms and PE staff areas. At present, the courtyard is an unused void which can deliver against a requirement to increase dining provision. The existing gym overheats and suffers from sunlight glare. There are no staff facilities for changing or showers.
- 3.10 The proposed replacement gym block would provide a large, 695 square metres, Sports England size hall which meets the requirements for community use, including accessible changing rooms, and for professional sports competition. It is proposed to allow community use of the sports hall. The building would largely overlay the footprint of the existing sports hall, which is located at the western boundary of the playing field. The external height of the sports hall is proposed to be 11.6 metres, which is lower than the height of the adjacent Food Tech block and the General Teaching block.

- 3.11 There would be no changes to the existing car parking provision from the main entrance at Anchor Lane. There are currently 115 spaces within the school grounds, and there will be a net increase of six car parking spaces, due to the sale of buildings and land currently accessed by the school.
- 3.12 The proposed development would require the temporary placement of a science lab on the grassed playing field for the duration of the construction works.
- 3.13 The proposal would require the removal, and replacement on a 2 for 1 basis, of an unspecified number of trees in the north eastern corner of the school grounds.
- 3.14 There are no public footpaths across the site.
- 3.15 The school is within Flood Zone 1 (low risk of flooding) and beyond Groundwater Source Protection Zone 3 (lowest level of protection).
- 3.16 Records show that since 2000 the following planning permissions have been granted by the county council at Hemel Hempstead School:-
- | | |
|-----------|--|
| 4/0293-01 | Science laboratory extension |
| 4/1677-03 | 2 storey classroom extension and extension of car park for additional car parking |
| 4/2807-07 | New performance block and hard play area |
| 4/2456-08 | Temporary building for food technology facility. Single storey, flat roof modular system build unit. |
| 4/0854-09 | External two storey brick cavity lift shaft with window walling to first floor, over rear doors |
- 3.17 Further development has been permitted by Dacorum Borough Council.

4. Consultations

- 4.1 A total of **913** neighbouring properties were consulted, and site notices were erected on 10 August 2017
- 4.2 Dacorum Borough Council did not respond to the consultation.
- 4.3 Hertfordshire County Council as Lead Local Flood Authority objects to the application on the basis that the submitted documents do not provide sufficient information regarding the discharge locations for Zone 1 (music block) and Zone 2 (sports hall) and clarification on post-development run-off and storage calculations. The applicant was unable to provide the requested information in time for the publication of the report, and therefore any additional matters will be reported verbally.

- 4.4 Hertfordshire Ecology finds that the proposals are acceptable to be determined by the Local Planning Authority, having taken bats sufficiently into account.
- 4.5 Hertfordshire Fire and Rescue Service has no objection to the development with the informative that access to the site should be maintained for the fire service before during and after the demolition and construction phases.
- 4.6 Hertfordshire Highways does not wish to restrict to the grant of planning permission, subject to the following conditions:-
1. Overarching Travel Plan

The development hereby permitted shall not be commenced until the school completes a ModeShift STARS travel plan including intended interventions and targets. The school will then deliver a ModeShift STARS travel plan to bronze standard within the first year of operating at the increased provision of 7FE, and maintained at a minimum of this accreditation level.

Reason: To ensure that the development is as sustainable as possible

2. Construction Management Plan

Prior to the commencement of any works a Construction Traffic Management Plan and Access Route shall be submitted to and approved in writing with the Local Planning Authority in consultation with Hertfordshire County Council Highway Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic. The plan should include details of the following

- Site operation days/times • Delivery days/times • Vehicle types on site
- Delivery vehicle types • Staff/contractor parking provision • Measures to prevent water/waste entering the highway • Construction traffic access route

Reason: In the interests of maintaining highway efficiency and safety.

3. Construction Traffic Access Route

For the duration of the construction period all traffic associated with the construction of the development will comply with the Construction Traffic Management Plan and use only the 'Construction Traffic Access Route' and no other local roads unless approved in writing with the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of maintaining highway efficiency and safety.

- 4.7 The Landscape Officer of Hertfordshire County Council supports the application in principle, subject to the submission of additional details regarding the proposed landscape scheme and arboricultural matters.
- 4.8 The Natural, Historic & Built Environment Advisory Team has no comment to make as the development is unlikely to have a significant impact on heritage assets of archaeological interest.
- 4.9 Sports England does not object to the development, subject to a condition to provide for community use of the school's sports facilities. It is also recommended that an informative in respect of facility design is included. However, this response is made on the basis that the proposed development will prejudice the use of the existing playing field and therefore the response is that of a statutory consultee. The planning authority finds that the development would not prejudice the use of the playing field.
- 4.10 No other statutory consultation responses were received.
- 4.11 Public consultation
A total of 7 responses have been received, objecting to or raising concerns regarding the proposed development, which can be summarised as follows:

Objection 1 – Parking

- Use of local roads by pupils, staff and visitor for parking
- Inconsiderate parking by parents at drop off/pick up blocking residential access
- Parking for contractors (employees and site machinery) should be accommodated within the school grounds
- Need for off-site parking solution for out of hours activities across between the local schools
- The school is not served by any local bus routes which increases use of private car

Objection 2 – Highway Safety

- On street parking hinders Emergency Vehicle access
- On street parking increases accident risk for younger children
- Anchor Lane should be widened to allow for two way traffic
- Extend the roadway within the school to allow for a bus set down and pick up area by the main building

Objection 3 - Residential Amenity

- Existing noise disturbance from the school
- Increase in school provision in local area has adversely impacted quality of life
- Disturbance from movements of specialist music teachers during the day

- A two storey building on Anchor Lane would block light to residential properties
- Existing trees should be retained to minimise noise disturbance to local residents

Objection 4 - Need

- Question the need for an additional form when another school is planned

Objection 5 – Design and Setting

- A two storey block is out of keeping in the proposed location on Anchor Lane
- Existing trees should be retained for aesthetics of the site

Objection 6 - Other

- House should not be demolished given housing shortage
- An on-site caretaker is a deterrent to vandalism

5. The Development Plan

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 For the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004 the development plan comprises the Dacorum Borough Council Core Strategy 2006 – 2031 (Adopted 2013) and the saved policies within the Dacorum Borough Council Local Plan 1991 – 2011.
- 5.3 The most relevant planning policies to consider for this application are:

Core Strategy Policies

- Policy NP1 Supporting Development
- Policy CS4 The Towns and Large Villages
- Policy CS8 Sustainable Transport
- Policy CS10 Quality of Settlement Design
- Policy CS11 Quality of Neighbourhood Design
- Policy CS12 Quality of Site Design
- Policy CS13 Quality of the Public Realm
- Policy CS23 Social Infrastructure
- Policy CS28 Carbon Emission Reductions
- Policy CS29 Sustainable Design and Construction

Local Plan Policies

- Policy 51 Development and Traffic Impacts
- Policy 69 Education
- Policy 99 Preservation of Trees, Hedgerows and Woodlands
- Policy 116 Open Land in Towns and Large Villages

These policies are considered alongside national guidance in the form of:

**The National Planning Policy Framework
DCLG Policy Statement (August 2011) - Planning for Schools
Development.**

6. Planning Issues

6.1 The principal planning issues to be taken into account in determining this application are:

- the sustainability of the development;
- the provision of education facilities;
- the design and setting of the development;
- impact on highways and transport;
- impact on ecology and biodiversity, and
- impact on residential amenity.

Sustainability of the development

6.2 The National Planning Policy Framework (NPPF) supports the presumption in favour of sustainable development. Notwithstanding the recommendations of the Low Zero Carbon (LZC) Feasibility Report which accompanies the application, the proposed development is required to comply with the Approved Document Part L2A:

Conservation of Fuel and Power (New Buildings and other dwellings). Accordingly the new development will have energy efficient lighting, heating and water heating, and will meet all current air permeability tests, replacing existing buildings which are poorly insulated and inefficient in energy terms by modern standards.

6.3 The development is sought to accommodate a shortfall in secondary school places within an existing development and in close proximity to the home address of school children within Hemel Hempstead.

6.4 The proposal is therefore compliant with paragraph 38 of the NPPF, Dacorum Core Strategy Policies NP1, CS28 and CS29, and the overarching principles of sustainability in development.

Provision of education facilities

6.5 The proposed development seeks to facilitate the continued education of children within Hemel Hempstead. The expansion of facilities within the school improves the opportunity for pupils and helps to raise educational standards.

6.6 The school grounds are within an area designated as Open Land, however, Policy CS23 supports the provision of school facilities on Open Land. This is further supported by Local Plan Policy 69 where any proposed school extension is considered against the retention of the environmental character, impact on residential amenity, on-site parking, drop-off and pick-up provision, and ancillary facilities.

6.7 The proposal is compliant with paragraph 72 of the National Planning Policy Framework (NPPF), and the local policies which derive from it, that support the provision of school places and the need to expand and alter schools.

Design and setting of the development

- 6.8 The school grounds are within an area designated as Open Land, for which the primary planning purpose is to maintain the generally open character of the area. The proposal is for the demolition of existing buildings, and their replacement with blocks that represent a relatively small addition in terms of footprint. Both blocks offer a consistent design in terms of height and scale, as compared to the retained school buildings and therefore do not significantly adversely impact the openness of the setting in compliance with Policy CS4.
- 6.9 It is proposed that the music and science block will have three brick elevations, and that the southern elevation, which is most visible from within the school, will be clad in coloured Trespa panels. The bricks can be tied in to the existing masonry of the main school building, and it is proposed to replicate the Trespa panels on the enlarged sports hall.
- 6.10 It is acknowledged that Trespa panels would be appropriate on the sports hall, reflecting the modern construction of the adjoining blocks. However, while the panels can be used to tie together the two new blocks as part of the school, they are quite separate within the grounds. An improved design for the music and sports block may be a brick elevation with feature elements of Trespa panels. The external materials can be agreed through the imposition of a robust condition to be discharged before construction is above ground level, thereby ensuring compliance with Policies CS10, CS11, CS12 and CS13 and Local Plan Policy 116, and as required by the over-arching principles of good design set out in the NPPF.

Impact on highways and transport

- 6.11 The issue of traffic impact and highway safety was raised in the majority of responses from members of the public, in that an expansion of the school would lead to an increase in congestion and inconsiderate parking on the local road network.
- 6.12 There is limited opportunity to make significant changes to the road network in the vicinity of the school and it should be considered that the expansion is to accommodate a shortfall of school places within the local catchment. Therefore the applicant can seek to mitigate any traffic impact through soft measures with the aim to modify the travelling behaviour of those accessing the school and encourage more sustainable travel methods through an up to date and maintained School Travel Plan.
- 6.13 The school is served by school bus services which drop off pupils on Heath Lane. Whilst there is objection that there are no public services to the school, the bus station in the town centre is estimated to be only an eight minute walk away.
- 6.14 The school currently provides 32 cycle parking spaces, which are reaching capacity based on the observations of the Transport

Assessment. The proposal will result in a total of 30 spaces, due to the sale of existing facilities which necessitate the proposed development. It is therefore recommended that a condition is included to review the provision of cycle spaces and assess whether additional spaces can be included to ensure that cycling remains an attractive option in line with extant planning policy.

- 6.15 The accompanying Transport Assessment finds that the impact of the expansion of the school by 1FE, on a permanent basis, would not result in residual cumulative impacts that are severe. Therefore, the application cannot be refused on transport grounds, in compliance with Paragraph 36 of the National Planning Policy Framework.
- 6.16 Hertfordshire Highways does not wish to restrict the grant of planning permission on transport grounds, subject to conditions to promote sustainable transport methods, and ensure highway efficiency and safety. The proposed development is therefore compliant with local planning policies Local Plan Policies 51 and 69, and Policies CS8 and CS10.
- 6.17 The issue of unauthorised, illegal or inconsiderate parking outside of the school grounds cannot be addressed through planning control. Whilst the school can remind pupils and parents to observe local parking controls, which include zig-zag keep clear markings, single yellow lines and a controlled parking zone, enforcement is the responsibility of the borough council's Civil Enforcement Officers and/or the Police.

Impact on ecology and biodiversity

- 6.18 The sports hall and dining hall infill element of the proposed development are largely on the footprint on existing built development, and therefore are not considered to have any significant impact on the local ecology or biodiversity in this part of the school.
- 6.19 The area around the existing science block is heavily vegetated with mature planting and trees. It is understood that some of this vegetation will need to be removed in order to facilitate the new development. At this stage, the landscaping proposals are considered to be acceptable in principle, but that the current level of detail is insufficient. A full copy of the Landscape Officer's consultation response is included at Appendix 1.
- 6.20 In order to achieve full compliance with Policies CS13 and CS25, and Local Plan Policies 69, 99 and 116, a pre-commencement condition is required to secure detailed information on the trees to be removed, the protection for retained trees and the replacement species of trees and hedgerows. The Landscape Officer's recommendation is that trees be replaced on a two-for-one basis.

- 6.21 The surveys have found that there are no particular ecological constraints with regards to the proposed development. Following the Preliminary Ecological Appraisal, the caretaker's house was identified as having potential as a bat habitat, and a further roost survey found no use by bats.
- 6.22 Ecological enhancement can be delivered through the introduction of the wildflower grassland and shrub planting at the school boundary, in line with the aims of the NPPF. This can be agreed through a pre-commencement landscaping scheme.

Impact on residential amenity

- 6.23 The school is already an existing educational facility within the local area, and there are a number of other schools close by. There is a degree of inconvenience to residents at the start and the end of the school day, but this is limited to a relatively short period of time.
- 6.24 Whilst objections have been made on the level of noise generated from the existing school, they are unlikely to constitute a statutory noise nuisance. Notwithstanding, this would be a matter for the Environmental Health team of Dacorum Borough Council to investigate. The noise assessment which accompanies the application identifies the greatest source of noise is road traffic. Further, the noise assessment has informed the layout of the music and science block in terms of the location of sensitive rooms to maximise natural ventilation without disturbing local residents.
- 6.25 The existing gym facilities within the school are already subject to a level of community use. In compliance with Policy CS23, the new development will continue to provide facilities to the community. This will be delivered through a sports hall of sufficient size to accommodate community use and professional sports competitions, and with the addition of accessible changing and shower facilities. In order to limit the potential impact on a residential amenity of any additional traffic and associated noise, it is proposed to include a condition on the hours of use.

7. Conclusion

- 7.1 On balance, it is considered that the need to alter and expand the school outweighs concerns in respect of the impact on residential amenity, highways and the design of the proposed development, which can also be regulated through the imposition of reasonable, but robust, conditions.
- 7.2 The landscaping and trees can reasonably be either enhanced or protected by condition, and it is considered that the development is compliant with the relevant policies relating to sustainability, the need for educational facilities, design, highways impact, the protection of ecological assets and impact on residential amenity in the Dacorum

Borough Council Local Plan documents and within the National Planning Policy Framework.

7.3 The report therefore concludes that the Chief Executive and Director of Environment should be authorised to grant planning permission subject to the following FOURTEEN conditions: -

1. Time Limit for Commencement
2. Approved Plans and Supporting Documents
3. Surface Water Drainage
4. Hours of Operation (Construction)
5. Hours of Operation
6. Construction Traffic Management Plan
7. External Materials used in Construction
8. Landscaping plan; including tree protection and habitat improvements
9. Vegetation improvements
10. Overarching Travel Plan
11. Cycle spaces
12. External Lighting
13. Removal of temporary science lab
14. Reinstatement of land to be used for temporary science lab

APPENDIX 1 – Consultation response from Landscape Officer

Landscape Report	7th September 2017
From: HCC Landscape Officer, Natural Historic and Built Environment Advisory Team	To: HCC Planning Officer, Spatial Planning
Application No.	PL\0858\17
Location:	Hemel Hempstead School, Anchor Lane, Hemel Hempstead
Proposal:	Proposed application for the demolition of existing science block, caretakers house, gym and girls changing rooms. Erection of a 2 storey music and science block, a new community sized sports hall and infill to dining courtyard to increase the school by 1FE

Music Block

Landscape and Visual Effects¹

The proposed music block is well located within the existing school campus in close proximity to the main school building, on the site of an existing science block and dwelling to be demolished.

With regards to visual amenity, the new block is well screened to public views from the west and south by the existing school campus and from the north by the established vegetation along the northern site boundary with Anchor Lane.

The most significant views of the new block are from users of Heath Lane, along here there are close up views of the eastern elevation. The new block extends beyond the established building line, in close proximity to the site boundary, and is a prominent element at the street corner. The reduction of the building height from two storeys to one storey at its eastern end does help mitigate its impact upon the streetscene to an extent; however there is an opportunity to soften views of the building with new native planting along the eastern site boundary.

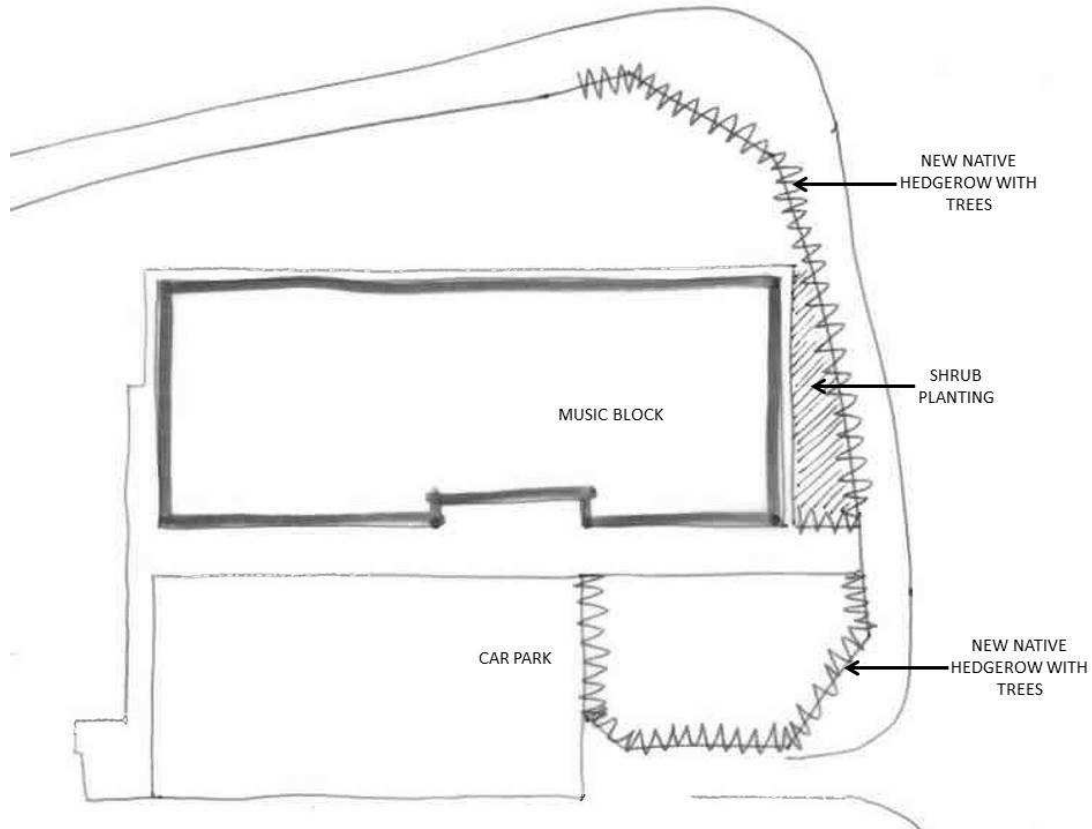
With regards to landscape features, the building displaces several areas of existing tree and shrub planting and the proposals should seek to offset their loss with new native planting.

Landscape Scheme

The submitted landscape plan A105 requires updating to show existing trees retained, and proposed new native tree and shrub planting to compensate for that removed (on a two for one basis) and to conserve and enhance landscape and visual amenity and biodiversity.

¹ Comments are given in line with current best practice guidance “Guidelines for Landscape and Visual Impact Assessment Third edition, Landscape Institute and Institute of Environmental management and Assessment.” (GLVIA3)

A new native hedgerow with trees should extend along the site boundary fencing as shown on the diagram below. There is an opportunity to use fastigate trees to the front of the eastern elevation to reduce overshadowing and reflect the linear fenestration pattern. There is also an opportunity to introduce shrub planting.



Trees²

The submitted arboricultural information is insufficient and does not meet the requirements of BS5837:2012 'Trees in relation to design, demolition and construction – recommendations.'

A high number of trees are located on the site of, or in close proximity to, the new block as shown on submitted plan A102. The trees along Anchor Lane provide effective landscape and visual mitigation, it is therefore vital that they are adequately protected throughout the demolition and construction process, and enhanced in the long term for the benefit of landscape and visual amenity and biodiversity.

The submitted Tree Schedule is not comprehensive; it only lists four trees, and should be extended to include all of the trees that it is proposed to retain or remove within, and in close proximity to, the construction site boundary line as shown on drawing A105.

² Development should be carried out in line with BS5837:2012 'Trees in relation to design, demolition and construction – recommendations.'

In order to ensure that the retained trees are protected from demolition/construction works, a tree protection plan and arboricultural method statement are also required.

Sports Block

Landscape and Visual Effects

The proposed sports block is well located within the existing school campus, clustered with the existing school building, on the site of the existing gym and changing rooms to be demolished.

With regards to visual amenity, the new block is well screened to public views from the north, west and south by the existing school campus.

The most significant views of the new block are from users of Heath Lane to the east, along here there are filtered medium distance views of the new block, through the vegetated site boundary and across open grassland in the foreground, as an element within a row of existing school buildings. The modern appearance of the building is in contrast to the more typical appearance of the traditional school buildings, however the scale and height of the building relative to the neighbouring building, and its simplistic form does help it sit relatively comfortably within the wider context.

With regards to landscape features, the new block does not appear to affect any trees. However it is not clear how the site will be accessed for the purposes of demolition/construction and if it will impact upon on any existing trees.

Conclusion

In landscape and visual terms, the proposed development is supported in principle however there are outstanding issues regarding the proposed landscape scheme and arboricultural matters.

A landscape scheme is required and should seek to compensate for trees removed, soften views the impact of the music block upon views from Heath Lane, and conserve and enhance landscape and visual amenity and biodiversity.

Additional arboricultural information is required in line with BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' and should include:

- A comprehensive tree survey and constraints plan and tree schedule
- Tree protection plan
- Arboricultural demolition/construction method statement

Proposed Conditions

Time limit for commencement

1. The development to which this planning permission relates shall be begun before the expiration of a period of three years commencing on the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved plans and supporting documents

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- a) Location Plan drawing no: 275.005-PELL-DR-A-P100 dated 05/04/17
- b) Existing Site Plan drawing no: A-101 dated 04/03/17
- c) Zone 1 – Music Block Demolition Plan drawing no: A-102 dated 03/04/17
- d) Zone 1 – Music Block Existing Ground Floor Plan drawing no: A-103 dated 04/03/17
- e) Zone 1 – Music Block Proposed Floor Plans drawing no: A-104 dated 14/03/17
- f) Zone 1 – Music Block Landscape Plan drawing no: A-105 dated 11/04/17
- g) Zone 1 – Music Block Proposed Roof Plan drawing no: A-106 dated 04/03/17
- h) Zone 1 – Music Block Elevations drawing no: A-107 dated 04/03/17
- i) Zone 1 – Music Block Sections 1 to 5 drawing no: A-108 dated 10/04/17
- j) Zone 1 – Music Block Section 6 to 8 drawing no: A-109 dated 04/03/17
- k) Zone 1 – Music Block 3D Views drawing no: A-110 dated 11/04/17
- l) Proposed Site Plan drawing no: A-111 dated 22/05/17 Zone 2 – Sports Hall Existing Ground Floor drawing no: A112 dated 06/04/17
- m) Zone 2 – Sports Hall Demolition Plan drawing no: A113 dated 06/04/17
- n) Zone 2 – Sports Hall Proposed Ground Floor drawing no: A114 dated 24/03/17
- o) Zone 2 – Sports Hall Landscape Plan drawing no: A115 dated 18/04/17
- p) Zone 2 – Sports Hall Proposed Roof Plan drawing no: A116 dated 04/06/17
- q) Zone 2 – Sports Hall Elevations drawing no: A117 dated 06/04/17
- r) Zone 2 – Sports Hall Dining Hall Infill Section drawing no: A118 dated 04/18/17
- s) Zone 2 – Sports Hall 3D Views drawing no: A119 dated 18/04/2017
- t) Drainage Strategy drawing number 3416/300 dated 04/07/17
- u) Drainage Strategy for Sports Hall drawing number 3416/301 dated 04/07/17
- v) Transport Assessment dated May 2017

Reason: For the avoidance of doubt.

Surface Water Drainage

3. To be reported verbally at Development Control Committee.

Reason: To be reported verbally at Development Control Committee.

Hours of operation (Construction)

4. No construction works relating to this permission shall be carried out on any Sunday or Bank Holiday nor before 07.30 hours or after 18.00 hours on any days nor on any Saturday before 08.00 hours or after 13.00 hours.

Reason: In the interest of residential amenity.

Hours of operation

5. Unless otherwise agreed in writing with the County Planning Authority, the hours of operation shall be limited to Monday to Friday 08.00 hours to 21.00 hours, Saturdays 08.00 hours to 18.00 hours and Sundays/Bank Holidays 10.00 hours to 16.00 hours.

Reason: In the interest of residential amenity.

Construction Traffic Management Plan

6. Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the County Planning Authority in consultation with the Highway Authority. This shall include, but not be limited to:

- **Site operation days/times**
- **Delivery days/times**
- **Vehicle types on site**
- **Delivery vehicle types**
- **Staff/contractor parking provision**
- **Measures to prevent water/waste entering the highway**
- **Construction traffic access route**

Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing of construction traffic and shall be carried out as approved.

Reason: In order to protect highway safety and the amenity of other users of the public highway.

External materials used in construction

7. Prior to the commencement of any development above ground level, details of the materials proposed for the external materials shall be submitted to and approved in writing by the County Planning Authority. Only those materials that have been approved under this condition shall be used for the buildings.

Reason: In the interest of the appearance of the development.

Landscaping plan; including tree protection and habitat improvements

8. Prior to commencement, a detailed landscaping scheme shall be submitted to and approved in writing by the County Planning Authority which shall include the following details:

- **A comprehensive tree survey and constraints plan and tree schedule,**
- **Details of those trees to be removed as identified in the submitted Design and Access Statement,**
- **A tree protection plan**
- **Arboricultural demolition/construction method statement,**
- **Details of the hedgerow to be planted,**
- **Details of the size, species, density and location of trees,**
- **Details of wildflower seeding to enhance the open grassland,**
- **Protection measures to be provided for new planting,**
- **The programme for the implementation of the proposed planting; and**
- **The five year programme of management of planting, maintenance and replanting of any trees or shrubs which die, become diseased or are damaged.**

The landscape scheme shall be implemented in accordance with the approved programme hereafter.

Reason: In the interests of the visual amenity and the habitat enhancement of the area

Vegetation removal

9. Vegetation removal should take place outside the bird breeding season (March to July inclusive) unless checks can demonstrate there is no nesting activity present, in line with best practice.

Reason: In the interests of the habitat protection of the area.

Overarching Travel Plan

10. The development hereby permitted shall not be commenced until the school completes a ModeShift STARS travel plan including intended interventions and targets. The school will then deliver a ModeShift STARS travel plan to bronze standard within the first year of operating at the increased provision of 7FE, and maintained at a minimum of this accreditation level.

Reason: To ensure the development is as sustainable as possible.

Cycle spaces

11. Prior to the occupation of the development hereby permitted, a review of the available cycle spaces will be taken place to confirm if

additional cycle spaces can be provided with the agreement of the County Planning Authority.

Reason: To ensure that cycling remains an attractive sustainable transport options for pupils at the school.

External lighting

12. No external lighting other than that shown on the approved plans set out in Condition 2 shall be installed without the prior written approval of the County Planning Authority.

Reason: In the interest of the character, appearance and amenity of the site and the surrounding area.

Removal of the temporary science lab

13. The temporary science lab will be removed from site within three months of the occupation of the new music and science block hereby permitted.

Reason: For the avoidance of doubt.

Reinstatement of the land to be used for temporary science lab

14. The land used for the placement of the temporary science lab and shall be reinstated to a high quality grassed during the next planting season after removal.

Reason: In order to protect the character, appearance and amenity of the site.

INFORMATIVE (Hertfordshire Fire & Rescue Service)

Access to the site should be maintained for the fire service before during and after the demolition and construction phase.

INFORMATIVE (Sports England)

The applicant is advised that the design and layout of the sports hall should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to the "Sports Hall Design & Layouts" design guidance note

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/sports-halls/>.