

DELEGATED

AGENDA NO

PLANNING COMMITTEE

DATE 19th APRIL 2006

**REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

06/0470/LA

TITHE BARN ROAD, STOCKTON-ON- TEES

ERECTION OF 210 PLACE PRIMARY SCHOOL WITH INTEGRAL 26 PLACE NURSERY WITH 3 ADDITIONAL COMMUNITY ROOMS AND CHANGING ROOMS. HARD PLAY AREAS AND PLAYING FIELDS, EXTERNAL LIGHTING AND PERIMETER FENCING. (DEMOLITION OF EXISTING HOUSING).

EXPIRY DATE: 23rd MAY 2006

Summary

This application seeks planning permission for a new 210-place replacement primary school for the existing Hardwick Primary School, which is proposed to be relocated to the application site in order to facilitate the new access into the Hardwick Garden Village redevelopment scheme approved earlier this year (05/3466/FUL).

The new school is proposed to be built on the site of the former St Gregory's Catholic Primary School (the site is still referred to as the "English Martyrs site", the name of the school previously).

New premises for St Gregory's are under construction at the Roseworth site on Rothwell Crescent near 'The Mile House' on Durham Road (03/2086/FUL).

The replacement primary school will also feature a 26-place nursery. Additional land comprising the 17 flats and green space known as Coundon Green has also been added to the site to enable approximately 1.1 ha of playing field space to be provided. The provision of the junior football pitch and recreation area has been developed in consultation with Sport England. Adult team changing facilities are also provided on the site to encourage community use of playing field facilities outside school hours.

Extensive community consultation has been carried out in relation to the proposed redevelopment of Hardwick and specifically with the school and parents and also residents surrounding the application site. The comments received helped shape the submission of the planning application for the school layout and design.

The proposal is considered to be in line with general planning policies set out in the Development Plan and is recommended for approval with conditions.

RECOMMENDATION

Planning application 06/0470/LA be approved subject to the following conditions:

01. The development hereby approved shall be carried out in accordance with the following approved plan(s); unless otherwise agreed in writing with the Local Planning Authority.

Drawing Number(s) :- 0023/1000/01,02,03,04,05 and 06

Reason: To define the consent.

02. Notwithstanding any description of the materials in the application no development shall be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control details of the proposed development.

03. A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is commenced. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure satisfactory landscaping to improve the appearance of the site in the interests of visual amenity.

04. No development approved by this permission shall be commenced until: -

a) A desk study report providing information on the previous land uses and an evaluation as to whether ground contamination [i.e.: landfill gas, leachate, ground/surface water pollution] is likely to be present shall be submitted and approved by the Local Planning Authority (LPA).

b) If the outcome of the above indicates that the site may have a contaminative use or is likely to be contaminated [as defined in section 57 of the Environmental Protection Act 1990 with respect to the proposed use], a site investigation including a risk assessment report shall be submitted to and approved by the LPA.

c) Full details of the proposals for the removal, containment or treatment of any contamination [the 'reclamation statement '] shall be submitted to and approved by the LPA.

d) If during any construction or reclamation works any contamination is identified that was not considered in the reclamation statement, the reclamation proposals for this material shall be agreed with the LPA.

e) On completion of the remediation scheme a validation report shall be submitted to and approved by the LPA.

f) All works referred to above shall be carried out by or under the direct supervision of a qualified environmental consultant using current guidance.

Reason : To ensure the proper restoration of the site.

05. No construction/building works shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 8.00am and 1.00pm on Saturdays. No Sunday working.

Reason : To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

06. Details of external lighting shall be provided to the Local planning Authority for their consideration and approval prior to the completion of the development, and such lighting as is approved by the Local Planning Authority shall be retained permanently thereafter.

Reason : In the interests of the amenities of the area.

07. All means of enclosure associated with the development hereby approved shall be in accordance with a scheme to be agreed with the Local Planning Authority before the development commences. Such means of enclosure as agreed shall be erected before the development hereby approved is occupied.

Reason: In the interests of the visual amenities of the locality.

08. A School and Workplace Travel Plan shall be submitted to the Local Planning Authority. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.

Reason : In the interests of highway safety.

The Proposal

1. The site is bounded by Cassop Walk to the north, Tithe Barn Road to the west, High Newham Road to the east and residential properties on Cockerton Walk to the south (a site location plan is attached at Appendix 1).
2. The site itself occupies an area of approximately 1.6 ha and currently comprises the former school site and additional land comprising 17 flats, which are proposed to be demolished to facilitate the development. Relocation of the occupiers of these properties is under way with most proposed to be relocated in the new development on Hardwick.
3. Vehicular access has been taken off Tithe Barn Road in preference to High Newham Road where the original school access was. Pedestrian access is to be off Tithe Barn Road, adjacent to the existing bus stop and High Newham Road.
4. The school building is bounded by residential properties on Cassop Walk and Coundon Green to the north and south respectively and the main classrooms all face south with direct access to the playing fields. The Hall is located in the centre of the building, which enables the ridgeline of the lower level roofs to be no higher than the approximate roof levels of the adjacent 2 storey houses, to avoid any apparent conflict in scale with the surrounding properties (A site layout and elevations are attached at Appendix 2 and 3).
5. Materials proposed include brick with banding to add visual interest and traditional pitched roofs of concrete interlocking tiles.
6. The proposed community use is in line with the community provision of the existing school. Provision of 3 rooms that can be used during the day in conjunction with the schools existing activities and be in line with 'extended school' initiatives. Activities proposed will involve pre and after school clubs, which will include breakfast clubs. Suggested daytime activities will include Mother and Toddler groups, IT Resource groups as well as use by the school.

7. In addition changing provision is proposed that will enable community use of the playing field. This will be restricted to junior team use because of the size of the pitch (maximum age: 14).

8. It is proposed to landscape the site with a mixture of features to enhance the area. The major feature of the school site is the established hedge to the south and part of the north boundary of the original school site. This is intended to be retained and strengthened as part of the design. In addition to the substantial general planting to the perimeter and around the football pitch, it is proposed to have a wildlife area with a wetland zone for marsh plants to encourage insects and butterfly species. In addition to the wetland area it is proposed to incorporate bird and bat boxes within the site and the building to encourage wildlife.

9. A 2.4 metre high round bar type steel fence is proposed for the perimeter of the site, this would be located inside the existing established hedge line, which is intended to be retained and strengthened.

10. Parking provision includes on-site parking and a number of off-road dropping off spaces on Tithe Barn Road. A 20 place cycle shelter is also proposed within the school grounds together with a further 5 spaces close to the school entrance for visitors and community use. A School Travel Plan will also be prepared prior to the premises opening.

Consultations

11. Local residents have been individually notified of the application and it has also been advertised on site and in the local press.

Environmental Health Unit

Recommend conditions covering contaminated land, construction hours and external lighting.

Cleveland Archaeologist Section

No archaeological issues.

CE Electric

Standard mains record shown.

Northern Gas Networks

No Objection and standard mains record enclosed.

Engineers and Transportation

The development will need to comply with the Design Guide and Specification (Residential & Industrial Estates Development)

Sight lines of 4.5 x 90m are to be maintained at the entrance.

The parking provision for school and community use is acceptable.

A School Travel Plan shall be prepared and maintained and shall be agreed with the LPA.

A Work Place travel Plan shall be prepared and maintained and shall be agreed with the LPA prior to the school opening.

A Highway Closure order will be required.

I note that £50,000.00 has been made available from the Hardwick Redevelopment budget for the provision of the highway works required for the new school. These funds are to be made available for the works to be procured and executed by the Highway Authority.

12. No objections have been received from neighbouring residents.

PLANNING POLICY CONSIDERATION

13. Where an adopted or approved development plan contains relevant policies, section 54A of the Town and Country planning Act requires that an application for planning permission shall be determined in accordance with the Plan, unless material planning considerations indicate otherwise.

14. The relevant development plan in this case is the adopted Stockton on Tees Local Plan.

Policy GP1

Proposals for development will be assessed in relation to the policies of the Cleveland Structure Plan and the following criteria as appropriate:

- (i) The external appearance of the development and its relationship with the surrounding area;
- (ii) The effect on the amenities of the occupiers of nearby properties;
- (iii) The provision of satisfactory access and parking arrangements;
- (iv) The contribution of existing trees and landscape features;
- (v) The need for a high standard of landscaping;
- (vi) The desire to reduce opportunities for crime;
- (vii) The intention to make development as accessible as possible to everyone;
- (viii) The quality, character and sensitivity of existing landscapes and buildings;
- (ix) The effect upon wildlife habitats;
- (x) The effect upon the public rights of way network.

MATERIAL PLANNING CONSIDERATIONS

15. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety and whether it satisfies the requirements of the Local Plan Policies.

Site Characteristics, Detailed Design and Residential Amenity

16. The site is bounded by Cassop Walk to the north, Tithe Barn Road to the west, High Newham Road to the east and residential properties on Cockerton Walk to the south.

17. The site itself occupies an area of approximately 1.6 ha and currently comprises the former school site and additional land comprising 17 flats, which are proposed to be demolished to facilitate the development.

18. Extensive community consultation has been carried out in relation to the proposed redevelopment of Hardwick and specifically with the school and parents and also residents surrounding the application site. The comments received helped shape the submission of the planning application for the school layout and design.

19. The location/positioning of the building on site has been conditioned by the requirement to maximise the space on the original school site for open play space. The arrangement enables maximum use of the 1.1ha as open play area (playing field, recreation area, nature and hard play).

20. The school building is bounded by residential properties on Cassop Walk and Coundon Green to the north and south respectively and the main classrooms all face south with direct access to the playing fields. The Hall is located in the centre of the building, which enables the ridgeline of the lower level roofs to be no higher than the approximate roof levels of the adjacent 2 storey houses, to avoid any apparent conflict in scale with the surrounding properties.

21. Materials proposed will also be sympathetic with adjacent properties with brickwork being the predominate cladding material and traditional pitched roofs of concrete interlocking tiles.

22. It is proposed to landscape the site with a mixture of features to enhance the area. The major feature of the school site is the established hedge to the south and part of the north boundary of the original school site. This is intended to be retained and strengthened as part of the design. In addition to the substantial general planting to the perimeter and around the football pitch, it is proposed to have a wildlife area with a wetland zone for marsh plants to encourage insects and butterfly species. In addition to the wetland area it is proposed to incorporate bird and bat boxes within the site and the building to encourage wildlife.

23. A 2.4 metre high round bar type steel fence is proposed for the perimeter of the site, this would be located inside the existing established hedge line, which is intended to be retained and strengthened. Security was raised as an important issue during public consultation and the fence type and position reflects the comments received.

24. Overall the scheme is considered acceptable in terms of scale and character and does not have a significant impact on the surrounding area.

Means of Access, Parking and Traffic Issues

25. Vehicular access has been taken off Tithe Barn Road in preference to High Newham Road where the original school access was. The advantage of this to facilitate access avoiding the bend in High Newham Road as well as being able to provide lay-by dropping off on Tithe Barn Road.

26. Pedestrian access is to be off Tithe Barn Road, adjacent to the existing bus stop and High Newham Road. The new pedestrian access point on High Newham Road will cater for pupils from the east side of the site to enter the site without using the existing footpaths associated with the housing on Coundon Green and Cleadon Walk.

27. Parking provision includes on-site parking and a number of off-road dropping off spaces on Tithe Barn Road. A 20 place cycle shelter is also proposed within the school grounds together with a further 5 spaces close to the school entrance for visitors and community use. A School Travel Plan will also be prepared prior to the premises opening.

28. The Head of Engineering and Transportation has considered the access and parking arrangements and raises no objection on highway grounds to the proposed development.

CONCLUSION

29. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Development Plan.

Corporate Director of Development and Neighbourhood Services

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Financial Implications – As report

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Stockton on Tees Local Plan, App. nos. 03/2086/FUL and 05/3466/FUL

Human Rights Implications - The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report

Ward **Hardwick**
Ward Councillor **Councillor Mrs E.A. Nesbitt**

Ward **Hardwick**
Ward Councillor **Councillor W H Noble**