

Agenda

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7	Proposed construction of a 3 classroom extension to existing first school to accommodate 1 form entry, together with construction of external timber store, hard play space and car parking area and relocation of existing temporary classrooms at Blackwell First School, St Catherine's Road, Blackwell, Bromsgrove, Worcestershire	87 - 90

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Addendum – Planning Conditions

Planning and Regulatory Committee
19 May 2015

- 7. PROPOSED CONSTRUCTION OF A 3 CLASSROOM EXTENSION TO EXISTING FIRST SCHOOL TO ACCOMMODATE 1 FORM ENTRY, TOGETHER WITH CONSTRUCTION OF EXTERNAL TIMBER STORE, HARD PLAY SPACE AND CAR PARKING AREA AND RELOCATION OF EXISTING TEMPORARY CLASSROOMS AT BLACKWELL FIRST SCHOOL, ST CATHERINE'S ROAD, BLACKWELL, BROMSGROVE, WORCESTERSHIRE.**

Schedule of conditions:

- a) The permission enures for the benefit of Worcestershire County Council only;
- b) The development must be begun not later than the expiration of three years beginning with the date of this permission;
- c) The development hereby permitted shall be carried out in accordance with the details shown on submitted Drawing Numbers: PO1 Rev A; PO2; PO3; PO4; PO5 and PO6 Rev A, except where otherwise stipulated by conditions attached to this permission;

Highways

- d) The development authorised by this permission shall not be brought into use until the following details and works have been completed in accordance with the County Planning Authority's written approval:
 - (i) a scheme for the provision of a visibility splay at the new access to the proposed car park of 2.4 metres by 43 metres in both directions;
 - (ii) construction details of the proposed access to the proposed car park;
 - (iii) details of the provision of a pedestrian crossing point to be provided to cross St Catherine's Road to the school.

Details

- e) **Notwithstanding any indication of the materials, which may have been given in this application, prior to the construction of the extension hereby approved, a schedule and/or samples of the materials and finishes for the development shall be submitted to and agreed in writing by the County Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details;**
- f) **No development shall take place until a schedule and or samples of all surfacing materials, including the proposed car park, has been submitted and agreed in writing by the County Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details;**
- g) **No development shall take place until full details of the boundary walls and fences and other means of enclosure have been submitted and agreed in writing by the County Planning Authority. This shall include the method of construction for any fencing that falls within 5 metres of any protected tree. The development shall be carried out strictly in accordance with the approved details;**
- h) **No development shall commence until a Community Use Agreement prepared in consultation with Sport England has been submitted to and approved in writing by the County Planning Authority, and a copy of the completed approved agreement has been provided to the County Planning Authority. The agreement shall apply to the playing field and car park hereby permitted and includes details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, to secure the effective community use of the facilities. The development shall not be used at any time other than in strict compliance with the approved agreement.**

Drainage

- i) **The development hereby permitted shall not commence until drainage plans for the disposal of foul sewage have been submitted to and approved by the County Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details before the development is first brought into use;**
- j) **Prior to building work commencing a full surface water drainage plan should be submitted and approved in writing by the County Planning Authority;**

Ecology & Biodiversity

- k) The removal or destruction of suitable breeding habitat should occur outside the bird breeding season. Should any area of hedgerow, shrub or trees be removed during late February to late August then a suitably qualified ecologist must be engaged prior to commencement in order to check for nesting birds. Where active nests are discovered they should be protected by a stand-off zone of no less than 5 metres until the young have fledged;**
- l) Trees and hedgerows to be retained throughout the scheme should be given adequate protection as per BS5837:2012;**
- m) In the unlikely event that any protected species are found on the site during the works then all works must cease immediately and the advice of a suitably qualified ecologist must be sought prior to works re-commencing;**
- n) A scheme shall be submitted for the approval of the County Planning Authority in writing which demonstrates retention and protection of features identified as valuable for bats (these are principally restricted to the northern, southern and eastern school boundaries). In these areas no new strong lighting should be imposed other than as required for health, safety and security; in which case details of appropriate mitigation (timers/shielding or cowls) should be provided for the written approval of the County Planning Authority;**
- o) One bat and one bird box shall be installed on site in accordance with a specification and location to be approved in writing by the County Planning Authority;**

Landscaping

- p) Notwithstanding the submitted details, prior to the commencement of the development hereby approved a landscaping scheme, which shall include the retention of any existing trees and hedgerows and details of all walls, fences, surface treatments , new trees, shrubs and other planting, and details of the proposed planting species, sizes, spacing densities, locations, planting methods and details of provision of adequate growing medium and drainage shall be submitted to and approved in writing by the County Planning Authority. The scheme shall be implemented in accordance with the approved details within 6 months of the completion of the development. Any new trees or shrubs, which within a period of 5 years form the completion of the planting die, are removed, or become damaged or diseased, shall be replaced in the next planting season with others of a similar size and species;**
- q) Before the development is brought into use details of a replacement hedgerow, to replace the hedgerow to be removed to accommodate the visibility splay for the proposed access into the car park, shall be submitted to and approved in writing by the County Planning Authority. The hedgerow shall be planted in accordance with the approved details;**

- r) **A hedgerow shall be planted in between the sports field and the proposed car park in accordance with details to be submitted and approved in writing by the County Planning Authority. The hedgerow shall be planted in accordance with the approved details; and**
- s) **Construction works shall only be carried out on the site between 08:00 to 18:00 hours on Mondays to Fridays inclusive, and 08:00 to 13:00 hours on Saturdays, with no construction work on Sundays or Bank Holidays.**