

**ADDENDUM
PLANNING SERVICES COMMITTEE
THURSDAY 23RD SEPTEMBER 2004**

<p>Referred Items 1 & 2 04/00637/FUL & 04/00638/CON</p>	<p>THE APPLICANT has provided a further letter supporting the applications the main points being:</p> <ul style="list-style-type: none"> • The proposed classroom is being funded by a fixed sum of £63 000 from Local Education Authority 'Seed Challenge' funding; • This budget is fixed and is conditional on work being commenced by the end of August 2004; • The proposed classroom is set back c.12m from the pavement and would be concealed by a 2m high fence and no.4 Ashingdon Road; • A further classroom extension is proposed in front of the current application proposal which would further obscure it; • A part pitch roof would result in awkward detailing along the flank; • A flat roof with parapet detail is a common detail already on the school in four separate locations; • The school will agree to four courses of brickwork above the lintel and if pressed provide stone lintels to the front and side elevations; • Comparison to the new nursery, approved five years ago with a design for a low budget scheme; • Hoped to simplify detailing on future works to allow the school to meet their budgets. <p>Officer Comment:</p> <p>Further discussion with the applicant's agent has confirmed that the school is willing to add detail to the proposal in the form of brickwork above the lintel and stone lintels to the front and side elevations. Therefore if Members are minded to approve the application this matter would be best addressed through condition. No change is proposed to the window materials; they remain Upvc. However, it is noted that the school is undergoing a programme of improvement, changing windows throughout the site. Whilst this would normally require planning permission it is considered that in this instance it would not be expedient to pursue this issue.</p> <p>Therefore, the roof form of the proposed extension is the design element that remains at issue.</p>
<p>Schedule Item 4 04/00158/OUT</p>	<ul style="list-style-type: none"> • Further comments have been received from the COUNTY SURVEYOR (HIGHWAYS) requesting that the applicant provide a new junction sign within Station Road, on the approach to Castle Drive. Therefore the heads of the Legal Agreement at para 4.57 would now read: <p>"a) An educational contribution of £20,400;</p> <p>b) All vehicular access to the site to be via Castle Drive and Philpot House and no access from Crown Hill; and</p> <p>c) The applicant is to provide and install new junction signs within Station Road on the approach to Castle Drive, details to be agreed with the Highway Manager (South)."</p> <p>The applicant has provided an Amphibian and Reptile Survey that suggests management and mitigation strategies for the development of the site. The Woodlands and Environmental Officer has considered the appraisal and comments that the survey and mitigation is sufficient to be satisfied that the</p>

	<p>appropriate consideration has been given to any ecological issues. Therefore the following condition is recommended:</p> <ul style="list-style-type: none">• "No groundworks requisite for the construction of the three storey building for 24 flats hereby permitted shall commence before the details of species management and mitigation detailed in the applicant's Amphibian and Reptile Survey dated 16th September 2004 has been implemented on site and any protection area/exclusion zone retained in the agreed form for the duration of the demolition and construction works on the site and the hibernation bank retained in the agreed form thereafter. <p>REASON: To allow the LPA to retain adequate control over such matters in the interest of protected species."</p> <p>Following a site visit, the Agent is providing a further site plan clarifying dimensions/space available for the access/turning of vehicles going in and out of the site in response to some of the questions raised by Members.</p>
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