

DELEGATED	AGENDA NO
	PLANNING COMMITTEE
	DATE 30th JANUARY 2008
	REPORT OF CORPORATE DIRECTOR, DEVELOPMENT AND NEIGHBOURHOOD SERVICES

07/3266/REV

**Egglescliffe Church of England Primary School, Butts Lane, Egglescliffe
Revised application for conversion of part of existing playground into car parking for staff
and erection of cycle shelter**

Expiry Date: 25th January 2008

SUMMARY

Planning permission is sought for the conversion of part of the existing tarmac play area at the rear of Egglescliffe Church of England Primary School to provide 21 new car park spaces for staff and a cycle shelter for staff and pupils.

A total of 10 objections letters have been received in respect of the proposal with the main grounds relating to the reduction of the school playing fields, its impact on the privacy and amenity of neighbouring properties, impact on the character and appearance of the area and highway safety issues. One letter of support was received.

A Design and Access Statement and School Travel Plan support the application.

It is considered that the location of the proposed car park to the rear of the school is the most suitable location being set back from Butts Lane and that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and is acceptable in terms of highway safety and does not conflict with policies in the Development Plan.

RECOMMENDATION

Planning application 07/3266/REV be Approved subject to the following conditions:

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

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>SBC0001</i>	<i>17 January 2007</i>
<i>5051369_HW_SD_001</i>	<i>25 June 2007</i>
<i>5051369_HW_GA_002</i>	<i>28 June 2007</i>
<i>5051369_HW_DR_001</i>	<i>29 June 2007</i>
<i>A4001</i>	<i>27 November 2007</i>

Reason: To define the consent.

- 02. Prior to the commencement of the development, details of the planting proposals and tree protection are required. Full details should be provided to the following minimum standard:**

Protection measures for retained trees to ensure that no damage occurs during the clearance and construction periods. The protection area must exceed that of the individual tree canopies and be in accordance with B.S. 5837:2005 Trees in relation to Construction.

Full details of the tree protection measures should be submitted for approval and should be erected, to the satisfaction of the council, prior to any works commencing on site.

A detailed planting plan indicating soil depths, plant species numbers, densities, locations, and sizes, planting methods, maintenance and management.

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: in the interest of amenity and the maintenance of landscaping features on the site.

- 03. The main access gates to the car park area will be closed and locked at the following times:-**

During term time at 6.30 pm with the exception of when there are meetings/ functions held at the school.

During the school holiday periods e.g. half terms, Christmas, Easter and Summer the gates will remain locked unless there is maintenance work to be carried out to the school and in these circumstances the gates will be locked at the end of each day.

Reason: In the interest of the amenity of the residents

The proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

Stockton on Tees Local Plan policies GP1, EN24 and REC1.

BACKGROUND

1. The application site is located on Butts Lane in Egglecliffe and is within Egglecliffe Conservation Area. The principle school building is located in the centre of the site with playing fields located to the east and the primary school building located on the southern boundary. The school currently has two tarmac play areas located to the rear of the main school building that cover an area of approximately 1500 square metres. There exists an area of open space between

the front of the main school building and Butts Lane. Access to the school is from Butts Lane through one entrance located adjacent to the boundary with 15 Butts Lane. Residential properties are located around the site with Borrowdale Grove located to the north, Grisedale Crescent to the east, The Glen to the south and Butts Lane to the west.

2. A previous planning application (07/1870/FUL) for the provision of 26 car park spaces and 1 disabled car park space to the rear of the school was submitted in June 2007 but was subsequently withdrawn by the applicant.

PROPOSAL

3. The applicant is seeking permission for the conversion of part of the existing rear hard standing play area to 21 car parking spaces for staff and visitors. The proposed car park will take up approximately 581 square metres of the existing hard standing play area at the school leaving approximately 923 square metres of hard play area. The northern boundary of the proposed car park is sited 4 metres from the boundary fence with 8 Borrowdale Grove.

4. The proposal includes the installation of 1.2 metre high timber fencing along the southern and eastern boundary of the proposed car park with two signage posts to be placed at the proposed car park entrance stating 'staff only' and 'cars and motorcycles only'.

5. With the proposed car park being located to the rear of the main school building the proposal includes the provision of 1.1 metre high metal pedestrian guard railings

6. The application also seeks to formalise the provision of 5 existing car parking spaces located along the existing access road into the school and provision of 1 disabled car parking space.

7. The applicant is also seeking approval for a cycle shelter for use by staff and children to be located off the access road adjacent to the north elevation of the main school building. The proposed cycle shelter will be 2.03 metres wide, 4.1 metres long with an overall height of 2.15 metres.

8. There is provision within the application for an Emergency Access to be situated between the proposed car park area and the main school building. The proposed Emergency Access will be approximately 19 metres square of additional tarmac.

9. The existing trees located around the proposed car park are to remain and any excavation works in the vicinity of the trees would need to be hand dug to avoid any potential damage.

CONSULTATIONS

10. The following responses have been received from departments and bodies consulted by the Local Planning Authority.

11. Councillor J Fletcher

From the information available to me I have the following comments.

Parking on the carriageway of Butts Lane by teachers _ other people having business at this school has been a problem for some time - these proposals should mitigate this

12. Urban Design

Highways Comments

I have no objection to this application on highway grounds.

The revised plans show the design of car park has been amended and is now acceptable and practical in terms of providing sufficient maneuvering space for vehicles entering and exiting the car parking spaces.

It is noted that the applicant has used the ratio of 0.8 spaces per member of staff as included in the SPD Parking provision in New Developments.

It is also noted that the cycle storage has been located closer to the school building, which is welcomed. The proposed design and details of the cycle storage show the cycle parking will be secure and covered and are therefore acceptable.

Landscape & Visual Comments

I have no objection to the application however I would like to make the following comments:

1. There are several mature beech trees directly alongside the far eastern boundary of the proposed car park and a birch at the western end. These should be fully protected during the works, as specified below.
2. Planting should be carried along the northern boundary in order to provide some screening for the properties overlooking the car park. This may be in the form of hedge and tree planting.

All trees within the site and adjacent to the site should be fully protected in accordance with BS 5837: 2005 Trees in relation to Construction and the applicant should note that:
No changes in levels within the branch spread of the trees will be allowed.
Where tree roots are encountered only hand digging will be allowed.
Compaction to the root spread of the tree must be avoided and protective fencing should be erected around the canopy spread of all trees.
No storage of materials will be permitted within the branch spread of the trees.

Details of the planting proposals and tree protection are required. Full details should be provided to the following minimum standard:
Protection measures for retained trees to ensure that no damage occurs during

PUBLICITY

13. Local residents have been individually notified of the application and it has been advertised on site and in the local press. A total of 10 letters of objection and 1 letter of support were received.

a) Letters of objection have been received from the occupants of the following addresses;-
3, 4, 5, 6, 7, 8, 9,11,15,17 Borrowdale Grove, Eggescliffe.

b) 1 letter of support has been received from 11 Butts Lane, Eggescliffe.

Objection Comments

These are summarised below:-

Privacy and Amenity

Location of the car park would be intrusive by sight and sound on a daily basis and would effectively become an out of town car park outside school hours. School could not guarantee that

the gates would be locked outside school hours leaving it open to traffic e.g. during Yarm Fair week. Currently open during school holidays.

Will be utilised by the Church and Parish Hall as overspill car park meaning it will be utilised 7 days a week.

Location of car park is alongside a house on Borrowdale Grove and within sight and sound of the whole of Borrowdale Grove.

Playing Fields

Reduction of the school playing area by 3/4. Due to the amount of time when the children cannot play on the field due to the grass being wet/muddy the reduction of the hard play area would be against the government's aim of providing more play areas for children to play and exercise under the 10 year plan. Displacement of children into the infant area would not benefit any children.

Any loss of school playing fields is unacceptable.

Highway Matters

Comments have been made regarding the amount of traffic on Butts Lane which is almost exclusively during school opening and closing time. During the day the absence of cars on Butts Lane is marked. Houses opposite the school have high hedges making egress into Butts Lane difficult at any time not just at morning and evening peak times. The creation of a car park will not alleviate this problem as it is for staff and visitors only and not for dropping or collecting children. Rather than having cars enter the front gate all the way through to the back has the idea of locating the car park to the front of the school on the grassed area been looked at as an alternative. This area is not being used as a play area and would be more secure as the proposed location would allow anyone to enter the grounds unseen. Visitors parking could then be monitored more easily at the front.

Young children and cars do not mix and visitors not familiar with the site will be maneuvering and not expecting children to be around. To provide fencing around the area would be even more of an eyesore.

Character and Appearance

Opposed to the removal of any trees on the school field as supposed to be preserving trees, however the removal of several old and unused apple trees at the front of the school could be removed to facilitate parking in that area.

Spoil the outlook from Borrowdale Grove without improving the traffic in Butts Lane, where the majority is at dropping off and picking up of the children.

Other matters

Potential for drug dealers to find a secluded spot for daily dealing cannot be excluded.

Is the school planning on opening a gateway into Borrowdale Grove to complete a one way in and out system as is in use at Yarm School.

Do not feel there has been a significant alteration to the previously submitted plans that were withdrawn.

The applicants do not live in Borrowdale Grove and will not have to put up with the sight of it.

Children do not play around the front of the school.

Detrimental to the welfare of the children being deprived of a large part of their hard play area.

Support comments

11 Butts Lane, Egglecliffe

As a resident of Butts Lane, the proposed car park is very welcome because of the increasing road

side parking particularly during school hours. Cars are frequently parked so near our entrance gate that it is almost impossible to see in either direction up or down the lane which makes coming in and out of our drive dangerous. We hope this application will meet with success.

PLANNING POLICY

14. 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 Plans are the Tees Valley Structure Plan (TVSP) and the Stockton on Tees Local Plan (STLP).

The following planning policies are considered to be relevant to the consideration of this application:-

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 EN24

New development within conservation areas will be permitted where:

- (i) The siting and design of the proposal does not harm the character or appearance of the conservation area; and
- (ii) The scale, mass, detailing and materials are appropriate to the character and appearance of the area

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

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

Residential Amenity and Character and Appearance

16. Comments have been received that the proposed car park will be visually intrusive and

generate noise and disturbance. The car park will be utilised by staff and visitors with the gates being locked at any other times to prevent access. The main volume of traffic will be at school opening and closing times. It is recommended that a condition be imposed that the school gates will be locked at the end of the school day 6.30 pm with the only exception being if the school has a meeting or function. During school holidays and weekends the gates will be required to be locked. Therefore there may be some increase in activity at school opening and closing times. The proposed car park is to be sited over the hard standing play area with the northern boundary being located 4 metres from the existing school boundary fence that runs along the boundary with 8 Barrowdale Grove. Concerns have been raised over the outlook from Barrowdale Grove and the fact that the car park will be running alongside the side elevation of 8 Barrowdale Grove. These concerns have been noted. The proposed car park is not projecting further towards the boundary than the existing play area. The boundary fence with 8 Barrowdale Grove is initially 1.7 metres high running along the rear side garden of 8 Barrowdale Grove with the fence height being reduced to a 1 metre high wire mesh fence with single wood panel along the front garden boundary. There will be substantial soft landscaping placed in the 4 metre area between the boundary and the proposed car park to address the concerns relating to amenity and privacy and visual intrusion. Therefore it is considered that the proposed development will not have a significant or detrimental impact on the privacy and amenity of the residents of Barrowdale Grove or the visual amenity of the area.

17. Concerns have been raised regarding the removal of trees on the site, notwithstanding that the existing trees are identified as being retained on the site. The application does not propose the removal of the existing trees on the site and appropriate conditions have been recommended to be imposed to control the works which are to be undertaken around any trees on site to prevent any damage occurring.

18. The closure and locking of the main access gates to the school during school holidays and out of school hours means that residents concerns over the proposed car park being used as an overspill car park by the Parish Hall, Yarm Fair and as out of town car park for Yarm would not be possible.

Access and Highway Safety

19. The Head of Technical Services has commented that he has no objections to the proposed development on highway grounds with the revised layout of the car park allowing sufficient maneuvering space for vehicles entering and leaving the car parking spaces. The applicant has also used the guidance set out in SPD Parking Provision for New Developments to provide the appropriate car parking provision.

20. The proposed cycle area is located close to the main school building and the design of the cycle storage is covered and secure and considered satisfactory.

21. Concerns have been raised with regard to the volume of traffic on Butts Lane during school opening and closing times with the Lane being quiet the remainder of the day, therefore the proposed parking area will not alleviate this problem. The proposed car park is not specifically intended to reduce the volume of traffic along Butts Lane with it being limited to staff and visitors. However, by increasing the school's parking from the current 5 spaces this will mean that visitors and staff will not be parking on Butts Lane so it may assist in improving the traffic flow along Butts Lane.

22. Comments have been received about locating the car park to the front of the building rather than to the rear as it would be more secure and would not mean the removal of some of the hard play area. The area between the front of the main school and Butts Lane is currently a grassed area with half of this area being designated in the Local Plan as urban open space. In accordance with the Local Plan any development on this area would be discouraged and being at the front of

the school would have a detrimental impact on the character and appearance of Butts Lane.

23. Concerns in relation to the safety of the children at the school being able to gain access to the proposed parking area and the potential for visitors arriving by car not being familiar with the site and not expecting children to be around are noted. The Head of Technical Services has considered the highway arrangements in terms of how it functions and highway safety implications including child safety and is satisfied that the proposal is acceptable.

Loss of Playing Fields/Hard Play Area

24. Residents have raised concerns over the loss of a playing field and the loss of the hard play area at the school areas which they consider is detrimental to the health of the children and referring to the governments ten year plan to increase areas for children to play. Further concerns were raised over the issue of the children being unable to play on the field in the wet weather and the fact that if the proposal is approved the children will have to share the schools second hard play area with the nursery school children.

25. The proposal is for the removal of part of the hard play area with no alteration to the size of the school playing fields which are classed as an Urban Open Space area in the Local Plan. The proposal is for removal of 581 square metres of hard play area with a total of 923 square metres remaining. The nursery school has a small section of play area which is fenced off to the side of the schools second play area so there will be no issues of the children having to share with the nursery school children. It is therefore considered that the loss of this area of space will not adversely affect the provision of play space, although the level of provision is a matter for the Local Education Authority.

Other issues

26. Some of the objections raised concerns over the possibility of drug dealers using the car park area with it being a secluded area. However, the main access gates are required to be locked out of school hours. During term times when the school is operating the applicant's have made the area as secure as possible.

27. Concerns have been raised that the school will in the future request an open gate from the car park into Borrowdale Grove thereby creating a one way system similar to Yarm School. The comments have been noted however this does not form part of this application.

CONCLUSION

28. It is considered that the location of the proposed car park to the rear of the school is acceptable and the site can satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours or visual impact on the area or highway safety and does not conflict with policies in the Development Plan. Accordingly the proposal is recommended for approval with conditions.

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Financial Implications – As report

Environmental Implications – As report

Legal Implications – As report

Community Safety Implications – As report

Background Papers –

Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004),

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 AND WARD COUNCILLORS

Ward Eaglescliffe
Ward Councillor Councillor A L Lewis

Ward Eaglescliffe
Ward Councillor Councillor J. A. Fletcher

Ward Eaglescliffe
Ward Councillor Councillor Mrs M. Rigg