

Becky Smith  
Hillingdon Council  
3 North, Civic Centre  
High Street  
Uxbridge  
UB8 1UW

6<sup>th</sup> August 2024

Dear Becky,

**Minet Infant and Junior School**  
**Cover Letter: MMA - Landscape Changes**  
 Application Ref. 2297/APP/2024/1212

*Material amendment to planning permission ref. 2297/APP/2021/2704, dated 16-09-2021, Extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools.*

We write further to the refusal notice dated 18 July 2024 and provide further information that has been requested as well as an updated landscape drawing.

For clarity and completeness, we have compiled the changes into a schedule below which we trust will enable you to grant the MMA that we are seeking. This schedule responds to the additional information that has been requested as follows:

- An exhaustive list of all of the proposed amendments as proposed within the application.
- A revised plan which highlights all of the proposed amendments within a red bubble or similar, for clarity.
- An explanation with regards to the loss of soft landscaping. If the soft landscaping which appears to be removed is not being replaced, this would be considered a material amendment.
- Information and product specification for the proposed new fencing / gates. Dependant on the details of this, this may be considered a material amendment.

**Schedule of Landscape Changes**

**01. Infant and Junior School Bin Store Relocation**

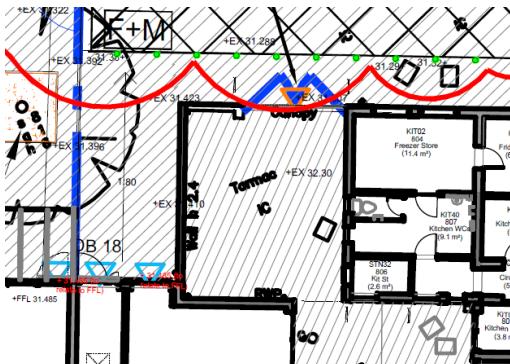
**REASON:** The bin store was relocated due to the existing bin store being in close proximity to the building. As such, this does not promote a good standard of hygiene and is not best practice with regards to fire safety compliance.

The bin store is now 10m away from all buildings onsite. The choice of the new location was driven by the route of the bin lorries collecting refuse. The bin lorries no longer need to access the school car park therefore improving pedestrian/pupil safety during collections.

The former grassed area is now permeable tarmac and used as a service yard. It is worth noting that this area does not form part of the playground or any play space and is out of bounds to pupils.

See enclosed Bin Store Details drawing MIN-UBU-XX-GF-DR-L-2008 for further information.

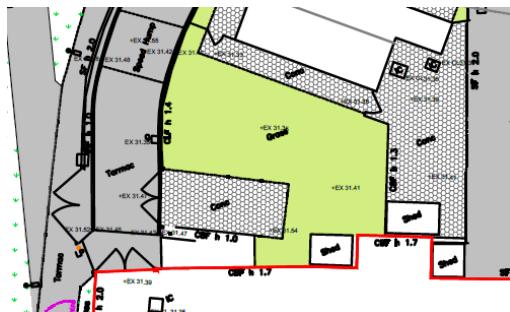
Original Drawing



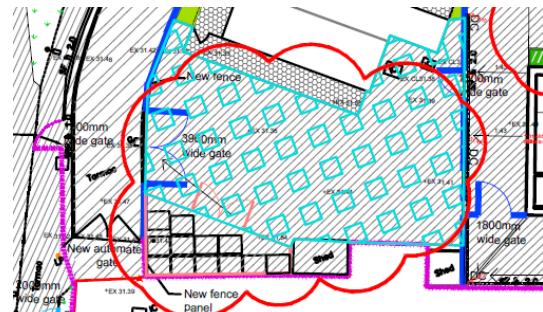
**02. Infant School Single Gate Leading to Bin Store / Service Yard**

REASON: The addition of this single gate allows the Infant School to access the bin store and service yard from their side of the boundary.

Original Drawing



Proposed Drawing



Single gate adjacent caretakers house on right in blue.

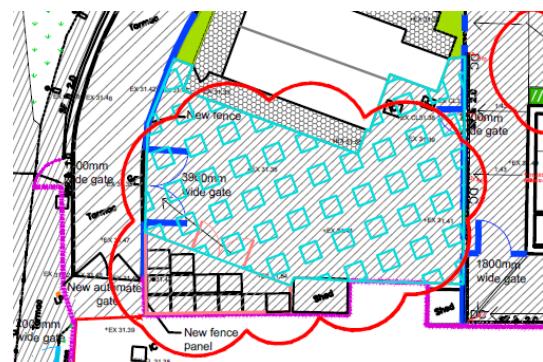
**03. Junior School Single & Double Gates Leading to Bin Store / Service Yard**

REASON: The addition of the single and double gates allows the Junior School to access the bin store and service yard from their side of the boundary.

Original Drawing



Proposed Drawing

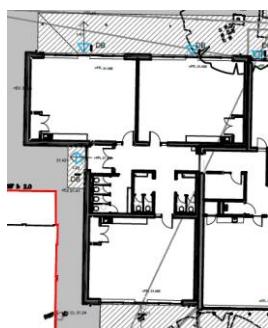


Single and double gates adjacent caretakers house on left in purple and blue.

**04. Planting Beds to New Infant and Junior School Extensions**

REASON: The planting beds to both the new Infant and Junior School extensions always formed part of our approved drainage and attenuation proposals, however, for an unknown reason were not shown on the landscape plan. The new planting beds attenuate the rainwater run-off from the flat roofs to the respective extensions.

Original Drawing



Proposed Drawing





**05. Adaption to Infant School Fence Line and Planters**

REASON: The fence line to the Infant School entrance was amended to segregate the public/parents from the Staff Room as the double doors to this room open out into the external circulation area.

The planters were reduced in area primarily to provide additional space for parents during pupil collection times and limit the potential problem of overcrowding.

*Original Drawing*



*Proposed Drawing*



**06. Infant School Area Resurfaced with Tarmac**

REASON: Originally this area was 'no-touch' however was resurfaced with new tarmac to match the existing condition. As such, there is no detrimental change to the visual appearance.

*Original Drawing*



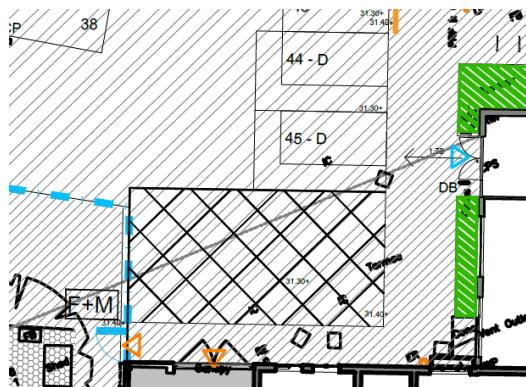
*Proposed Drawing*



**07. Stainless Steel Bollards to Infant and Junior School Car Park**

REASON: Steel bollards have been designed to the car park area to meet Building Control requirements and provide an enhanced level of protection to pedestrians. The barriers are denoted below with green dots and are manufactured by Broxap; see specification enclosed.

Original Drawing



Proposed Drawing



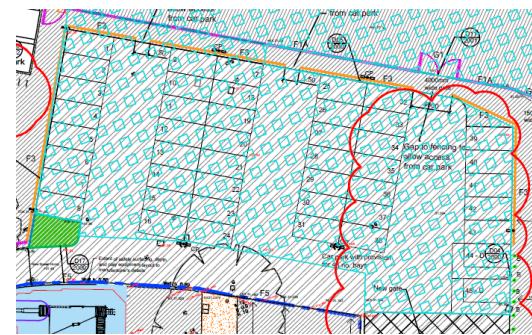
**08. Permeable Asphalt to the Infant and Junior School Car Park**

REASON: Permeable asphalt has been laid to the car park, however this does not result in any detrimental change to the visual appearance.

Original Drawing



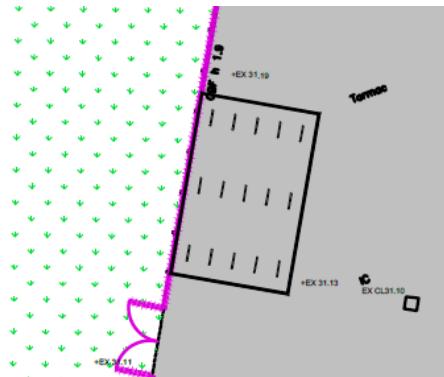
Proposed Drawing



**09. Cycle Hoops Relocated from Junior School Playground**

REASON: The location of the cycle hoops have been repositioned to the pedestrian area outside of the playground. This increases pupil safety in the playground and provides an increased area of play space.

Original Drawing



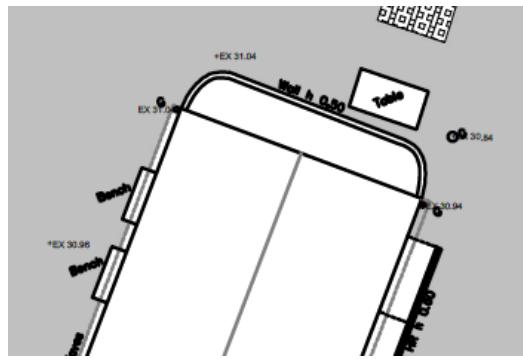
Proposed Drawing



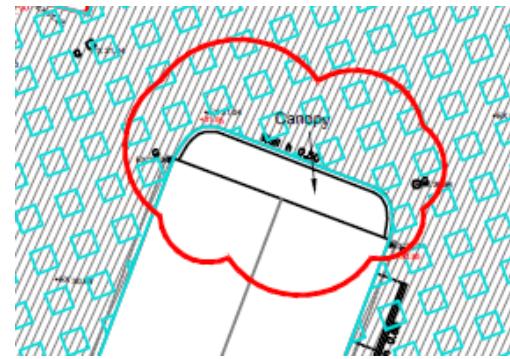
**10. Additional Canopy Added to Existing Library Building to Junior School**

REASON: The Junior School requested for an additional canopy to be installed to the existing Library Building within the playground area. This provides pupils with an additional recreation area with a covered canopy and shading.

Original Drawing



Proposed Drawing

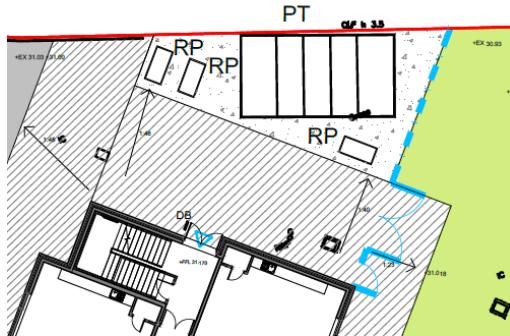


**11. Polytunnel to Junior School Relocated and Additional Gates**

REASON: The polytunnel has been relocated to the playing field in order to provide the school with future flexibility with regards to the free space they now have as shown below to the triangulated area.

Additional gates have also been added to segregate this area from the playground and provide access/egress for regular maintenance to be carried out to the playing field.

Original Drawing



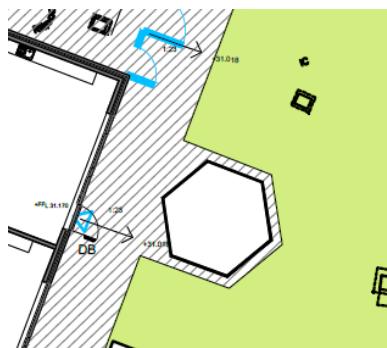
Proposed Drawing



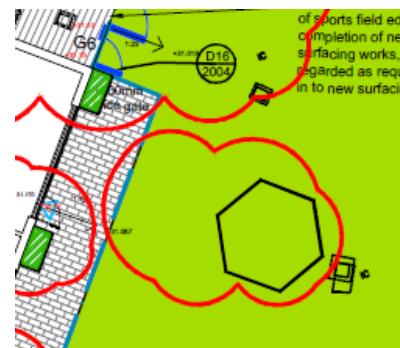
**12. Junior School Existing Hexagonal Covered Play Area Relocated on Plan**

REASON: The location of the existing covered play area was shown incorrectly on the original plan and has therefore been updated for the Junior Schools records.

Original Drawing



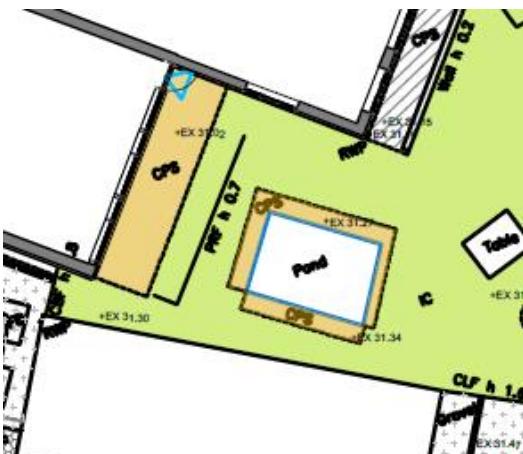
Proposed Drawing



**13. Junior School Additional Fire Escape Added with Associated Paving and Removal of Pond**

REASON: An additional fire escape door was added to the Junior School classroom including the associated paving. There was also a request from the end user to remove the pond which was unsuitable due to concerns around pupil safety.

Original Drawing



Proposed Drawing



Please refer to the updated planning drawing appended to the MMA for further information.

We believe that this MMA would impact Planning Condition 2 as extracted below.

*The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plan numbers:*

- MIN-UBU-XX-GF-DR-L-0005 S1 Rev. P03

To this end, the original approved landscape drawing MIN-UBU-XX-GF-DR-L-0005 rev. P03 should now be superseded by the proposed drawing MIN-UBU-XX-GF-DR-L-1000 Rev. C15.

If you require any further information please do not hesitate to contact me.

Yours Sincerely,

**Jaspal Sian**  
**Morgan Sindall Construction**  
 Design Manager

07866 062361

[jaspal.sian@morgansindall.com](mailto:jaspal.sian@morgansindall.com)

*Encl.*

- Original Landscape Drawing: MIN-UBU-XX-GF-DR-L-0005 rev. P03
- Proposed Landscape Drawing: MIN-UBU-XX-GF-DR-L-1000 rev. C15
- Proposed Bin Store Details Drawing: MIN-UBU-XX-GF-DR-L-2008
- Proposed Specification of Broxap Stainless Steel Bollards