

DEVELOPMENT MANAGEMENT COMMITTEE – 15 JULY 2020

Application Number	3/20/0413/FUL
Proposal	Demolition of existing science building and the erection of a new 2-storey teaching block (Use Class D1) with associated landscaping and the installation of an additional block of interim temporary classrooms during construction (Approximately 1068 m2 GEA) alongside the retention of temporary units approved under planning consent 3/18/2098/FUL.
Location	The Leventhorpe School, Cambridge Road, Sawbridgeworth
Parish	Sawbridgeworth Town Council
Ward	Sawbridgeworth

Date of Registration of Application	26 March 2020
Target Determination Date	26 June 2020
Reason for Committee Report	Major Planning Application
Case Officer	Rachael Collard

RECOMMENDATION

That planning permission be **Granted**, subject to the conditions detailed at the end of this report.

1.0 Summary of Proposal and Main Issues

1.1 The application is for the demolition of the existing science building and the erection of a new 2-storey teaching block (Use Class D1) with associated landscaping. In addition the installation of an additional block of interim temporary classrooms during construction (Approximately 1068 m2 GEA) alongside the retention of temporary units.

- 1.2 The new school building is to be located within the footprint of the existing teaching block. In order to allow the school to continue to operate during construction, temporary classrooms are to be erected on site. These temporary classrooms will be located to the west of the existing school buildings on the existing tennis courts and adjacent to the existing temporary classrooms that are to be retained throughout construction.
- 1.3 The main issues for consideration are:
- Principle of Development;
 - Design and layout;
 - Impact on Residential Amenity;
 - Highway impact and parking provision;
 - Flood risk management, including climate change.
- 1.4 During the course of the application amendments were made. The applicant has stated that originally the 8 single storey temporary general teaching classrooms previously granted under a previous consent (3/18/2098/FUL) would be removed to allow for the erection of a new two storey temporary classroom block. However, in light of the Covid-19 pandemic, the supplier of the temporary classrooms has supply issues. Therefore the applicant seeks to retain the existing 8 single storey temporary classrooms and supplement these with an additional two storey block of science classrooms. These will be located to the south of the existing temporary classrooms on the remaining tennis court area. As a result of these changes the description of development has altered and a full formal re-consultation has been undertaken.

2.0 Site Description

- 2.1 The application site is occupied by Leventhorpe School an 8FE school with 1269 pupils. The site is approximately 10.9 hectares and also incorporates Leventhorpe Leisure Centre and sporting facilities.

- 2.2 The site is bounded by Cambridge Road to the east, a residential development to the south and a large area of agricultural land to the north and west which is located within the Green Belt. The sporting facilities associated with the school are also located within the Green Belt. The wider site is designated Open Space. The school buildings are located within the built up settlement of Sawbridgeworth.
- 2.3 The main school buildings are situated on the eastern half of the site, whilst the leisure centre is located to the north of the main school buildings and the swimming pool and gym is to the south, a Multi-use Games Area (MUGA) can also be seen to the west.

3.0 **Planning History**

3/18/2098/FUL	Provision of 8 single storey temporary general teaching classrooms on an existing area of hard play surface.	Granted 10 th December 2018
3/16/2817/FUL	Demolition of three classroom blocks and the creation of new block to house 17 classrooms with 6 temporary classrooms	Granted 5 th April 2017
3/15/2483/FUL	Shed for use by cricket club.	Granted 10 th February 2016
3/14/0821/FP	Demolition of single storey building, containing redundant changing room facilities and classroom, including adjacent shed. Replacement by two storey classroom block.	Granted 3 rd July 2014

3/12/0862/FP	Internal alterations to convert existing gymnasium into new learning resource centre with additional mezzanine accommodation. Associated new plant located at roof level. Widening of existing internal corridor to provide break out space. 7 No. flat modular rooflights positioned over foyer and corridor spaces.	Granted 24 th August 2012
3/11/1850/FP	Erection of single storey brick building to house electrical sub-station.	Granted 9 th December 2011
3/10/0011/FP	Extension of existing car park and erection of railings to the front of the Leventhorpe Swimming Pool	Granted 6 th April 2010
3/09/2095/FP	Extension of existing building to create two single storey stores / preparation areas	Granted 11 th March 2010
3/09/0918/FP	Floodlit all weather pitch, 3 floodlit replacement tennis courts and 2 tennis courts (not floodlit)	Granted 2 nd September 2009

4.0 **Main Policy Issues**

4.1 These relate to the relevant policies in the East Herts District Plan and the National Planning Policy Framework 2018 (NPPF).

Key Issue	District Plan	NPPF
Principle of	GBR1, CFLR1,	Sections 13

development	CFLR10	and 8
Design Quality/ Residential Amenity	DES3, DES4,	Section 12
Highway impact and parking provision	TRA1, TRA2, TRA3	Section 9
Flood risk management, including climate change	WAT1, WAT2, WAT3, WAT4, WAT5, CC1, CC2.	Section 14

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

5.0 Summary of Consultee Responses

- 5.1 Consultees as set out below have provided feedback received in relation to the proposals as follows.
- 5.2 Hertfordshire County Council Highways – No objections subject to conditions.
- 5.3 HCC Minerals and Waste – The development would lead to a large amount of demolition waste, therefore a SWMP will be necessary to record and make the best use of these materials. In addition, space should be allocated for the storage and separation of construction waste. There is the potential for hazardous material to be present at the site.
- 5.4 HCC Growth and Infrastructure Unit – No financial contributions sought and therefore no further comments on the application.
- 5.5 EHDC Environmental Health - No objection subject to conditions.
- 5.6 Sport England – No objection.
- 5.7 Lead Local Flood Authority – No objection subject to conditions.

5.8 EHDC Landscape Officer – No objection subject to conditions.

5.9 Herts Ecology – No objection subject to condition.

(Note: EHDC, East Herts District Council; HCC, Hertfordshire County Council)

6.0 **Town Council Representations**

6.1 Sawbridgeworth Town Council – No objection.

7.0 **Summary of Other Representations**

7.1 The application has been advertised by neighbour consultation letters, by press and site notices. 1 neighbour objection has been received.

- The building would block daylight, view and openness and would appear resulting in overshadowing.
- Devalue property.
- Loss of privacy and the school building would overlook property.

8.0 **Consideration of Relevant Issues**

Principle of Development

8.1 In terms of the principle of development, there are two elements to consider.

8.2 Firstly, the existing single storey science building is to be replaced with a two storey science building; which will be constructed within the footprint of the existing building. The location of the building is located within the built up area of the school and also falls within the settlement of Sawbridgeworth. Therefore there is no objection in principle to the location of the new two storey science building.

Policy CFLR10 is also relevant and sets out at part III a number of criteria in which extended education facilities should meet. This criterion includes: an accessible location, quality design, and retention or suitable outdoor recreation space and playing fields and be designed to facilitate the community use of facilities. It is considered that in this instance the proposal is in compliance with this policy. The provision of enhanced education facilities should be attributed significant positive weight.

- 8.3 In order for teaching to continue during construction of the new block, temporary teaching accommodation is required to accommodate the loss of teaching space and will be located on the existing tennis courts which are west of the existing school buildings. This part of the site is located within the Green Belt and is designated as open space.
- 8.4 Policy GBR1 of the District Plan 2018 is relevant and sets out that applications will be considered in line with the NPPF. The proposed buildings would amount to inappropriate development in the Green Belt which is by definition harmful and it should not be approved except in very special circumstances that outweigh the harm by reason of inappropriateness, and any other harm.
- 8.5 The NPPF states that the 'fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belt being its openness and permanence'.
- 8.6 While the impact is apparent and discernible on the openness of the Green Belt within this part of the school grounds, the development cannot be considered to cause permanent harm to the openness of the Green Belt as they are temporary structures. The proposal is considered acceptable in this regard. The negative impact on the Green Belt is therefore limited.
- 8.7 In addition as the temporary buildings are located on designated open space, policy CFLR1 is relevant and seeks to protect the loss of

playing fields and recreation space. The temporary buildings would prejudice the use of land that is used for sport.

- 8.8 The applicant has confirmed that the build programme is expected to take one year and the temporary classrooms will be located on site for the duration of the build. There are already temporary classrooms on site which are required to be removed by 10th December 2021 and it is intended that the additional temporary classrooms would be removed at the same time. Whilst the tennis courts would not be able to be used, it has been confirmed that the school uses Leventhorpe Pool and Gym during term time ensuring the schools sporting needs are met, as was the case during the construction of the arts block. The school's needs remain unchanged and the facilities will be available on the wider site throughout the construction meeting the needs of the school and the community.
- 8.9 Sport England have commented on the application and note that the development would reduce the sporting capability of the site but the impact would be short term and temporary in nature and therefore are satisfied that the development meets the Sport England Policy exception. Therefore no objection is raised subject to a condition requiring the removal of the temporary classrooms and the games courts reinstated to their original condition within a defined period. It is considered necessary and reasonable for such a condition to be imposed on any grant of permission and seems reasonable for it to align with the condition approved on application 3/18/2098/FUL requiring the removal of the temporary buildings on or before 10th December 2021.
- 8.10 The negative impact on open space and sport is therefore limited.

Design, layout

- 8.11 The National Planning Policy Framework (NPPF) sets out the view of the Government in respect of good design, indeed this is noted as forming a key aspect of sustainable development as it can

contribute positively to making places better for people. In particular paragraph 124 of the NPPF sets out that, amongst other things, *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*.

- 8.12 Policies DES3 and DES4 seek design quality that respects the constraints of a site and integrates landscaping into the design.
- 8.13 The proposed science block would be broadly rectangular in shape and would be two storeys in height. It is to be sited within the footprint of the existing single storey building. The building would have dimensions of approximately 58.2m in width, 22.4m in depth and an overall height of 8.6m. A number of windows and doors would be seen on the north and south elevations at both ground and first floor levels, with limited fenestration to the flank walls. The materials annotated on the submitted plans show a facing blue brick to the ground floor and an off white warm wall render to the upper part of the buildings. The windows and doors would be aluminium PPC in a dark grey. Whilst details have been provided, there is some uncertainty in relation to the types of bricks that would be used and therefore it is considered necessary to impose a condition requiring samples of materials to be submitted.
- 8.14 The overall design of the proposed science block is considered to be acceptable and would be similar to the design approach taken to a building adjacent.
- 8.15 The proposal also seeks the retention of existing temporary classrooms that have permission under application 3/18/2098/FUL. No changes are proposed to these buildings.
- 8.16 Eight temporary science laboratories would be constructed and associated preparation space, staff office space and toilet facilities. The two storey temporary building will have dimensions of approximately 36m in width, 19.2m in depth and a height of 6.9m. Various window and door openings would be seen throughout. Due

to the temporary nature of these buildings and the type of structures no concerns are raised in relation to design. However it should be noted that as these buildings would not be acceptable long term on the site, it is reasonable and necessary to impose a condition requiring that all the temporary buildings to be removed from the site. The applicant has set out in the Planning Statement that they anticipate that following a 1 year build programme all existing and proposed temporary classrooms can be removed from the site in line with the condition set out on application 3/18/2098/FUL for removal in December 2021.

- 8.17 The proposed layout also includes areas of landscaping including areas of hard surfacing for informal social space with areas of grass and amenity planting. As limited information has been provided it is considered reasonable for a condition to be imposed required specific landscaping details to be submitted.

Impact on Residential Amenity

- 8.18 The proposed development whilst adjacent to the existing school buildings, immediately to the south of the site is the cul-de sac development of School Lane.
- 8.19 The proposed science block would be set over two storeys and would be set approximately 15.3m from the boundary (at its closest point) with School Lane. It should be noted that the proposed science building would face the 'balancing pond' which forms part of the sustainable drainage for the residential development of School Lane and provides public amenity. However, there are several properties that are considered to be most impacted by the proposed building as they lie directly on the boundary. These properties are No's 41 and 42 School Lane.
- 8.20 A neighbour objection has been received, citing concerns over the design of the building, loss of light and loss of privacy. Due to the slight drop in land levels within the school site and the separation distance maintained it is not considered that the proposed block

would have an unacceptable impact to justify a refusal. Whilst views towards properties in particular No. 42 would be possible, these views would primarily be towards the rear elevation of the garage which lies along the boundary with the school site and the area in front of the dwelling which is within the public realm. Therefore, it is not considered that the proposed science block would have such an impact to justify a reason for refusal of the application.

- 8.21 In relation to the two storey temporary classrooms, these structures are sited approximately 18.7m from the rear boundaries of the properties 31-34 School Lane. Whilst a degree of overlooking would result, as these structures are temporary in nature and there are limited openings towards the residential dwellings, however a condition has been imposed requiring any first floor windows facing the residential dwellings to be obscured for the duration of the use of the classrooms to ensure that no direct overlooking result. It is considered that on balance this relationship is acceptable, however as stated previously a condition requiring these structures to be removed from the site is to be imposed.
- 8.22 The impact of the proposal on residential amenity is therefore regarded as neutral.

Highway Impacts and parking

- 8.23 Policy TRA1 relates to sustainable transport measures and sets out that development proposals should primarily be located in places which enable sustainable journeys to be made, ensuring that a range of sustainable options are available and ensure that site layouts prioritise the provision of modes of transport other than the car. Policies TRA2 and TRA3 require proposals to ensure safe and suitable access and suitable parking provision. The NPPF (2019) places emphasis on the importance of sustainable travel, as seen within paragraphs 108 and 110. Hertfordshire County Council's Local Transport Plan 4 (2018) also places a much greater emphasis on the importance of sustainability/accessibility.

- 8.24 The Highway Authority has been consulted on the application, the re-development proposals are to operate with the same quantum of students and staff. The existing school access for vehicles from Cambridge Road remains unchanged. Similarly the existing pedestrian access point will be retained and the existing operation of school bus drop off/pick up will be unaffected by the proposals. There will be no changes to existing on-site vehicular and cycle parking arrangements. The Travel Plan will continue to be promoted which targets reducing the number of trips made to the school by single-occupancy car, in favour of other modes. Whilst some elements of construction have been included in the Transport Statement, a construction Traffic Management Plan is required to agree specific details, it is considered reasonable and necessary to impose a condition on any planning consent.
- 8.25 With regards to parking provision on the site, 166 allocated parking spaces are provided and will remain unchanged. It is noted that the proposed building would have an increase in floorspace of 516.4m². As the proposals will not increase the number of students or members of staff it is not considered necessary for any increase in parking provision to be made at the site.
- 8.26 The highway and parking impacts of the development are therefore regarded as neutral.

Flood risk management, including climate change

- 8.27 The site lies within Flood Zone 1 and therefore at no risk from fluvial flooding.
- 8.28 The applicant submitted a Flood Risk Assessment and Drainage Strategy alongside the planning application. The Lead Local Flood Authority (LLFA) has been consulted on the application and does not wish to object to the proposal on flood risk grounds. However the LLFA have requested a number of conditions be imposed should planning permission be granted as further details are required, these conditions are considered to be necessary and reasonable.

- 8.29 Having regard to climate change adaptation and mitigation (Policies CC1 and CC2) and the building design requirements of Policy DES4. The Planning Statement sets out that the building has been designed in line with the ethos of 'Be Lean, Be Clean, Be Green' Energy Hierarchy, with a focus on a fabric first strategy. This approach is one that is in line with the Council's policy approach and energy hierarchy. This approach means that the design achieves consistently high energy efficiency in order to achieve low CO2 emission rates.
- 8.30 A mixed-mode ventilation system is to be provided, ensuring Oxygen and CO2 are at an optimum level to maximise classroom productivity. A key design feature in reducing energy consumption of the building is to take advantage of natural daylight by utilising daylight-dimming lighting controls to occupied spaces. The agent has confirmed via email that the CO2 emissions would be compliant with building regulations and therefore is in accordance with policy CC2.
- 8.31 In terms of efficiency of water, the agent has confirmed that low flow outlets are proposed restricting WHBs to 2l/min and showers to 6l/min.
- 8.32 The sustainability of the building is therefore afforded positive weight.

Other considerations

- 8.33 Part of the proposal (the temporary Buildings) amount to inappropriate development in the Green Belt and they will also impact on the openness of the Green Belt. However as they are temporary in nature and will be removed from the site following the completion of the science block in this instance this part of the development is acceptable.

9.0 Planning Balance and Conclusion

- 9.1 The proposal will provide a modern science block and will be constructed within an area of the school site that is located within the built up area of Sawbridgeworth. Whilst there is further intrusion into the Green Belt with the provision of additional temporary buildings on the undeveloped part of the existing tennis courts and the existing temporary classrooms are to be retained, as these structures are all temporary, the tennis courts will be returned to their former use once construction has been completed.
- 9.2 Accordingly, on the balance of considerations the proposal is considered to be acceptable.

RECOMMENDATION

That planning permission be **GRANTED** subject to the conditions:

1. Three year time limit (LT12)
2. Approved Plans (2E10)
3. Notwithstanding the approved plans, prior to any building works being commenced samples of the external materials of construction for the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority and the development shall thereafter be implemented in accordance with the approved materials.

Reason: In the interests of the appearance of the development, and in accordance with policy DES4 of the East Herts District Plan 2018.

4. The temporary structures hereby permitted shall be removed on or before 10th December 2021 and the land shall be reinstated to its former condition and use in accordance with details to be submitted and approved in writing by the Local Planning Authority.

Reason: The development is a temporary and expedient only having regard to the specific circumstances of the application and in the interests of the character and appearance of the area, the openness of the Metropolitan Green Belt and to ensure that adequate sports provision is available within the site in accordance with policies GBR1 and CFLR1 of the East Herts District Plan 2018.

5. Prior to the commencement of development hereby approved a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter secure and implement the measures identified in the approved Landscape and Ecology Management Plan in accordance with the requirements of the approved Plan. The Plan shall include full details of both hard and soft landscaping and ecology management for that Phase including at least the following:
 1. Proposed finished levels and contours;
 2. Means of enclosure;
 3. Description and evaluation of existing soft landscaping features to be retained;
 4. Schedules of plants, noting species, planting sizes and proposed numbers/ densities where appropriate;
 5. Implementation planting timetables;
 6. Details within the existing redline boundary and within the wider site, of the number, type and location of native-species planting, or any areas to be sown or planted with specific seed mixes for biodiversity value;
 7. Location and type of any habitat boxes/structures to be installed in line with the recommendations within the report by Ecus Environmental Consultants June 2020 section 2.4.4;

8. These should be shown on appropriate scale maps and plans and include details of initial aftercare and long-term maintenance to ensure their sustained value to biodiversity;
9. These works shall be carried out strictly in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: This Management Plan is required to be undertaken prior to the commencement of the development to secure the protection of and proper provision for protected species and habitats of ecological interest in accordance with Policies NE1, NE2 and NE3 of the East Herts District Plan 2018 and to ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved design, in accordance with Policies DES3 and DES4 of the East Herts District Plan 2018.

6. All hard and soft landscape works shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs, in accordance with policies DES3 and DES4 of the East Herts District Plan 2018.

7. A detailed Modeshift STARS School Travel Plan should be prepared and submitted to the Local Planning Authority within three months of the first occupation of the development. Thereafter the Travel Plan shall be implemented in full in accordance with the approved details.

Reason: To ensure that sustainable travel options associated with the development are promoted and maximised to be in accordance with Policy TRA1 of the East Herts District Plan 2018 and Policies 3, 5, 7, 8, 9 and 10 of Hertfordshire's Local Transport Plan (adopted 2018).

8. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Management Plan shall include details of:
 - a. Construction vehicle numbers, type;
 - b. Traffic management requirements;
 - c. Construction and storage compounds (including areas designated for car parking);
 - d. Siting and details of wheel washing facilities;
 - e. Cleaning of site entrances, site tracks and the adjacent public highway;
 - f. Timing of construction activities to avoid school pick up/drop off times;
 - g. Provision of sufficient on-site parking prior to commencement of construction activities;
 - h. Site Waste Management Plan

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with policies TRA1 and TRA2 of the East Herts District Plan 2018 and Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

9. The building and associated plant shall be designed, constructed and maintained to be 5dB below background noise levels in order to protect the residents of nearby dwellings from noise disturbance and to ensure that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 "Guidance on sound insulation and noise reduction for buildings".

Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy in accordance with policy EQ2 of the adopted East Herts District Plan 2018.

10. In connection with all site demolition, site preparation and construction works, no plant or machinery shall be operated on the premises before 08.00 – 18:00 hrs Monday to Friday and 08:00 – 13:00 hrs on a Saturday. No work to take place on Sundays or Public Holidays.

Reason: In order to ensure an adequate level of amenity for residents of the new dwellings in accordance with policy EQ2 of the adopted East Herts District Plan 2018.

11. Prior to the first occupation of the development hereby approved details of any external lighting proposed in connection with the development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development should be implemented in accordance with the approved details.

Reason: In the interests of protecting against light pollution in accordance with Policy EQ3 of the East Herts District Plan 2018.

12. The development hereby permitted shall be carried out in accordance with the approved Drainage Layout reference 137156-BWB-ZZ-XX-DR-C-5201 P6 dated May 2019 Surface Water Drainage Design carried out by BWB Consulting Ltd, reference 137156-BWB-XX-CA-D-0001-SW Assessment, dated April 2020 and the following mitigation measures:

1. Limiting the surface water run-off generated by the critical storm events so that it will not exceed the surface water run-off during the 1 in 100 year event plus 40% of climate change event.
2. Providing storage to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 90 m³ (or such storage volume agreed with the LLFA) of attenuation storage within attenuation tank.
3. Discharge of surface water from the private network into the ground.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants in accordance with policies WAT1 and WAT5 of the East Herts District Plan 2018.

13. Within three weeks of commencement of the development hereby approved, the final design of the drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The surface water drainage scheme should include:
 1. Detailed tests appropriate for the infiltration proposed at the exact locations and depths where deep bore soakaways are proposed to be used. Also to include detailed condition surveys of all existing soakaways to be reused. If infiltration is not

feasible on site, the applicant should submit a feasible alternative strategy to the LPA.

2. Final detailed engineered drawings of the proposed SuDS features including cross section drawings, their size, volume, depth and any inlet and outlet features including any connecting pipe runs.
3. Full, detailed post-development calculations for all rainfall events up to and including the 1 in 100 year + 40% climate change event including half drain down times and modelling of all drainage currently discharging via the existing deep bore soakaways to be reused.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with policies WAT1 and WAT5 of the East Herts District Plan 2018.

14. Upon completion of the drainage works for the site and in accordance with the timing/phasing arrangements, a management and maintenance plan for the SuDS features and drainage network shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 1. Provision of a complete set of as built drawings for site drainage.
 2. Confirmation of the installed system.
 3. A photo record demonstrating the installation of the SuDS features.
 4. Maintenance and operational activities.
 5. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site in accordance with policy WAT5 of the East Herts District Plan 2018.

15. Prior to the use of the two storey temporary classrooms hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating how all windows at first floor level on the eastern elevation (facing the residential properties on School Lane) are to be obscured. Once these details are agreed, they shall be permanently retained in that condition until those units are removed from site.

Reason: In the interests of neighbour amenity in accordance with Policy DES4 of the East Herts District Plan 2018.

Informatives

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water Interest) etc. Neither does this permission negate or override any private covenants which may affect the land.
2. The developer shall ensure that there are appropriate provisions made for the control of dust emanating from the site, so as not to cause undue disturbance to the occupants of nearby residential properties.
3. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works

commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

4. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.
5. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
6. Any vegetation clearance should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than two days in advance of vegetation clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.

7. Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering/becoming trapped.

Summary of Reasons for the Decision

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the Development Plan and any relevant material considerations. The balance of the considerations is that permission should be granted.