

DELEGATED

AGENDA NO

PLANNING COMMITTEE

27th June 2007

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

07/1007/LA

Roseworth Primary School, Rudyard Avenue, Stockton

Erection of new 420-place single storey primary school and 39-place nursery together with new private vehicular access road (illuminated), external play areas, playing fields and landscaping and new fencing. (Existing Infants and Junior Schools to be demolished once the replacement building is complete)

Expiry Date: 12th July 2007

Summary

This application seeks planning permission for a new 420-place replacement primary school with an integral 39-place nursery for the existing Roseworth Infant & Junior Schools and Redbrook Primary School.

Community consultation has been carried out in relation to the proposed redevelopment of the site and specifically with the school staff and existing and prospective 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 07/1007/LA be Approved with Conditions subject to:

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): - A/0039/0001/2996/01,
A/0039/0001/2996/15,A/0039/0001/2996/22,A/0039/0001/2996/10,A/0039/0001/2996/11,A/0039/0001/2996/02,A/0039/0001/2996/03,TS/D2/76/1/103B.***

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. Details of the proposed hard and soft landscaping and boundary treatments (and this would include specimen extra heavy tree planting along the welded mesh fence boundary with Rudyard Avenue) are required. Full details should be provided to the following minimum standard:

- A. A detailed landscape plan for hard construction indicating materials and construction methods.**
- B. A detailed planting plan indicating soil depths, plant species, numbers, densities, locations, and sizes, planting methods, maintenance and management.**
- C. Protection measures for retained trees to ensure that no damage occurs during the construction period. The protection area must be in accordance with B.S.5837: 2005 Trees in relation to Construction. Full details of the tree protection measures including the precise alignments should be submitted for approval and should be erected, to the satisfaction of the council, prior to any works commencing on site.**

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

04. No Development hereby approved shall commence on site until a Phase 1a+b desk study investigation to involve hazard identification and assessment has been carried out, submitted to and approved in writing by the Local Planning Authority. The study must identify industry and geologically based contaminants and include a conceptual model of the site. If it is likely that contamination is present a further Phase 2 site investigation scheme involving risk estimation shall be carried out, submitted to and approved in writing by the Local Planning Authority prior to any development hereby approved commences on site.

Reason: To ensure the proper restoration of the site.

05. If it is likely that contamination is present, no development shall commence until a Phase 2 site investigation scheme to involve risk estimation has been carried out. The developer must design and implement intrusive investigations to provide sufficient information on potential contamination.

Reason: To ensure the proper restoration of the site.

06. 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/Bank Holiday working.

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

07. Details of all external lighting shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area.

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.

09. Details of any extract ventilation or fume extraction system, including the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment, to be installed and used in the premises in pursuance of this permission shall be first approved by the Local Planning Authority and installed before the development hereby permitted commences and thereafter retained in full accordance with the approved details. The ventilation and extraction system shall be operated and maintained in accordance with the manufacturers recommendations including the frequency of replacement of any filters.

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

10. 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.

11. The playing field detailed in drawing no. A/0039/0001/2996/03 shall be constructed and laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000), and made available for use within a timescale to be agreed with the Local Planning Authority.

Reason: To ensure the satisfactory standard of the playing fields

12. Prior to the commencement of the use of the new school a Community Use Scheme for the school's playing pitches shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To ensure the satisfactory management arrangements of the playing fields.

13. A Traffic Regulation Order shall be implemented for the effect of providing school time waiting restrictions and a traffic calmed zone on Rudyard Avenue before the building is occupied or in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety.

The Proposal has been considered against the policies below and it is considered that the scheme accords with these policies as the overall nature and scale of the development is acceptable and it is considered that the site could satisfactorily accommodate the school proposal without any undue impact on the amenity of any adjacent neighbours and is acceptable in terms of highway safety and there are no other material considerations, which indicate a decision, should be otherwise.

Stockton on Tees Local Plan policies GP1 and REC1.

BACKGROUND

1. The Roseworth Primary School catchment area has three primary schools at the present time. Due to falling roll numbers there is a need to rationalise school places to reflect future demand. The former St. Joseph's RC Primary School has been rebuilt and merged with English Martyrs RC Primary School in Hardwick to be opened as St Gregory's RC Primary School with a reduced capacity.

2. Redbrook and Roseworth Schools have a nominal combined capacity of 560 pupils but current numbers indicate only 430 pupils with the potential of future roll reductions. On this basis the school places have been restricted to 420 places plus 39-place nursery. This will enable the new school to meet current demand plus have flexibility to respond to local changes in numbers if any occur.

THE PROPOSAL

3. The site is bounded by residential properties on Rudyard Avenue and lies adjacent the Kiora Community Centre to the east (a site location plan is attached at Appendix 1).

4. The site itself occupies an area of approximately 3.5 ha and currently comprises the existing Roseworth schools site.

5. Vehicular access takes the form of a new one-way access road formed off Rudyard Avenue immediately to the South of Kiora Hall running along its west boundary. Eleven dropping off spaces will be available along the length of the new one-way road, which will provide immediate access to both the primary school and nursery's main entrances. Beyond this there will be on-site car parking for approximately 42 vehicles. The proposal includes 2 no. 40 places secure bicycle compounds located at pupil entrances within the secure part of the school grounds.

6. Additional footpaths to the North, Southeast and West are provided to supplement existing pedestrian routes into the school.

7. A School Travel Plan to reduce vehicular movement in the area will also be prepared prior to the premises opening.

8. The principal elements of the scheme comprise: -

- 14 teaching classrooms including practical and resource areas
- Infant assessment room
- ICT Suite
- Assembly Hall
- Staff Accommodation
- Kitchen
- 39 place nursery
- Outdoor playing fields including two junior size football pitches
- Children's external play
- Soft informal and social open space including Habitat area
- Hard surface games courts
- One-way access road, car parking and dropping off spaces
- Additional security fencing
- Bicycle storage
- Landscaping and tree planting.

(A site layout plan and elevations are attached at Appendix 2 and 3).

9. The location of the school building has been positioned to the east of the site in order to maximise space on the site for outdoor soft play and informal and social open space. In addition this allows the existing school buildings to remain in use until the new school is complete.
10. Teaching classrooms have been orientated South/West to maximise on solar gains in the Winter whilst providing direct access onto informal and social external play areas all year round. Consideration has also been given to the position of the building in relation to neighbouring residential properties to ensure minimal impact on the amenity of those properties in terms of loss of privacy, noise etc.
11. Teaching spaces are orientated away from housing and play areas are located in the centre of the site.
12. The main teaching spaces and ancillary accommodation is predominantly single storey with the exception of the assembly hall, which is double height and designed to create a focal point. The scale and profile takes full account of the existing two storey residential properties and Kiora Hall.
13. The design comprises a modern building featuring cladding materials consisting of a mix of different coloured render, sustainable larch timber cladding and curtain walling with facing brick used as feature panels. The building also features aluminium windows and roof covering and glazed areas incorporated into the elevational treatment.
14. Outdoor playing fields face west and provide for two junior size football pitches to be orientated North/South across the site. The playing fields are outside the school security fence to permit use without compromising school security. Children's play and informal and social open spaces also benefit from South/West orientation and provides direct access onto the playing fields.
15. A habitat area has been positioned to the south of the site between the nursery and the primary school and provides natural screening for the surrounding residents. A major feature of the site is the belt of existing mature trees between the school and Kiora Hall, which will be retained. New native trees will be planted around the perimeter of the new site boundary. Two mature oak trees within the existing playing fields are also retained.
16. The perimeter fencing comprises both existing and new fencing with the addition of a new secure secondary boundary being formed inside the existing fence line. The proposed secondary fence comprises a 2.4 m high green steel round bar type to provide a good level of security.
17. As part of the extended schools initiative launched by the government, it is proposed that the school will provide links with the community through 'pre' and 'after' school clubs. These will be held in the school assembly hall and will be open to both pupils and other local children and their families. The space is supported by kitchen/food preparation area, toilets and limited storage.
18. A number of sustainable building measures are incorporated into the design of the building, including the use of recycled aggregates for the substructure works and below roads and paving construction. Timber will be from managed sources and other materials will be specified according to their recycling properties. In addition to material specification, it is proposed to naturally ventilate the building by roof mounted 'wind catchers', which will save on heating costs and reduce carbon emissions that are associated with cooling buildings. The building has been designed for good solar orientation to provide passive heat gains during winter. Ground source heat pumps located underneath the car park form part of the building's underfloor heating system.

CONSULTATIONS

19. The following Consultations were notified and any comments they made are below: _

20. Councillor B. Inman

I have no objections to the plans.

21. Urban Design Team

Highways Comments - No objections to the application subject to the contribution of £1,500 for the implementation of school time waiting restrictions and £5,000 for the implementation of a traffic calmed school zone on Rudyard Avenue

Landscape Comments - No objection to this application subject to landscape condition..

Built Environment Comments - No comment.

22. Environmental Health Unit

No objection and require conditions covering land contamination, light intrusion, construction noise and odour nuisance.

23. Northern Gas Networks

No objection and standard mains record shown.

24. CE Electric UK

No objection and standard mains record shown.

25. Police Architectural Liason Officer

Refers to guidance available on the secured by design initiative.

26. Sport England

The revised fence line increases the playing field to the extent that the degree of loss resulting from the development is negligible. It is now considered that the proposal complies with the following exceptional circumstances in that:

The playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of an equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to commencement of development.

This being the case, Sport England is prepared to withdraw its objection to this application subject to the imposition of conditions covering playing field construction and provision of Community Use Scheme.

27. Neighbours were notified and any comments received are below (if applicable): -

28. Mrs S. Earl and Miss L. Shepherd, 115 and 119 Rudyard Avenue, Roseworth, Stockton on Tees.

Several of the residents in Rudyard Avenue are concerned about the layout for the new school as for long as the school has been built we have had to contend with the play area football fields, this being a big problem after school hours due to youths drinking, playing golf, young girls and boys various other activities. Men and women cutting across the field to get to the shops, Ragpath Lane

and the Roseworth Club. As there is a cut between 111 and 113 Rudyard Avenue we were hoping that the school would be at our end this time but if that is not to be can we be assured that we have a high fence around the playing areas. Many residents along where we live feel this way and are willing to sign a petition on these concerns.

PLANNING POLICY CONSIDERATIONS

29. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In this case the relevant Development Plan is the adopted Stockton on Tees Local Plan (STLP).

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.

Policy REC1

Development which would result in the permanent loss of playing space will not be permitted unless:

- (i) Sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site, or
- (ii) Alternative provision of equivalent community benefit is made available, or
- (iii) The land is not required to satisfy known local needs.

MATERIAL PLANNING CONSIDERATIONS

30. 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

31. The site is bounded by residential properties on Rudyard Avenue and lies adjacent the Kiora Community Centre to the east. The site itself occupies an area of approximately 3.5 ha and currently comprises the existing schools, which are proposed to be demolished to facilitate the development.

32. Extensive community consultation has been carried out in relation to the proposed redevelopment and specifically with school staff 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.

33. 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 as well as retaining the existing buildings in-use until the new school is complete. The arrangement enables maximum use of the open play area (playing field, recreation area, nature and hard play).

34. The application site is bounded by residential properties on three sides with Kiora Hall forming the eastern boundary. By positioning the proposed school building and associated vehicular access route to the east of the site this will minimise any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. Furthermore teaching spaces are orientated away from housing and play area are located in the centre of the site.

35. In terms of the scale and appearance of the building, the buildings low profile is in scale with the surrounding buildings and features a variety of height and shape to add visual interest. The materials and design create a contemporary building which whilst distinct from its surroundings reflects an innovative building fit for the modern operational function of a contemporary school.

36. It is proposed to landscape the site with a mixture of features to enhance the area. A major feature of the area is the belt of mature trees along the Kiora Hall boundary, which will remain. Additional planting will enhance the overall landscaping to the site. Alongside perimeter planting of native tree species and shrubs, other proposed landscape features include hard and soft landscaping to the children's external play area and a habitat area to encourage and support local wildlife. This area will also serve as a learning tool for open study by children, and provide a natural screening for the surrounding residents

37. A preliminary assessment of the site and buildings has been undertaken to identify and assess nature conservation of the site including any potential impact of the site redevelopment on protected species, habitats and local biodiversity in general. None of the habitats on the site have been identified with species rare, threatened or protected with statutory designations. Local inspections have been undertaken for both newts and bats. No ponds are located within the existing site and regular grass cutting takes place across the site.

38. 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.

39. During the public consultation meeting and subsequent consultation, security has been raised as an important issue and local opinion was sought regarding the type, height and location of boundary fence, the type and position reflects the comments received. Following specific comments from some residents in Rudyard Avenue, a new 2 m high welded mesh boundary fence will replace a lower height fence along part of Rudyard Avenue. A landscaping condition is proposed to ensure appropriate landscape treatment to mitigate the visual impact of the proposed replacement fencing. The proposed secondary fence comprises a 2.4 m high green steel round bar type to provide a good level of security.

40. 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

41. Vehicular access has been taken off Rudyard Avenue immediately to the south of Kiora Hall running along its west boundary. Eleven dropping off spaces will be available along the length of the new one-way road, which will provide immediate access to both the primary school and nursery's main entrances. Beyond this there will be on-site car parking for approximately 42 vehicles. The proposed arrangements offer an advantage over the existing access/dropping off

which is poor as it involves trafficking Rudyard Avenue, which is both narrow and has resident's parking. The proposed arrangements should improve the situation and minimise disruption to the area as well as provide an 'off road' dropping off space.

42. Additional footpaths to the North, Southeast and West are provided to supplement existing pedestrian routes into the school.

43. Two number 40 place cycle shelters are also proposed within the school grounds and a School Travel Plan will also be prepared prior to the premises opening.

44. Highway engineers have requested the sum of £6,500 for the implementation of school time waiting restrictions and a traffic calmed school zone on Rudyard Avenue to which the applicant has agreed to fund.

45. The Head of Technical Services has considered the access and parking arrangements and raises no objection on highway grounds to the proposed development.

CONCLUSION

46. 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 (June 1997).

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 Roseworth

Ward Councillors Councillor B. Inman
Councillor J. Beall