



Town and Country Planning Act 1990 (as amended)

DECISION NOTICE

Application No: 6/0936-11 (CC0622)

Description & location of development:

PROPOSED DEMOLITION OF EXISTING BUILDINGS, ERECTION OF A NEW SINGLE STOREY 2FE PRIMARY SCHOOL, RE-GRADING OF EXISTING PLAYING FIELDS, NEW PEDESTRIAN ACCESS, ALTERATIONS TO VEHICULAR ACCESS AND RELATED LANDSCAPING AT NEW BRIARS PRIMARY SCHOOL, BRIARS LANE, HATFIELD, HERTFORDSHIRE AL10 8ES

**To: Mrs Jacqueline Nixon
Planning Manager
Hertfordshire County Council
County Hall
Pegs Lane
Hertford
SG13 8DE**

In pursuance of its powers under the above Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMITS** the development proposed by you in your application dated and received with sufficient particulars on 06 May 2011, subject to the following conditions:

Dated: 26th day of August 2011

Signed: 

TEAM LEADER, DEVELOPMENT MANAGEMENT

SCHEDULE OF CONDITIONS NUMBERED 1-29 TO BE ATTACHED TO PLANNING PERMISSION REFERENCE 6/0936-11 (CC0622) FOR THE PROPOSED DEMOLITION OF EXISTING BUILDINGS, ERECTION OF A NEW SINGLE STOREY 2FE PRIMARY SCHOOL, RE-GRADING OF EXISTING PLAYING FIELDS, NEW PEDESTRIAN ACCESS, ALTERATIONS TO VEHICULAR ACCESS AND RELATED LANDSCAPING AT NEW BRIARS PRIMARY SCHOOL, BRIARS LANE, HATFIELD, HERTFORDSHIRE AL10 8ES

Time Limit for Commencement

1. The development to which this planning permission relates shall commence within a period of three years from the date of this notice.

Reason: to comply with the terms of The Town and Country Planning Act 1990.

Materials of Construction

2. Prior to the commencement of development samples of the materials proposed for the construction of the external elevations of the building hereby permitted shall be submitted to the local planning authority for approval. Only those materials that have been approved by the local planning authority shall be used in the construction of the development.

Reason: to ensure the development would be a high quality standard of design and appearance in accordance with Policy D1 of the Welwyn and Hatfield District Plan 2005.

Accordance

3. The development hereby approved shall be carried out in accordance with the approved plans and application documents submitted with the application (as listed below) unless otherwise agreed in writing by the local planning authority.

- RYDER-BRIARS-001-REV 02 Existing Location Plan
- RYDER-BRIARS-002-REV 02 Existing lower ground floor plan
- RYDER-BRIARS-003-REV 02 Existing ground floor plan
- RYDER-BRIARS-004-REV 02 Existing roof plan
- RYDER-BRIARS-005-REV 02 Existing elevations
- RYDER-BRIARS-006-REV 03 Proposed ground floor plan
- RYDER-BRIARS-007-REV 02 Proposed roof plan
- RYDER-BRIARS-008-REV 02 Proposed elevations
- RYDER-BRIARS-009-REV 03 Proposed building sections
- OOBEBRIARS-001 00 Location Plan 1:1250
- OOBEBRIARS-002-REV01 General Arrangement Overview 1:500
- OOBEBRIARS-003-REV01 General Arrangement Overview – Area Around Building 1:200
- OOBEBRIARS-004 REV01 Existing & Proposed contours (including tree retention and removal)

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- OOBEBRIARS-005-REV01 Site Sections
- OOBEBRIARS-006-REV01 Playing Field Areas
- OOBEBRIARS-007-REV01 Planting Strategy
- OOBEBRIARS-008-REV00 Circulation
- 24457T-13-1 Topographical Survey
- 24457T-13-2 Topographical Survey
- Agronomists Report (Peter Jones Associates)
- Tree Survey (Ian Keen Ltd)
- 7607/01 1/2 Tree Constraints Plan
- 7607/01 2/2 Tree Constraints Plan
- Archaeological Assessment (AOC)
- Extended Phase 1 Habitat Survey & Bat Suitability Assessment (Ecosulis)
- Energy Statement (WYG Engineering)
- Flood Risk Assessment (WYG)
- Geo-environmental Assessment (WYG)
- School Travel Plan (HSBP)
- Site Waste Management Plan (BBCS & SL)
- Statement of Community Involvement (Vincent & Gorbing)
- Transport Statement (Stomor Ltd)
- Sectional Validation Report (Hyder Consulting).

Reason: to ensure the development is carried out in accordance with the planning approval and for the avoidance of doubt as to the scope of this planning permission.

Multi Use Games Area

4. The multi use games area shown on approved plan OOBEBRIARS 006-REV01 Playing Field Areas shall not be used outside the following hours:

Mondays to Fridays 9am to 8pm

Saturdays 10am to 4pm

Sundays 10.30am to 1pm

The multi use games area shall not be floodlit.

Reason: in the interests of residential amenity.

Lighting Scheme

5. Prior to the first occupation of the development hereby approved details of all lighting units proposed within the site shall be

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submitted for approval, to include details of the type, height, design, lux levels, and measures to minimise energy use.

Reason: to ensure that energy efficiency is considered in lighting design and in the interests of residential amenity.

Waste Management Plan

6. Prior to the commencement of development a detailed waste management plan shall be submitted to the local planning authority for approval. The waste management plan shall include the details of sites proposed to accept demolition and construction waste, the names of demolition contractors, and volumes of waste to be recycled or reused.

Reason: to ensure that the maximum possible volumes of demolition waste is recycled or reused in accordance with Policy 3 of the Hertfordshire Waste Plan and in the interests of highway safety and residential amenity.

Demolition Management Plan

7. Prior to the commencement of development a detailed demolition plan shall be submitted to the local planning authority for approval. The demolition plan shall include the details of the phasing of demolition, vehicle movements, routing and dust suppression measures.

Reason: in the interests of highway safety and residential amenity.

Construction Management Plan

8. Prior to the commencement of development a detailed construction management plan shall be submitted to the local planning authority for approval. The construction management plan shall identify areas for parking and the delivery of plant and machinery during construction, to include: details of vehicle movements, the type of vehicles, numbers of daily movements, delivery and collection times, and proposed vehicle routing. Construction shall be carried out strictly in accordance with the approved construction management plan.

Reason: to minimise disruption to the highway network and to protect residential amenity.

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Construction & Demolition: Hours of working

9. In connection with any works at the site relating to decommissioning, demolition and construction no work is permitted outside of the following hours:

Monday to Friday 8am to 6pm

Saturdays 9am to 1pm

No working on Sundays and Bank Holidays

Reason: in the interests of residential amenity.

Parking

10. Prior to the first occupation of the new school, parking arrangements shown on plan no. OOB-BRIARS-002-REV01 shall be provided and maintained in a usable condition for the lifetime of the school.

Reason: in the interests of highway safety and in accordance with Policy M14 of the Welwyn and Hatfield District Plan 2005.

School Travel Plan

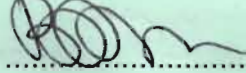
11. Within 6 months of the first occupation of the new school, a detailed travel plan shall be submitted to the local planning authority for approval. The school travel plan shall be prepared to current Hertfordshire County Council standards and include schemes for Walking, Bus, Park and Stride and Staggered Start Times for KS1 and KS2 pupils. The STP shall be reviewed on an annual basis and implemented in full for the lifetime of the school.

Reason: to ensure the maximum use of sustainable modes of transport.

Traffic Regulation Scheme

12. Prior to the commencement of development a traffic regulation scheme shall be submitted to the local planning authority for approval. The traffic regulation scheme shall include proposals for a raised speed table opposite the school entrance on Briars Lane, double yellow lines at the junction of Briars Lane and Hillcrest, and double yellow lines on Woods Avenue between Bishops Hatfield Girls School and Oaklands Wood. The highway works shall be implemented in accordance with the approved traffic regulation scheme prior to the first occupation of

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development, unless otherwise agreed in writing by the local planning authority.

Reason: in the interests of highway safety.

Site Layout

13. Prior to the commencement of development, a detailed scheme to show areas for parking and circulation at the front of the site shall be submitted to the local planning authority for approval, to accord with approved drawing OOB-BRIARS-002-REV01.

Reason: to ensure adequate separation of vehicles and pedestrians and for the efficient movement of traffic within the site, in accordance with Policy D5 and D8 of the Welwyn Hatfield Local Plan 2005.

Tree Protection

14. Other than the individual trees identified on plans referenced 7607/01 1/2 and 7607/01 2/2 for removal, all existing trees within the site shall be retained. All trees within and adjoining the site shall be protected from damage during construction in accordance with the relevant British Standards (BS5837). Any tree(s) that becomes damaged or dies within five years of the first occupation of the building shall be replaced with a specimen of the same species and at least 3m in height. Any replacement must be within the first available planting season.

Reason: in the interests of visual amenity and in accordance with Policy R17 of the Welwyn and Hatfield District Plan 2005.

Hedgerow Protection

15. All hedgerows along the boundary of the site shall be protected from damage during demolition and construction. Any hedgerow which becomes damaged or dies within 5 years of the first occupation of the new school shall be replaced with appropriate species in agreement with the local planning authority during the first available planting season.

Reason: in the interests of visual amenity, biodiversity and environmental quality, and in accordance with Policy R17 of the Welwyn and Hatfield District Plan 2005.

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Landscaping Scheme

16. Prior to the commencement of development a detailed landscaping scheme shall be submitted to the local planning authority for approval. The detailed landscaping scheme shall include proposals for hard and soft landscaping (including materials and techniques), planting specifications (including the location, numbers, species, and height of individual plants), and a maintenance programme to cover the first 5 years of occupation. The landscaping scheme shall provide at least 80 individual specimen trees (minimum 3m in height) within the site. The landscaping scheme shall be implemented in accordance with the approved scheme during the first available planting season and maintained for a minimum of 5 years. Any tree or plant that is damaged or dies during the first 5 years of occupation shall be replaced with an appropriate specimen tree (to be agreed with the local planning authority) within the next available planting season.
Reason: to provide adequate mitigation for the loss of trees for the development and to ensure that all landscaping is carried out to a high standard in accordance with Policy D8 of the Welwyn and Hatfield Local Plan 2005.

Waste Storage Areas

17. Prior to first occupation of the approved development, details of all waste storage areas shall be submitted to the local planning authority for approval. Waste storage areas shall be provided in accordance with the approved plans within 3 months of first occupation of the approved development.
Reason: to prevent noise and odours affecting neighbouring residents.

Noise: Plant & Equipment

18. Prior to the installation of any plant or equipment, including compressors, generators, or related plant and equipment, the details of their acoustic specifications shall be submitted to the local planning authority for approval.
Reason: to prevent noise affecting neighbouring properties.

Parking and Pupil Drop Off

19. Prior to the first occupation of the new school the areas proposed for access, parking and pupil drop shown on drawing OOB-

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BRIARS-002-Rev01, or as otherwise agreed with the local planning authority, shall be provided and thereafter maintained in perpetuity for the lifetime of the school.

Reason: in the interests of highway safety.

Pedestrian Safeguarding Scheme: Woods Avenue

20. Prior to the first occupation of the new school building, pedestrian railings shall be provided at the entrance to the new pedestrian access on Woods Avenue.

Reason: in the interests of highway safety.

Community Use Agreement

21. Prior to the first occupation of the new school, a community use agreement shall be prepared and submitted to the local planning authority for approval. The community use agreement shall relate to the use of the school buildings and playing pitches and shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and a mechanism for review. The agreement shall remain in force, unless subsequently amended with the agreement of the local authority, for the lifetime of the school.

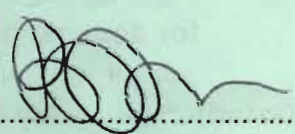
Reason: to secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and in accordance with Policy CLT7 of the Welwyn and Hatfield District Plan 2005.

Sports Pitch Improvements Scheme

22. Prior to the commencement of development a detailed scheme for playing pitch improvements to accord with the scheme recommended in the Agronomist's Report (PJA Associates, March 2011) shall be submitted to the local planning authority for approval. The sports pitch improvements shall be implemented in full prior to the first occupation of development, unless otherwise agreed in writing with the local planning authority.

Reason: to ensure the sports pitches are provided to an adequate quality in accordance with Sport England guidelines.

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Archaeology

23. Prior to the commencement of development a Written Scheme of Investigation shall be submitted for approval in writing. The Scheme shall include an Assessment of Significance and research questions, including:
1. a programme and methodology of Site Investigation and recording
 2. a programme and methodology of Site Investigation and recording as suggested by the archaeological evaluation
 3. a programme for Post Investigation Assessment
 4. provision for analysis of the site investigation and recording
 5. provision for publication and dissemination of the analysis and records of the site investigation
 6. provision for archive deposition of the analysis and records of the site investigation, and
 7. nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: to ensure the accurate recording of archaeological heritage assets supported with an appropriate level of information proportionate to the significance of the heritage asset in line with PPS5.

24. The Site Investigation and Post Investigation Assessment shall be completed in accordance with the programme set out in the approved Written Scheme of Investigation prior to the first occupation of development.

Reason: to ensure the accurate recording of archaeological heritage assets supported with an appropriate level of information proportionate to the significance of the heritage asset in line with PPS5.

Surface Water Drainage Scheme

25. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) April 2011 (Issue version 2) prepared by White Young Green and the following mitigation measures detailed within the FRA:
- 1) Limiting the surface water run-off generated by 100 year critical storm with 30% climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding

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off site in accordance with the Conclusions and Recommendations on Page 15 and 16.

2) Provision of surface water storage on site in accordance with the Conclusions and Recommendations on Page 15 and 16

3) Provision of the most appropriate sustainable surface water drainage design based on infiltration rate testing in accordance with the Conclusions and Recommendations on Page 15 and 16.

Reason: (1) to reduce the risk of flooding by ensuring the satisfactory storage of and disposal of surface water from the site and (2) to reduce the impact of flooding on the proposed development and future occupants.

Ground Conditions Assessment

26. Prior to the commencement of development a ground investigation report shall be submitted for approval, to include a full survey of the level of contamination and proposals for remediation measures.

Reason: to ensure that there will be no unacceptable risk to health or the environment arising from any necessary remedial works and in accordance with Policy R2 of the Welwyn and Hatfield District Plan 2005.

Wheel Washing

27. Prior to the commencement of development, details of wheel washing facilities shall be submitted to the local planning authority for approval. The approved wheel washing facilities shall be provided and maintained in working order for the period of demolition and construction. Any vehicle exiting the site shall first make use of the approved facilities.

Reason: to prevent mud, soil and other debris that may be carried from the site on the highway, and in the interests of highways safety.

Sustainable Construction

28. The development hereby permitted shall be implemented in accordance with the Building Research Establishment's (BREEAM) very good rating.

Reason: to ensure the development meets a high standard of sustainable construction.

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Energy Statement / Renewables Strategy

29. Prior to the commencement of development a detailed Energy Statement and Renewables Strategy shall be submitted to the local planning authority for approval, to include proposals for heating and cooling the building, shading and orientation, and efficient use of water resources, based on the Energy Statement and Renewables Strategy (WYG Engineering dated 05/05/2011) submitted with the planning application.

Reason: to ensure the development meets acceptable standards of sustainable development and in accordance with Policy SD1 of the Welwyn and Hatfield District Plan 2005.

Justification

The redevelopment of a vacant school site located within an area of need would meet a need for additional school capacity within the existing population. The site is close to the town centre and can be accessed by passenger transport. The site can accommodate the proposed new building and an appropriate level of parking without impacting on the existing school playing fields.

The new building and hard play area would encroach onto part of the site designated as Urban Open Land under Local Plan Policy OS1, however only a small proportion of the designated land within the site will be affected, and the value of the site as an open space will be maintained through the retention of the playing fields.

The development will lead to significant additional car movements, however the provision of an additional 25 parking spaces and a drop off facility within the site should mitigate congestion in the vicinity of the site at peak times. The successful implementation of the indicative school travel plan including provision of park-and-stride schemes making use of existing car parks in the vicinity of the site should further help to mitigate the impact on the highway.

The balance of the considerations having regard to the development plan, and the other material considerations, is that the provision of additional school places within an area of need together with benefits of community access to the new school buildings and sports pitches, outweigh the impact of traffic congestion in the vicinity of the site during

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peak times, and therefore the granting of planning permission is justified subject to the conditions above.

The following planning policies and objectives have been taken into account in the decision:

Welwyn and Hatfield District Plan 2005

OS1 Urban Open Land; OS2 Playing Pitch Provision; SD1 Sustainable Development; R1 Maximising the Use of Previously Developed Land; R3 Energy Efficiency; R5 Waste Management; R11 Biodiversity and Development; R17 Trees, woodland and hedges; R19 Noise and vibration pollution; R20 Light Pollution; R29 Archaeology; M1 Integrating Transport and Land Use; M2 Transport Assessments; M3 Green Travel Plans; M5 Pedestrian Facilities; M14 Parking Standards for New Development; D1 Quality of Design; D2 Character and Context; D3 Continuity and Enclosure; D5 Design for Movement; D6 Legibility; D8 Landscaping; D9 Access and Design for People with Disabilities; CLT8 New and Extended Education Facilities Proposals

The relevant policies of the Hertfordshire Waste Local Plan 1995 - 2005 (Adopted January 1999) are: WP3 Waste minimisation and new developments; WP7 Re-use of waste arising from new developments; WP8 Use of recycled materials in new developments

The relevant policies of the East of England Plan (due to be abolished in due course) are: SS1 Achieving Sustainable Development; SS2 Overall Spatial Strategy; SS3 Key Centres for Development and Change; SS5 Priority Areas for Regeneration; T2 Changing Travel Behaviour; T3 Managing Traffic Demand; T9 Walking, Cycling and other Non-Motorised Traffic; T14 Parking; ENV1 Green Infrastructure; ENV7 Quality in the Built Environment; ENG1 Carbon Dioxide Emissions and Energy Performance WAT4 Flood Risk Management

National Planning Policy contained in PPS1 Delivering Sustainable Development/ Planning & Climate Change; PPS5 Planning for the Historic Environment; PPG17 Open Space and Recreation; PPS25 Development and Flood Risk; PPG13 Transport

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