

<b>ITEM NO:</b>	<u>Location:</u>	<b>Temple Dinsley (formerly The Princess Helena College) School Lane Preston Hertfordshire SG4 7RT</b>
	<u>Applicant:</u>	<b>Mr Russell Prince - The Door PHC Ltd</b>
	<u>Proposal:</u>	<b>Change of use of the Former Princess Helena College and associated land from a former all-girls boarding school to 69no. private residential dwellings (Use Class C3), including the conversion of and extension to the main Grade II* Listed House to 35no. new apartments, the conversion of the retained Teaching Block to provide 8 new apartments, the demolition of the existing sports hall building and science block and replacement with 20no. new houses and 2no. new apartments, the conversion of the Tank House and the Pump House buildings to provide 2no. detached dwellings and the erection of 2no. new dwellings located within the summerhouse plantation. The provision of a new car-park together with domestic storage units and covered parking bays to include solar PV Panels, and waste storage units and the provision of new driveways and associated works. Erection of 4 no cart lodges/ports. Erection of new sub-station building and plant room. In addition, the associated landscaping of the site including provision of new pathways and gates and the reinstatement of Grade II* Listed Parks and Gardens and the provision of a new Cricket Pitch and associated Cricket Pavilion.</b>
	<u>Ref. No:</u>	<b>24/01604/FP</b>
	<u>Officer:</u>	<b>Peter Bull</b>

### Report addendum

#### Corrections and clarifications to the published report:

Table 1 – *Residential accommodation* (page 13) - the **4 bed** column total should read 7.

4.3.32 (page 23) – the Science Block is not a heritage asset.

4.3.54, 4.3.101 and 4.3.121 (pages 27, 38 and 43) – car parking for the community facilities is to be provided either side of the existing access track off East Avenue. The third tennis court is to be reinstated to grass.

4.3.96 (page 32) - new public footpaths are on the western side of School Lane and Hitchin Road.

Existing site layout plan is attached for reference.

#### Updates on outstanding matters:

*Herts CC Highways* – does not wish to restrict the grant of planning permission. Conditions are recommended.

*Sport England* – objection withdrawn subject to s106 requirements and conditions (see updated s106 and conditions sections below). Should the local planning authority be minded to approve this application without the above section 106 agreement requirements and conditions, then given Sport England's subsequent objection the Town and Country Planning (Consultation) (England) Direction 2024 requires the application to be referred to the Secretary of State via the National Planning Casework Unit.

**Additional s106 matters:**

Sport England - a section 106 agreement should make provision for the following:

***Cricket Square/Outfield and Pavilion:***

- Provision for the delivery of the cricket square and outfield within a defined time period to be agreed in consultation with Sport England.
- Provision for the delivery of the cricket pavilion within a defined time period to be agreed in consultation with Sport England.
- Retention of the existing pavilion until the new pavilion is completed and operational in order to allow some interim use of the cricket square by junior players if the pavilion is not operational by the time the cricket square/outfield is operational.
- The proposed woodland planting adjoining the cricket outfield not to commence until the cricket outfield area is completed in order to ensure that the planting does not prejudice the delivery of an ECB compliant outfield boundary or the outfield minimum run-off area.
- Heads of Terms for a 75 lease (with no break clauses) on a peppercorn rent to be offered to Preston Cricket Club and for a lease to be subsequently procured based on the Heads of Terms within a defined time period.

***Tennis Courts (Playing Field Site):***

- Provision for the delivery of the refurbished tennis courts within a defined time period to be agreed in consultation with Sport England.
- Heads of Terms for a 75 lease (with no break clauses) on a peppercorn rent to be offered to Preston Parish Council and for a lease to be subsequently procured based on the Heads of Terms within a defined time period.

***Tennis Court (Adjoining Dower House):***

- Provision for the delivery of the refurbished tennis court within a defined time period to be agreed in consultation with Sport England.

***Playing Field Ancillary Car Parking:***

- Provision for the delivery of the ancillary car parking within a defined time period to be agreed in consultation with Sport England. The delivery of the car parking will need to be aligned with the timing of the delivery of the cricket square and tennis courts to ensure that the parking is available to support the first use of the site by the community.

- Provision for the tenure and management arrangements for the car park and vehicular access to the playing field i.e. would it form part of the proposed leases to the Parish Council or the Cricket Club or would it be retained by the landowner and managed by other means.

**Additional conditions:**

***Permissive footpaths***

Prior to the proposed new permissive path from the Dower House being first brought into use, details of alterations to existing boundary wall and gate where new access is proposed onto Hitchin Road shall be submitted to and approved in writing by the local planning authority. Thereafter, the alterations and gate shall be implemented in accordance with the approved details and be made available for pedestrian use in accordance with the phasing plan approved under condition 4.

Note: the above condition is to be also added to the listed building application 24/01605/LBC.

***Community sports facilities***

Prior to commencement of construction of the cricket square and outfield, a contractor's specification for the detailed design of the cricket square and outfield works prepared in accordance the approved 'Preston Cricket Club New Cricket Ground Feasibility Study (prepared by Total Turf Solutions), dated February 2024' which includes an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The cricket square and outfield works shall be implemented in accordance with the approved specification and implementation programme. Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy

No refurbishment of the tennis courts shall commence until the following documents have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England:

(i) A detailed assessment of the quality of the tennis courts be undertaken (including surfacing, fencing and, line markings) to identify constraints which affect facility quality; and

(ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the tennis courts will be improved to an acceptable quality including an implementation programme shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. Reason: To ensure that the tennis courts are improved in practice to an adequate standard and are fit for purpose and to accord with Development Plan Policy \*\*.

***Highways***

No development shall commence until detailed technical plans are submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority, which show the detailed engineering designs and construction of the footways (environmentally friendly), dropped kerbs and associated highway works concerning the bus stops, etc. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of any part of the development.

Reason: To ensure the provision of a vehicle accesses is safe, suitable, and sustainable for all highway users.

No development shall commence until detailed plans of the bus shelter on the green are submitted to and approved in writing by the Local Planning Authority, in consultation with the Parish Council and the Highway Authority, which show the type and style of the bus shelter that is environmentally friendly. These works shall be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of any part of the development.

The cycle parking shall be constructed and laid out in accordance with the agreed details and completed prior to occupation of the development hereby approved and shall thereafter be retained, maintained, and kept available for the occupants of the development at all times.  
Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018)

Prior to the occupation/use of the development hereby permitted, the details of the siting, type and specification of EVCPs shall be submitted to and approved in writing by the Local Planning Authority. All EVCPs shall be installed in accordance with the approved details prior to occupation of each of the units and permanently maintained and retained. Reason: To ensure construction of a satisfactory development and to promote sustainable development in accordance with Policies 5, 19 and 20 of Hertfordshire's Local Transport Plan (adopted 2018).

Prior to the first occupation/use of the development hereby permitted the car parking layouts within the development site shall be installed in accordance with the approved detailed technical plans and thereafter retained and maintained at all times at the position shown. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway. Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

No part of the public right of way adjacent to the site, shall be obstructed at any stage of the development. No person shall erect or maintain any building or structure (including fences) which encroaches upon any part of the public right of way. Reason: To ensure easy and unobstructed access for users of the public right of way network.

Protect and enhancing existing rights of way (and extending public rights of way through the site), including cycling and equestrian routes and, should diversion be unavoidable as part of the works require replacement routes to the satisfaction of the Council.

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 / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;

- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements. 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 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018).

***Note: some of the above conditions and s106 clauses are already set out in the original report. Members are asked to provide delegated powers to officers to resolve and amend these matters as is appropriate and necessary.***