Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/24/0174
Greenway Academy, Greenway, Horsham, West Sussex, RH12 2JS

DESCRIPTION:
Application for Approval of Details Reserved by Condition 5 and 6 to approved application DC/22/1954

RELEVANT PLANNING HISTORY:

DC/22/1954	Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.	Application Permitted on 12.10.2023.

PLANNING ASSESSMENT
Planning Application DC/22/1954 was granted consent on 12.10.2023. This permission was for the following:

Demolition of existing school buildings and the construction of a new part two storey, part single storey teaching block with external play areas, canopy, photovoltaic panels, and landscaping.

Consent is sought to discharge the details reserved by conditions 5 and 6.

Condition 5:

Pre-Commencement Condition: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery, or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- **All trees on the site shown for retention on approved drawing number [insert number], as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).**
- **Once installed, the fencing shall be maintained during the development works and until all machinery and surplus materials have been removed from the site.**
- **Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment, or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.**

Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

The Council's Tree Officer has been consulted and they have advised that the Tree Protection Plan SRP1029-MAC-XX-XX-D-L-0012 REV P03 submitted with the application is considered acceptable to discharge the requirements of the conditions subject to the satisfactory implementation of the development proposals.

The Applicants are advised that '*the Council's Tree Officers should be informed of when the tree protection barriers are erected in situ prior to development commencing to check that they are compliant with the submitted TPP and reduce potential for latter condition breach/potential enforcement action.'*

The requirements of the condition have been satisfied.

Condition 6: Fire and Rescue

Pre-Commencement Condition: No development shall commence until it has been demonstrated to the satisfaction of WSCC Fire and Rescue Service that a fire appliance can gain access to within 15% of the perimeter or within 45m of the footprint of the new building in accordance with approved document - B (AD-B) Volume 1 - 2019 edition B5: section 15. Access should also comply with the requirements of B8100 - Design for fire safety in schools, section 8.3. The development shall thereafter be carried out in accordance with the agreed details.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

THE WSCC Fire and Rescue Service have been consulted and has advised in regard to the submitted Fire Appliance Access Strategy, that further information is required in order to establish whether the requirements of Approved Document B (AD-B) Volume 2: B5 section 15 and Building Bulletin 100: Fire Safety Design for Schools Section 23 & 24, have been met. (Not section 8.3 of BB100 as previously quoted in their initial consultation response).

The Fire and Rescue Service advise that further information is required '*to establish if all the requirements of Approved Document B (AD-B) Volume 2: B5 section 15 and Building Bulletin 100: Fire Safety Design for Schools Section 23 & 24, have been met...'*

'The main access route shown on the fire appliance access strategy shows the entrance gateway has a clearance of 3.1m and a gateway into a hard informal & social courtyard clearance of 3.1m, but there is no information provided regarding the access route'. The Fire and Rescue Service need *'clarification* [that] *the road width meets with AD-B Volume 2 section 15 Table 15.2 & BB100 Table 19, to ensure a fire appliance can gain access. Both documents require 3.1m through any gateway or narrowing and 3.7m width of road or track between kerbs or road edge. Is there sufficient operating area adjacent to the school to operate the fire appliance when attending an incident, particularly as there are car parking spaces in this area.*

If a fire appliance can gain access to the courtyard area, then the access requirement will be met, i.e., 15% of the perimeter of the building or 45m of every point of the footprint of the building, whichever is less onerous. The Fire and Rescue Service advise that it is *'not clear if the courtyard and fire appliance are to scale and the fire appliance can gain access further into the courtyard area and have the ability to turn and make their exit from the courtyard in a forward direction.*

All areas a fire appliance is required to access, need to be capable of supporting 18 Tonne axial weight of a fire appliance, the fire appliance access strategy does not give any information what the access road is made of. AD-B and BB100 requires a minimum carrying capacity of any carriageway is designed to a minimum 12.5 Tonnes; a fire appliance weighs 18 Tonnes, but the weight is distributed over several axles, so 12.5 Tonne should support the weight of the fire appliance.'

The requirements of the condition have not been satisfied.

Recommendation: Split decision

NOTE TO APPLICANT

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/24/0174
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Covering Letter		04.07.2024
Tree plan	Tree Protection Plan	SRP1029-MAC-XX-XX-D-L-0012 P03	04.07.2024
Plans	ARBORICULTURAL IMPACT ASSESSMENT	SRP1029-MAC-XX-XX-D-L-0013 P03	04.07.2024

Schedule of plans/documents **not approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	FIRE APPLIANCE ACCESS STRATEGY	SRP1029-MAC-XX-XX-D-L-0028 P01	04.07.2024

DELEGATED

Case Officer sign/initial Amanda Wilkes Date: 31/07/2024

Authorising Officer sign/initial Adrian Smith Date: 31/07/2024