

BRIEFING UPDATE

P & EP Committee 5 November 2013

ITEM NO	APPLICATION NO	SITE/DESCRIPTION
2 .	13/01245/R3FUL	Land To The Rear Of 106 - 118A Thistlemoor Road And 1- 21 Keeton Road, New England/ Fulbridge School Keeton Road , New single storey school building comprising of 8 No. classrooms, studio/stage, amenities, play areas, landscaping and parking; and new classroom to existing school and minor alterations to existing school elevations.

Final comments from Landscape Officer:

T7 is shown to be removed but it may be possible to retain it without compromising access / egress of construction traffic without the need to remove this tree?

Officer response: Having consulted with the Highways Engineer, it is considered that there is space within the site to reposition the access to avoid incursion on the tree 'T7'. The details would be secured by condition.

Pollution Control Officer Comments: The following conditions are recommended

- The developer should consult the Council to agree how the Local Authority's Code of Construction Practice will be applied to the proposed development. As part of the process, a Construction Management Plan (CMP) will need to be agreed and implemented. Within the CMP, potential issues relating to Noise, Dust and construction activities must be addressed.
- No construction activity or vehicular movement shall take place before 07:00 or after 19:00hrs Monday to Friday or before 07:30 or after 13:00hrs on Saturdays and not at all on Sundays or Bank Holidays.
- If during development, contamination not previously considered is identified, the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA. The development shall thereafter not be carried out in complete accordance with the approved scheme.
- Before the occupation of the school hereby permitted, a scheme should be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site (e.g. plant/fan/extract noise). These provisions could include physical and/or administrative measures.
- Lighting installed on the site shall not exceed the obstructive light limitations for sky glow, light into windows, source intensity and building luminance specified in environmental zone E3 in the Institution of Lighting Engineers document 'Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In circumstances where reasonable concern arises from resultant lighting levels the applicants will be required to demonstrate compliance with the condition, e.g. by measurement or calculation.

Amendment to conditions:

Condition 2 (revised wording):

No development other than groundworks and foundations shall take place until details/samples of the materials to be used in the construction of the external surfaces of the buildings/extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Details of the following shall be submitted:

- external surfacing materials (walls and roof samples);
- windows;
- doors; and
- rainwater goods.

Development shall be carried out in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

Condition 3 (revised wording):

Lighting installed on the site shall not exceed the obstructive light limitations for sky glow, light into windows, source intensity and building luminance specified in environmental zone E3 in the Institution of Lighting Engineers document 'Guidance Notes for the Reduction of Light Pollution (Revised) (2005). In circumstances where reasonable concern arises from resultant lighting levels the applicants will be required to demonstrate compliance with the condition, e.g. by measurement or calculation.

Reason: In order to protect neighbouring amenity and in accordance with policy CS16 of the Adopted Peterborough Core Strategy DPD (2011) and policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 7 (revised wording):

Prior to the commencement of any development hereby approved details of widening of the access to the proposed school site (between the highway and the existing car park) shall be submitted to and approved by the Local Planning Authority. The access shall avoid incursion on the root protection area to tree 'T7' which is to be retained. The access shall be implemented in accordance with the approved details prior to the occupation of the school.

Reason: In the interests of highways safety in accordance with Policy PP12 of the adopted Peterborough Planning Policies DPD.

Condition 9 (revised wording):

Prior to the commencement of any development hereby approved a revised Construction Management Plan (CMP) shall be submitted to and approved by the Local Planning Authority. The CMP shall include plans showing the proposed haul routes to the existing school site and the proposed school site. Any areas where temporary parking restrictions will be required shall also be identified and shown on a plan. The CMP will also need to address potential issues relating to noise, dust and construction activities.

Reason: In the interests of highways safety and neighbouring amenity and in accordance with Policies PP3 and PP12 of the adopted Peterborough Planning Policies DPD.

Condition 12 (revised wording):

No development or other operations shall commence on site until the a scheme for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, has been implemented. The scheme shall include the protection of tree 'T7' which shall be retained due to its positive contribution to the visual amenity of the area. No development or other operations shall take place except in accordance with the approved protection scheme.

No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition work, soil moving, temporary access construction and/or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. Protective fencing shall be retained intact for the full duration of the development hereby approved, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and protection of existing landscaping features, in accordance

with Policy PP16 of the Peterborough Planning Policies DPD (2012).

Condition 15 (revised wording):

Before the occupation of the school hereby permitted, a scheme should be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the site (e.g. plant/fan/extract noise). These provisions could include physical and/or administrative measures.

Reason: In the interests of the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 18 (fire hydrants) – deleted. This will be covered by Building Regulations.

Condition 20: Deleted as it is not possible to condition this matter in this instance.

Additional Conditions:

Condition 21:

No construction activity or vehicular movement shall take place before 07:00 or after 19:00hrs Monday to Friday or before 07:30 or after 13:00hrs on Saturdays and not at all on Sundays or Bank Holidays.

Reason: In the interests of the amenities of neighbouring residents, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

Condition 22:

If, during development, contamination not previously considered is identified, then the Local Planning Authority shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter not be carried out except in complete accordance with the approved scheme.

Reason: To ensure all contamination within the site is dealt with in accordance with the National Planning Policy Framework, in particular paragraphs 120 and 121 and Policy PP20 of the Peterborough Planning Policies DPD (2012).

This page is intentionally left blank