

## Agenda Item No. 8 – Amendment Sheet

### **DEMOLITION OF EXISTING PRIMARY SCHOOL AND CARETAKERS DWELLING AND THE ERECTION OF A NEW TWO-STOREY PRIMARY SCHOOL AND SINGLE STOREY PRE-SCHOOL, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.**

**AT: Wyton-on-the-Hill Primary School, Cambridge Square, Wyton, Huntingdon, PE28 2JB**

**APPLICANT: Cambridgeshire County Council**

**LPA REF: H/5010/17/CC**

Having taken into account comments from the agent further clarifying the submitted information,

. the following amendments and corrections are made to the report. New text in **bold**, deleted text strikethrough.

27 individual trees are proposed to be felled plus a group of 6 additional trees totalling 33 resulting in the need for the following amendment

#### *Paragraph 6.42*

A full landscape plan and Arboricultural Impact Assessment has been submitted with the application. It is acknowledged that the proposal would lead to the felling of ~~27~~ **33** trees and sections of hedging; there would be replacement of 33 trees across the site. While this is a significant number of trees, the quality of the trees are limited and an adequate replanting schedule has been submitted. Having regard to the above, it is officer advice the proposed landscaping scheme would make a positive contribution to the character, appearance, landscaping and ecology of the application site and the surrounding area.

#### Paragraph 8.1 (Recommended conditions and Informatives)

Condition 3: *the three drainage plans listed at the end of this condition have been superseded and the revised plans are included within Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017, which is already listed within this condition.*

#### 3. In accordance with the approved plans

The development hereby permitted shall be carried out in accordance with the application form dated 17/05/2017 and the following information (received 17/05/20017 unless otherwise specified) and plans, except as otherwise required by any of the conditions set out in this permission:

- 1533-PL-501: Location Plan dated 20/02/2017
- 1533-PL-503 Revision A: Proposed Block Plan dated 14/08/2017
- 1533-PL-010: Proposed Ground Floor Plan dated 02/13/17

- 1533-T-011 Revision A: Proposed First Floor Plan dated 09/05/17
- 1533-PL-012 Revision 1: Proposed Roof Plan dated 04/08/2017
- 1533-PL-210 Revision 1: Elevation sheet 1 of 2 dated 02/08/2017
- 1533-PL-211 Revision 1: Elevation sheet 2 of 2 dated 02/08/2017
- 1533-PL-212 Revision 1: 3D visuals dated 04/08/2017
- A3216 Drawing Number 1 Rev P03: Proposed Landscape Plan dated 14.08.17
- A2930 Drawing Number 2 Rev T01: Proposed External Finished Levels dated 21.06.2017
- A2930 Drawing Number 02 Rev T00: Existing Trees and Hardstanding Removal dated 05.06.2017
- A2930 Drawing Number 03 Rev T00: Existing and Proposed Levels dated 12.06.2017
- A2930 Drawing Number 11 Rev T00: Tree Pit Details dated 05/06/2017
- DRG No: 1642/S.03 Revision P01 External Site Plan Lighting Plots dated 03 July 2017
- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017
- Planning Statement – Bidwells dated 15/05/2017
- School Travel Plan by MTC Engineering 1882 dated Sept 2017
- Environmental Noise Survey Report – HRS Services Ltd dated 17/03/2017
- Landscape Specification – Carter Builder and Encon Associates Limited dated June 2017
- Tree constraints & removal Existing plan v5 dated 08/05/2017
- Tree protection Construction phase v3 dated 08/05/2017
- Tree protection Demolition phase v3 dated 08/05/2017
- Arboricultural Impact Assessment (Greenwillows Associates Ltd) dated May 2016
- BREEAM UK New Construction 2014 Assessment Report (pre-assessment) dated 08/02/17
- Detailed Unexploded Ordnance (UXO) Risk Assessment – 1<sup>st</sup> Line Defence UXO Solutions (6<sup>th</sup> February 2016)
- Design and Access Statement (Part 1 and Part 2) – Saunders Boston Architects dated May 2017.
- Flood Risk Assessment – MTC Engineering dated February 2017
- Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017.
- Ecological Impact Assessment Greenwillows Associates Ltd) dated February 2017
- Site Investigation Report – Harrison Geotechnical Engineering (March 2007)
- Transport Assessment - MTC Engineering dated May 2017
- Waste Management Policy – R G Carter Construction Limited dated August 2016
- Site Proposals and Traffic Management Plan – Carter Builder dated 27/07/2017

- ~~-10-7114\_ZZ-DR-D2000 Rev CD01: Proposed Drainage Layout (dated 29/08/2017)~~
- ~~-10-7114\_ZZ-DR-D2100 Rev CD01: Drainage Layout Sheet 1 of 2 (dated 29/08/2017)~~
- ~~-10-7114\_ZZ-DR-D2101 Rev CD01: Drainage Layout Sheet 2 of 2 (dated 29/08/2017)~~

*Reason: To ensure the development is carried out in accordance with the approved plans and to define the site and preserve the character, appearance and quality of the area in accordance with Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan alterations 2002).*

#### Condition 9

##### 9 Transport Assessment

The hereby approved Transport Assessment 1882 – TA Rev A (May 2017) shall be implemented in full accordance with the findings and recommendations contained within the report on occupation of the approved school building **as amended by the revision of the travel plan.**

*Reason: To reduce trips by private cars to and from the school and reduce the pressure the surrounding highway network having regard to policy T18 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002).*

#### Condition 10

*The date April 2017 requires updating to refer to Revision B of the Drainage Strategy*

##### 10 Implementation of Drainage

Prior to the first occupation of the hereby approved school building, pervious pavements, an attenuation storage tank and a Hydro-break vortex control device shall be installed and operational as detailed within the Drainage Strategy Revision B – Peter Dann Consulting Engineers dated 24/10/2017. Thereafter the pervious pavements, attenuation storage tank and Hydro-break vortex control device shall be retained and maintained in full accordance with the maintenance schedule detailed within the Drainage Strategy (Peter Dann Consulting Engineers dated April ~~24/10/~~2017) in perpetuity.

*Reason: To ensure that the proposal minimises surface water flow from the site and reduce the risk of flooding, having regard to the Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) policies CS8 and CS9.*

#### Conditions 18 and 19

The row of 10 garages that the ecology report recommends be checked prior to demolition for bats are not within the red line of the application site and this application does not therefore propose the demolition of these garages. Condition 18

below is therefore no longer necessary. And therefore condition 19 Lighting will therefore become condition 18.

~~18. Bat Checks prior to Garage Demolition~~

~~No demolition of the garages and outbuildings shown on drawing 1533-PL-502 Existing Block Plan (dated 05/15/17) shall take place until a check for roosting bats has been made by a competent ecologist. A report of the ecologist's check shall be submitted to the County Planning Authority within 4 weeks of the check taking place. Prior to the demolition of the garages and outbuildings and after the safe removal of the asbestos, the garage structures shall be inspected by a suitably licensed bat worker.~~

~~*Reason: To ensure that the proposed demolition does not damage, disturb or destroy any bats or their habitats having regard to Policy En25 of the Huntingdonshire Local Plan 1995 (Local Plan Alteration 2002) saved policies.*~~

18. Lighting Scheme

The lighting for the development shall only be installed in accordance with the approved lighting plans, as set out below:

- Exterior Scene 1/Entrance/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/reception/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/KS1/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Pre School/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Bike Stand/Isolines – DIALux dated 01/06/2017
- Exterior Scene 1/Car Park/Isolines – DIALux dated 02/06/2017

*Reason: In the interest of visual and residential amenity have regard to Huntingdonshire Local Plan 1995 (Local Plan Alterations 2002) Policy H30.*