

DELEGATED

AGENDA NO

PLANNING COMMITTEE

DATE 10th JUNE 2009

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

09/0532/FUL

The Friarage The Spital, Yarm.

Construction of new auditorium, new teaching facilities and associated landscaping at The Friarage, new teaching facility and associated landscaping at The White House, and new entrance wing to block A, landscaping and MUGA surfaces at the Old Grammar School.

Expiry Date: 10th June 2009

SUMMARY

This application seeks full planning permission for a range of new buildings to replace old and/or temporary structures across the three school sites (Nursery, Preparatory School and the Friarage Senior School).

Associated with this application, Listed Building Consent (LBC) has been sought for alterations to the Friarage (Grade II) and realignment of a wall.

Supporting the application is a Design and Access Statement, Flood Risk Assessment, Conservation Area Appraisal, Arboricultural Implication Assessment, Habitat Survey, Landscaping Proposals, Transport statement, Site Investigation Report, Sustainability Report and Public Consultation Report.

The proposal is considered to be in line with general planning policies set out in the Development Plan and is recommended for approval subject to a section 106 agreement and relevant planning conditions.

RECOMMENDATION

RECOMMENDED that the application 09/0532/FUL be APPROVED subject to the applicant entering into a Section 106 Agreement in accordance with the Heads of Terms below and the following conditions:

In the event of the legal agreement having not been signed on the 10 June 2009 that the application be refused.

SECTION 106 AGREEMENT

Heads of Terms

1) Upon commencement of the New Riverside development at the Senior School submit a scheme for approval by the local planning authority of remedial works to secure the temporary structural stability and weather tightness of the listed Dovecot, and thereafter undertake the approved works in accordance with the approved details prior to the first occupation of the Auditorium and New Riverside development at the Senior School.

2) Submit a scheme for the future use of the listed dovecot and a schedule of repairs within 36 months of the development hereby approved having commenced on site and thereafter

undertake the approved works within a timescale to be agreed with the local planning authority.

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.**

3004 AL(2)106B,520B, 3004AL90)001D,3004 AL(0)002E,003D, 006A,007B,010B,011A,012B,013A,014A,020A,021A,022A,100A,101B,102D,103C,104A,105A, 3004AL(2)001A,002A, 003A, 004A, 020A, 101D, 102C,103C,104C, 105C, 106 B,107A, 220A,221A,222A, 400C,401B, 500B,501B,510B,520B, 03-3331-002F,03-3331-003D,03-3331-004D,03-3331-010,03-3331-011,03-3331-012.

Reason: To define the consent.

- 02. Prior to the commencement of the school accommodation of the existing and proposed levels of the site including the finished floor levels of the buildings to be erected and any proposed mounding and or earth retention measures (including calculations where such features support the adopted highway) shall be submitted to and approved in writing by the LPA. Development shall be carried out in accordance with the approved details. Attention should be given to existing vegetation and surrounding landform.**

Reason: To ensure that earth-moving operations, retention features and the final landforms resulting are structurally sound, compliment and not detract from the visual amenity of the area, the living conditions of nearby residents or integrity of existing natural features and habitats.

- 03. Prior to the commencement of the shool accommodation development, details of all external finishing materials including roads and footpaths shall be submitted to and approved in writing by the Local Planning Authority. Developoment shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory external appearance and to reserve the rights of the Local Planning Authority with regard to these matters.

- 04. Full details of the method of Enclosure & Street Furniture:**

- a) All means of enclosure including;**
- b) any requirement for earthwork retention;**
- c) and street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority before the school accommodation hereby approved is commenced. Such means of enclosure and street furniture as agreed shall be erected before the development hereby approved is occupied.**

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

- 05. Full details of the method of external illumination**

- a) siting,**
- b) Angle of alignment;**

- c) *light colour*
- d) *luminance*

of buildings facades and external areas of the site, including parking courts, shall be submitted to and agreed in writing by the Local Planning Authority before school accommodation is commenced and the lighting shall be implemented wholly in accordance with the agreed scheme prior to occupation.

Reason: To enable the Local Planning Authority to control details and in the interests of the amenities of adjoining residents, highway safety and protection of sensitive wildlife habitats.

06. *Prior to the occupation of the development a Management Plan for use of the Auditorium for events that may be held within the school site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of hours of use, access and parking, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development unless otherwise agreed in writing with the local planning authority and shall be effective during the life of the school unless otherwise agreed in writing.*

Reason: To ensure the satisfactory management arrangements of the facilities.

07. *The development shall secure at least 10% of its energy supply from renewable energy or low carbon sources, unless otherwise agreed in writing by the Local Planning Authority No school accommodation shall be commenced until an energy strategy has been submitted to and agreed in writing by the Local Planning Authority including details of how that strategy will contribute towards achieving the 10% requirement for the whole development. Thereafter the agreed scheme shall be implemented in complete accordance with the details of the scheme unless otherwise agreed in writing by the Local Planning Authority.*

Reason: To ensure a sustainable form of development which secures energy from renewable sources.

08. *In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works.*

Reason: To protect the environment and ensure that the site is reclaimed to an appropriate standard.

09. *No development shall take place within the area indicated until the applicant, or their agents or successors in title, has completed the implementation of a phased programme of archaeological work in accordance with a written scheme of investigation submitted by the applicant and approved in writing by the local planning authority.*

Reason : The site is of archaeological interest.

10. *No school accommodation shall be commenced until full details of Soft Landscaping has been submitted to and approved in writing by the Local Planning Authority. This will be a detailed planting plan and specification of works indicating soil depths,*

plant species, numbers, densities, locations inter relationship of plants, stock size and type, grass, and planting methods including construction techniques for pits in hard surfacing and root barriers. All works shall be in accordance with the approved plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed unless otherwise agreed with the LPA in writing in the first planting season following:

- a) commencement of the development**
 - b) or agreed phases**
 - c) or prior to the occupation of any part of the development**
- and the development shall not be brought into use until the scheme has been completed to the satisfaction of the Local Planning Authority.**

Reason: To ensure a high quality planting scheme is provided in the interests of visual amenity which contributes positively to local character and enhances bio diversity.

- 11. A soft landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas/retained vegetation, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the**

- a) development**
- b) Or approved phases.**

Maintenance shall be detailed for a minimum of 5 years from date of completion of the total scheme regardless of any phased development. The landscape management plan shall be carried out as approved.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the LPA is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season unless the Local Planning Authority gives written consent to any variation.

Landscape maintenance shall be detailed for the initial 5 year establishment period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

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

- 12. Prior to the commencement of development a scheme for the provision and management of a 5 metre wide buffer zone alongside the River Tees shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:**

- plans showing the extent and layout of the buffer zone**
- details demonstrating how the buffer zone will be protected during development**
- details demonstrating how the buffer zone will be managed over the longer term, including actions to control invasive plant species and enhance habitats for otters and water voles**

Reasons: Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

The River Tees is a primary corridor in Stockton's Green Infrastructure Network. Riparian woodlands upstream and downstream of Yarm are designated as Local Wildlife Sites. This development can contribute to the protection and enhancement of wildlife habitats along the River Tees corridor.

13. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) version 3 and the design and mitigation measures detailed therein.

Reason: To reduce the increased risk of flooding to the proposed development, future occupants and users, and elsewhere.

14. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

15. No development shall take place unless in broad accordance with the mitigation detailed within the Bat Roost Potential Survey (May 2009).

Reason: To ensure the protection of protected species

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

Policies GP1, EN24, EN25, EN26, EN28, EN30 of the adopted Stockton on Tees Local Plan.

Informative

The applicant/developer is advised to contact (Ken Fowler (0113 281 6875)) in order to ensure that any necessary consents are obtained and that the works comply with British Waterways' "Code of Practice for Works affecting British Waterways".

The applicant is advised that the School Travel Plan be updated with measures and targets included that will encourage pupils to use sustainable modes of transport to the site. Such measures should include an increase in secure cycle storage and possible changes/increase in numbers of the existing large external lockers system. To enable pupils to keep bulky travelling clothing/equipment secure on site, (so that equipment does

not need to be carried around and which may encourage more pupils to walk and cycle to school).

In addition to planning permission, under the terms of the Water Resources Act 1991, and the land drainage byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 5 metres of the top of the bank of the River Tees, designated a 'main river', or within 5 metres of the landward toe of a flood defence maintained by the Environment Agency. Please note this particularly refers to the proposed works to the flood bank adjacent to the school including the structural design and the schedule of works.

BACKGROUND

1. Yarm School is an Independent School founded in 1978 on the site of the former Yarm Grammar School. The school subsequently expanded onto the Friarage site across the road in 1980 and now operates from four separate sites. The Friarage (Senior School) and Grammar School Lane (Preparatory School with a Nursery at The White House acquired in 2003), with playing pitches some distance away at Green Lane and Aislaby Road (Appendix 1 – Site Location Plan).

PROPOSAL

2. The proposal is to redevelop certain elements of all three sites The Nursery, The Preparatory School and the Friarage Senior School site. Appendix 2 shows the development proposals and Appendix 3 shows the current site layout.

3. The proposal for the Nursery site involves demolishing The Downs property which currently serves no educational purpose, enabling the school to then use this land to reorganise Nursery operations. This will then enable sufficient space to allow all of the early years pupils to be housed on the same site (a proportion currently use facilities on the preparatory School site). The new development will be connected to the existing White House, creating new teaching rooms and secure external recreational space.

4. In respect of the Preparatory School the works involve the removal of temporary classrooms to provide external teaching environment, a small extension to Block A and provision of a Multi Use Games Area (MUGA) and two full sized netball courts on the adjacent playing fields.

5. The Friarage proposals involve the construction of new accommodation as part of the wider reorganisation of the site including the removal of a number of old and/temporary classrooms to provide the location for a new theatre and ancillary buildings.

6. Accesses to the sites are directly from the principal A67, The Spital or Yarm High Street. Access arrangements to the Friarage site currently are a two-way entrance (off peak) from The Spital and a one-way (inbound) access from Yarm High Street. The Preparatory School site is accessed along Grammar school Lane which has a priority junction with The Spital to the south of the Friarage access.

CONSULTATIONS

7. It should be noted that the applicant has undertaken consultation in accordance with the adopted Statement of Community Involvement. This involved a range of activities including; meeting with statutory consultees and local stakeholders and residents.

8. Local residents/businesses have been individually notified of the application and it has also been advertised on site and in the local press. The following Consultees were notified and any comments received are summarised below: -

Councillor Sherris

9. Full support to proposals

Urban Design Engineers

10. General Summary

Urban Design supports this application subject to the comments below.

Highways Comments

The application proposes to upgrade the teaching facilities it offers at the Friarage, Preparatory School and White House sites. The school is currently operating at capacity in terms of student numbers and there is no intention of increasing the school roll. However, as planning permission is required for the improved facilities, a Transport Statement has been prepared to support the Planning Application. It is noted that the school has an approximate 25 mile catchment area.

Accesses to the sites are directly from the principal A67, The Spital or Yarm High Street. Access arrangements to the Friarage site currently are a two-way entrance (off peak) from The Spital and a one-way (inbound) access from Yarm High Street. The off peak (8am – 9am and 3.15pm – 6pm restrictions from The Spital) does not currently cause problems for vehicles accessing the site. The segregated pedestrian routes within the Friarage site are welcomed. The Preparatory School site is accessed along Grammar School Lane which has a priority junction with The Spital to the south of the Friarage access. Grammar School Lane is substandard; being only 4m wide in places and is not adopted highway. It is noted that young children from the Preparatory School are still expected to share a 4.0m carriageway with live traffic which although not ideal is the current arrangement. The existing traffic generation is described. As the school role is to remain as existing, it is not expected that traffic movements will increase. Therefore, there is no reason to alter access arrangements.

The maximum recommended walking distance to a school is 2km. The report estimates that currently, 27% of pupils live within 2miles of the school, only 3.6% walk to the Senior School and 6.5% to the Preparatory School. The report also states that Yarm, Kirklevington, Ingleby Barwick and Eaglescliffe are all within cycling distance of Yarm School.

Public transport is described in the report. The main bus stop at Yarm Town Hall is easily accessible from the Friarage site. However, the popularity of the dedicated school bus services means the normal service buses are not relevant. The report cites Eaglescliffe Station as nearest to the school. In fact, Allens West is closer and on the same line (as can be seen on the Site Plan and Accessibility drawing in the report). However, the closest station is Yarm Station with links to Middlesbrough, Thornaby and Thirsk.

The parking requirement has been calculated for the Senior School, Preparatory School and Nursery collectively. The School has a policy of not allowing students to bring cars onto the site and this element has not been included in the calculation. The School provides 169 spaces over two sites (139 Friarage and 30 preparatory School).

Whilst it is acknowledged that a significant number of pupils use the school bus service, Yarm School currently has a School Travel Plan that could be updated with measures being reviewed to

encourage more pupils to travel to school using other sustainable modes. Especially since 27% of pupils live within 2 miles of the school. Measures should include:

- A reference to the Local Safety Scheme that SBC is to implement on The Spital. This scheme coming forward in our Local Transport Plan. Details are available from urbandesign@Stockton.gov.uk;
- Improvement to pedestrian / cyclist movements due to the segregated pedestrian routes within the Friarage site that are proposed as part of this application;
- An increase in secure cycle storage;
- And possible changes/increase in numbers of the existing large external lockers system. To enable pupils to keep bulky travelling clothing/equipment secure on site, (so that equipment doesn't need to be carried around and which may encourage more pupils to walk and cycle to school).

The school is proposing a theatre/auditorium as part of the proposals; it is unclear as to whether this is to be used outside of school hours. It is therefore necessary that a condition on the Management of events is included should Planning Permission be granted to ensure that there is no parking within the vicinity of the site that could be detrimental to highway safety.

It is recommended that:

- The School Travel Plan be updated with measures and targets included that will encourage pupils to use sustainable modes of transport to the site;
- A condition be included should Planning Permission be granted on the Management of events that may be held within the school site.

Landscape & Visual Comments

Regarding the above application I make the following comments:

Generally Urban Design supports the landscape design philosophy laid out in the design and access statement.

Senior School (The Friarage)

The High quality hard landscape provided is acceptable. Soft landscaping details should be provided throughout the development and existing mature trees retained where possible and given the full protection as outlined in the tree report. It is noted that the tree protection methods outlined in the application are acceptable.

As part of the proposals a number of mature trees will be lost along the river frontage and near the existing (to be retained) T block. It is felt that the high quality design provided by the development including landscaped areas, attractive paved areas and seating areas as well as the high quality river frontage will offset the loss of these trees.

A number of smaller riverside trees and shrubs will be cleared to open up the river frontage to the east of the new development to create an outdoor terrace/viewing platform. The open view of the new building is considered to be attractive as illustrated on section drawing 3004 AL (0) 010A but tree planting should be provided at either end of the development on the river side to replace trees lost to the works such as tree 143-144 and soften the view of the building. The landscaping at the waters edge below the outdoor terrace/viewing platform affords the opportunity for riverside native planting.

Lighting in this area should be carefully designed to minimise light pollution on to the river and from more rural views, which are afforded from various vantage points along the northern riverbank of the Tees opposite the Friarage site.

Preparatory School (The Grammar School Site)

The High quality hard landscape provided is acceptable. Soft landscaping details should be provided throughout the development.

The design allows for retention of the majority of the existing tree planting and allows for new landscaping on the site of the temporary buildings listed for removal.

The area listed on landscape Masterplan ref. 03 3331 003D as informal trail area 10 should include for tree planting to screen views of the development of the MUGA from the recently built houses to the south allowing for the close proximity of the most northerly dwelling to the site boundary.

Tree 49 (Cherry) listed for removal as part of this development is covered by a TPO and this tree can be replaced within the landscape scheme – in this instance we would not object to a change of species to allow flexibility within the new planting. The tree protection methods outlined in the report are acceptable.

Nursery school (The White House)

Attractive and varied play and landscaped spaces have been created around the existing and proposed buildings. The High quality hard landscape provided is acceptable. Soft landscaping details should be provided throughout the development

A number of smaller trees need to be removed to accommodate the development but the trees of higher visual merit are retained within the scheme and the tree protection methods outlined in the report are acceptable which includes the Cedar Tree no. 64 protected by a TPO. It is noted in the tree report that this specimen is not worth retaining in the scheme as likely pruning work needed to keep this tree within the new development would greatly reduce its amenity value and physiological value – the applicant should carefully consider the arboriculturist's advice and it may be more prudent to allow for the replacement of this tree in the same or similar location unless the building layout can be accommodated to suite. It is noted this tree is located in a children's play area. We do not object to the removal of the mature Weeping Willow tree no. 78 listed as fair condition with a moderate tree quality assessment in the rear garden to accommodate the play equipment in area 8.

The frontage of the development facing the Spital retains the existing hedge and it is proposed to fill in any gaps in the hedging retaining an attractive soft edge to the scheme.

If consent is granted, conditions should be applied.

11. Environmental Health Unit

No comments in regards to this planning application. Unexpected contamination condition only

12. Yarm Town Council

At a meeting of Yarm Town Council held on 14th April, 2009, I was instructed to write to inform you that Member of Council have requested that parking facilities be considered in the future planning stages of Yarm Grammar School.

Additional parking for staff and parents within the school would free up the long term parking spaces in Yarm High Street there by allowing greater parking facilities for visitors and ensuring the economic growth of trade and tourism in Yarm.

13. British Waterways

After due consideration of the application details, British Waterways has no comments to make.

If the Council is minded to grant planning permission, it is requested that the following informative is attached to the decision notice:

"The applicant/developer is advised to contact (Ken Fowler (0113 281 6875)) in order to ensure that any necessary consents are obtained and that the works comply with British Waterways' "Code of Practice for Works affecting British Waterways"."

14. Natural England

Based on the information provided, Natural England has outstanding concerns regarding the proposal at this stage as it considers that further information should be provided with the application to demonstrate whether or not the development would have an adverse effect on species especially protected by law. Our concerns relate to survey works to determine the presence/absence of bats, great crested Newts, otter and water voles and breeding birds and advise that further information is made to the supporting information to address the concerns. If the revisions are considered adequate the local planning authority does not need to reconsult Natural England.

15. The Environment Agency

No objection subject to conditions covering buffer zone, approved FRA and drainage.

16. English Heritage

Summary - The scale, massing and design of the buildings would sit well with the existing buildings and provide another layer in the historical development of the site. The existing Friarage building retains its primacy on the site mainly due to its light- coloured render, in contrast to the red brick of other buildings, and we recommend that further consideration be given to the render proposed for the new school buildings.

We note that the proposals still do not address the future use and repair of the dovecote and strongly recommend that the Council requires this to be an integral part of this application in order to secure the long term future of the structure.

Recommendation – The Council asks the applicant to consider an alternative finish for the main school block and that proposals are finalised for the long-term future of the listed dovecote.

17. Northumbrian Water Limited

No objections to the proposed development.

18. Tees Archaeology

The proposals fall into three parts; Friarage Site, White House site and the Preparatory School and they are considered below in that order.

Friarage Site: As you are aware this is the location of the nationally important remains of the

Dominican Friary and Tees Archaeology has indicated in the past where the most significant remains might be. We note that the school has taken this advice and excluded this area from development and we welcome the proposal to remove the 'temporary buildings' on the site and utilize the space as a car park. We are however concerned that the design for the construction of the car park should involve as little disturbance of ground levels as possible and would prefer a solution which builds up the car park rather than digs out any necessary base. A detailed method statement is required at this stage to demonstrate how preservation of archaeological remains in situ will be achieved. This will allow a reasonable planning decision to be made. If detailed plans are not provided then it would be necessary to use a strongly worded planning condition to ensure that ground disturbance did not take place in this area.

In respect of the proposed new build on the site we have no objection in principle to this, however there has been no previous archaeological work on these footprints and we would therefore request that they be subject to archaeological evaluation pre-determination of the application in order that that we can provide appropriate advice in regard to any mitigation which may be required.

We have already discussed this with the developer and provided them with a brief for these works.

White House Site / Preparatory School site: These two sites are in close proximity to each other, some distance away from the Friarage site. A desk top survey was carried out at the Preparatory School site by the Brigantia Archaeological Practice in 2005 Archaeological Desk Top Survey at Yarm School's Grammar School Lane Site, Yarm). This indicated that the area was open fields throughout the medieval period but drew attention to the proximity of 'Maiden castle Hill' immediately to the north. This may be an indicator of an early medieval or prehistoric earthwork and activity related to this may extend into the playing fields.

We would therefore advise that archaeological evaluation pre-determination is also required for this site. This would focus on the school playing fields in the first instance and would only be extended to the 'White House site' should significant remains be encountered.

Further response received following additional archaeological evaluation. We are happy for the development to proceed, but will ask for a full condition requiring archaeological works.

19. Historic Buildings Officer

The conservation area assessment and supplementary information has been useful in helping to consider the proposals.

Unfortunately the conservation area appraisal document for the character area for Yarm School does not go into detail regarding the materials used on site, which would have been helpful in considering the proposals.

I'm pleased to see that the design solution has developed through a conservation analysis of the site. Although the new buildings are substantial, in particular the assembly block the building has been designed to take account the context and the new build must be considered in relation to the existing utilitarian blocks on site. This block does sit lower than the listed friarage which must remain as the focal building on the site in terms of its architectural importance.

I must stress the importance of considering the future of the listed dovecot as part of this scheme and every effort must be made to find a viable sustainable use for the building. The building is a listed building at risk and the local authority does have legislative powers to ensure it is maintained in good order should a suitable scheme not be forthcoming.

It's encouraging to see that the design has taken into account the setting of the dovecot and this offers opportunities to further integrate the building into the school complex when a solution for use

can be found. I am keen to see clear proposals for securing the future of this building and expect this to be progressed in conjunction with the current proposals in order for the building to be correctly integrated into the school redevelopment and not considered as an after thought.

The building offers real opportunities for interpretation and learning and I would be happy to develop this further with the school. A suitable scheme for consolidation and re-use of the dovecot structure will need to be agreed through an approved S106 agreement.

The building should be cleared of vegetation and made wind and watertight in the short term and careful consideration to removal of the vegetation will need to be considered to ensure no further damage to the structure. Such works will also be agreed through the section 106 agreement.

The proposed works to the Grade II Listed Friarage building are minimal and I have no adverse comments.

20. Northern Gas Networks

No objection and standards mains record shown.

21. CE Electric UK

No objection and standards mains record shown.

22. River Tees User Group

The Development and Access Working Group welcome the opportunity to comment on the plans for the construction of the new auditorium, teaching facilities and associated landscaping and other improvements at Yarm School. We are appreciative of site constraints, and that to increase the level of built structures this will inevitably include the riverfront. We endorse the approach that the new structure should be constructed at a lower level to the existing buildings. However, it appears that all the trees and undergrowth fronting the river will be removed for a longer stretch than indicated on the aerial plans as per the elevation, which indicates that there will be clear views from the Friarage. Accepting that modern architecture can, if designed well, accentuate and complement existing architecture, interpreting the visuals provided of the new building it is felt this will detract from the existing structures, itself being of different finishes and roof lines, and gives the impression of an industrial building. This could be mitigated in part by providing some planting adjacent to the riverbank, providing framed view from the water if the design of the building remains unchanged. We understand that there are some trees of significance at the waters edge within this section which should be protected and maintained. There is also the question of security for a school to be situated adjacent to an open waterfront. If the site is to be opened out for moorings and interesting views, this needs to be offset in relation to how this appears from the water and opposing bankside.

23. Sport England

On this occasion I can advise you that Sport England has no comments to make.

24. Tees Valley Wildlife Trust

I'm now able to confirm that the application has taken protected species properly into account, that bat, great crested newt, otter and water vole surveys have all been undertaken in a professional manner and at an appropriate time of year. Also that with the recommendations for further checks and mitigation (bat bricks, riverside corridor etc) the planning authority is meeting its obligations for protected species and biodiversity.

PUBLICITY

25. Neighbours were notified and the comments received are summarised below:-

118 letters of support we received from the following addresses -

26 Meadow Road, Stockton Flats, 80 Hartington Road, Brunlea, Tame Bridge, 7 Brass Wynd, 24 Endeavour Close (x 2), 35 The Grange, 21 The Pasture, 98 Front Street, 2 Loew Green, 37 Darlington Road, 98 Front Street, 7 Redesdale Grove, 19 West Park, Airmont House, 5 Denevale, 68 Roman Road, 4 Town End Close (x 2), The Gables, Village Road, Well House, East View, 2 Monreith Avenue, 11 Cringle Moor Chase, 3 Uplands Road, 12 Church Lane, 15 The Slayde, 21 Woodlands Drive, The Ridings, Shepherd Hill (x 2), 27 Felbrigg Lane, 16 Heming Ford Gardens, Flat 5, 1 Station Road, 12 The Dorkings, Beck House, Great Broughton, 4 Lion Bridge Close, 7 Black Bull Wynd, 4 Holnicote Close, Church Farm (x 2), 1 Nunstainton Grange Cottages, The Rectory, 1 High Street, Busby Grange Farm, 49 Clare Avenue, 16 Cleveland Drive (x 2), 10 Eastbourne Avenue, Vicarage Farm, Scawton, 6 Darlington Road, 3 Bonnyrigg Close, 1 Warren Close, Capon Hall Farm, 17 Leven Road (x 2), 2 Leconfield, 18 Turnberry Avenue, 15 Harlsey Road, Tennant Street Medical Practice, The Hollies, 17 High Street (x 2), Dovecote House, Sandhutton Lane, 10 Black Bull Wynd, 25 Pierremont Road, Abbey Farm (x 2), 504C Thornaby Road, 15 Church Croft, 16 West Street, 5 Durham Lane, 14 Glenluce Close (x 2), 101A High Street, Yarm, Levensgarth, c/o Yarm School, 3 Rowen Close, 50 High Street, Norton (x 2), 3 Albert Road, 42 St Nicholas Gardens, Ravenscar, Hill Road, 11 Fir Tree Close, 1 Alwin Close, 9 Water End, 2 Harewood Terrace, 12 Lyn Close, Clockwood House (x 2), Laurel Cottage, School Lane, 2 Poplar Court, 6 Danby Wynd, 642 Yarm Road, East Park Cottage, 515 Yarm Road (x 2), 15 Thornton Road, Manor Farm, 4 Oughton Close, 12 Fieldfare Lane (x 2), 31 Newquay Close, South Lodge, Ayton Firs, 44 Grays Road, 5 Neville Close, 10 Roedean Close, 67 Barker Road, 24 Pennypot Lane, 8 Nolton Court, 1 Pembroke Drive, 15 The Oval, Brookfield, 72 High Street, Swainby (x 2), 50 Holme Lane, 75 Coniscliffe Road, 32 Hillbrook Crescent, Clockwood Lodge, Baildon House, 6 Fox Howe, 38 Branklyn Gardens

3 letters with comments were received from the following addresses-

4 Old Rectory Gardens, 41 Goose Pasture, 17 Goose Pasture

Support Issues

- Maintains and enhances the reputation of Yarm School.
- Yarm School is a major employer in the area and the development of the school is an integral part of Yarm's future growth and success.
- Provides long term benefits and raises the profile of the school and the region, which will attract more quality teachers and people with high level skills to the area.
- Increases the level of pride of the pupils attending the school and also the local community.
- The Friarage site still remains as the centre of a community where people lived and worked together.
- The school is restricted by some of the buildings, which need replacing to continue to develop to provide a high level of education.
- Provides the young people of the area with the skills to help maintain our local industrial base.

- Provides a safer environment due to highway and access improvements, which separate vehicles from pedestrians and improves parking areas on both sites.
- The addition of a footpath from the Spital creates a safer access for pupils.
- Allow traffic to flow more smoothly, which would benefit the High Street and reduce the risk of accidents.

- Enhances the appearance of the school site and also the river frontage, which acts as a gateway into the town.
- Replacement of wooden temporary buildings, which are out of date and no longer adequate, with modern, attractive and quality architecture.
- Developed sensitively on existing site to minimise impact on neighbouring properties and local environment.
- Protects the cultural heritage of the site and fits in well with the existing Grade II Listed building of the Friarage and the surrounding area and compliments existing buildings.
- The development is more sensitive to disabled pupils and complies better with the Disability Discrimination Act.

- Creates significant educational benefits and provides an improved learning environment for the pupils.
- Improvement of classroom, sport, music and drama facilities will enhance the educational provision of the school.
- Significant improvements available for Key Stage 1 and senior pupils.

- Positive impact on the local economy due to the scheme providing employment within the construction industry and also very beneficial for local shops and businesses.
- Improves community resources and facilities from the new sports facilities and the auditorium, which will provide drama and musical events as well as school performances and conferences.
- The auditorium will attract professional musicians and actors and provide better opportunities for pupils who have an interest in performing arts.
- Social benefits from an improvement of links to the local community.
- Keeping the school on the existing site is extremely beneficial for the local businesses and community of Yarm as well as preserving Greenfield at Kirklevington.

- Positive environmental impact due to replacing old buildings with environmentally friendly buildings, which are energy saving and use renewable resources.
- The buildings are to be heated via heat sourced pumps from the River, which will reduce the schools carbon footprint and achieves sustainability.
- The burial site has been sensitively considered.

Comments

- Flood Lighting on the Astro Turf Area would lead to a loss of privacy and an increase in noise levels.
- Increase in traffic congestion if number of pupils' increases in the future.
- There current parking problems outside the Friarage created by buses are not addressed.
- There is a private sewer connecting Goose Pastures with the NWA Pumping Station. In the past, construction works in the vicinity of the sewer has caused blockage and overflow.

PLANNING POLICY

26. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plans is the Stockton on Tees Local Plan (STLP), Tees Valley Structure Plan (TVSP) and the Regional Spatial Strategy (RRS).

27. 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.

Development which is likely to detract from the setting of a listed building will not be permitted.

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 EN25

The demolition of buildings and other structures which require consent for demolition within conservation areas will not be permitted unless:

- (i) It can be shown that the loss is not detrimental to the character or appearance of the conservation area; or
- (ii) The structural condition renders it unsafe; or
- (iii) The structure is beyond reasonable economic repair.

Conditions will normally be imposed to secure the satisfactory redevelopment of the site.

Policy EN26

Alterations, extensions and changes of use to listed buildings will be permitted where the proposals are in keeping with the character and appearance of the original building, and its architectural or historic interest is not adversely affected.

Policy EN28

Detract from setting of Listed Building

Policy EN30

Sites of archaeological interest

28. National policy and other Local policy and Guidance: -

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Guidance Note 13: Transport

Planning Policy Guidance Note 15: Planning and the Historic Environment

Planning Policy Statement 25: Development and Flood Risk

SITE AND SURROUNDINGS

29. The Friarage site is situated to the south of Yarm High Street and lies within Yarm Conservation Area and contains a number of listed buildings. The River Tees bounds the site to the east with residential properties to the south of the site. And The Spital to the west with St Mary and Romauld Roman Catholic Church and apartments along Atlas Wynd situated immediately to the north.
30. The main vehicular access to the site is off The Spital with a secondary access immediately to the south of Yarm High Street
31. The Friarage site contains a number of listed buildings (Grade II) comprising The Friarage; the south lodge, gate piers and gates to The Friarage; The Dovcote; Stable Block Range and Wall running east to west of Dovecote and Wall to West of Dovecote.
32. The site also contains a number of modern buildings and portacabin style structures some of which are unsightly and without architectural value.
33. The northern most part of the site, the area to the east of the Friarage House and the area in the immediate vicinity of the Friarage House are of considerable archaeological interest
34. The Friarage site contains a number of trees protected by Tree Preservation Orders and the conservation area also provides for further protection to other trees on the site.
35. The Grammar School Lane site is situated to the south of Yarm High Street with Grammar School Lane running through the site separating the Preparatory School from the nursery and The Downs. Allotments bound the site to the north with the Old Rectory and a housing estate to the south and a cemetery to the west. A group of residential properties border the site to the east with the Spital beyond this.
36. This site lies outside the Conservation Area and has no listed buildings within it but the sole remaining building dating back to the original grammar school is an attractive building built in 1884. The White House, which operates as the nursery, is an attractive 20th Century two-storey dwelling house and is locally listed. The Downs is a 20th Century dwelling house with no distinguishing features and the site also contains a number of modern buildings and portacabin style structures with no visual interest. The site is accessed from Grammar School Lane which provides access to The Spital.

MATERIAL PLANNING CONSIDERATIONS

37. The main material planning considerations of this application relate to whether it satisfies the requirements of National and Regional Guidance and Local Plan Policies, the impact on the listed building and character of the conservation area, the impact of the proposed development on the locality in terms of residential amenity, flood risk, ecology and nature conservation, vehicular access and traffic impact and highway safety.

National and Regional Guidance

38. The importance of meeting educational needs is a recognised material planning consideration and regional guidance is supportive of the growth and increasing role of colleges in the region.

39. It is considered that the development will result in significant benefit to the regions economy by providing a high quality educational campus in the Borough, which will provide jobs, and educational opportunities in the region. The school also acts as an attractor to businesses and people looking to relocate to the Stockton area with their families. This provides opportunities for increased investment to the region.

The impact on the listed building and character of the conservation area

40. Planning Policy Guidance Note 15: Planning and the Historic Environment provides guidance on controls for the protection of historic buildings and conservation areas. Within PPG15 there is a presumption against development, which would harm the setting of a listed building.

41. Section 72 of the Listed Buildings and Conservation Area Act 1990 requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character of a conservation area.

42. The senior school in particular is subject to a number of constraints which restrict development. The site is located in a Conservation area and also has listed buildings on the site, which limit the scale and massing of any development. In addition the site contains a number of archaeologically significant areas which restricts development. Other concerns that act as constraints are the potential of areas of the site to flood due to its proximity to the River Tees and a number of trees at the site are subject to Tree Preservation Orders (TPOs). Any ecological value of the site must also be considered as part of the development proposals.

43. The school sites have developed over time with a range of additional buildings many of which are old and/or temporary in nature and are not in keeping with the listed building and do not enhance the character of the conservation area. The proposal seeks to replace a number of these buildings to create a more efficient operation and improve the learning and wider amenity of the sites.

44. In terms of the design approach for the senior school a number of planning principles have been applied: -

- Maintaining a clear vista of the Friarage to the front and rear
- Enhancing the quality of the river side and promoting better views of the river
- Respecting the views of the adjoining properties
- Incorporating a design that relates to scale, massing and materials of the existing buildings
- Re-organisation of the uses within the site to help segregate vehicles and pedestrians; therefore creating a safer educational environment.
- Respecting the historic and environmental importance of the site
- Providing new facilities to take into account both the academic aspirations of the school and twenty-first developments in the delivery of education

45. The scheme for the senior school site provides two new buildings; the main riverside development that houses the theatre and teaching facilities; and the more modest development that accommodates the new kitchen.

46. The riverside development is typically three stories, consisting of a lower ground floor, ground floor and first floor. The building is situated behind the line of the flood defence wall and when viewed from the opposite riverbank is seen as a two-storey development. (See appendix 4: elevational treatment). The Theatre is a contemporary and innovative design but purposefully subservient to the listed Friarage building. The proposed kitchen is modest in scale and located to the rear of the hall and is partially obscured from view by the existing pumping station and its enclosure.

47. The site is a sensitive and prominent site adjacent to the Tees and the new buildings have been designed to remain subservient to the Friarage building and retain the views out from the listed building eastward.

48. English Heritage has considered the proposals and commented that the proposed building is of two storeys (plus lower ground floor), does not exceed the cornice line of the listed building and sits behind the line of the existing timber buildings on the site. The scale, massing and design of the buildings would sit well with the existing buildings and provide another layer in the historical development of the site.

49. The main Friarage building currently retains its primacy on the site despite significant new blocks to the north and south. English Heritage considers that this is due to the Friarage being a light coloured rendered building whilst the historic ancillary buildings and new school buildings are of red brick. English Heritage welcomes the contemporary approach for the new buildings however suggest that the materials are given further consideration. In their opinion a light render on the new buildings would reduce the visual primacy of the Friarage whereas a darker-coloured render or brick cladding would be consistent with other 'ancillary' buildings on the site. The zinc cladding to the auditorium would provide a depth of colour which they feel is appropriate. The choice of materials will be the subject of a planning condition.

50. It is considered that the proposed buildings would have a satisfactory relationship to the surrounding area due to their scale and design and would provide substantial and attractive feature buildings when viewed from the river. The buildings have been set back from the nearest residential neighbours to safeguard their visual amenity. The scale of the buildings is considered appropriate for the site and it is considered that the building has the necessary design quality required for this prominent site and would not have a detrimental impact on the character and setting of the adjacent Listed buildings.

51. The 16th century/early 17th century listed Dovecote forms the backdrop to the principal courtyard but is in a poor condition. English Heritage would wish to see the future use and repair of the Dovecote addressed. Its short and long-term future is the subject of a Section 106 agreement whereby the structure is made waterproof and a scheme and timetable for its long-term use or consolidation is agreed with the Council.

52. As part of the proposals a number of mature trees will be lost along the river frontage and near the existing (to be retained) T block. It is felt that the high quality design provided by the development including landscaped areas, attractive paved areas and seating areas as well as the high quality river frontage will offset the loss of these trees. Additional planting that will take place along the riverside frontage within the context of an overall landscaping framework that will ensure comprehensive and coherent treatment. The proposals have been assessed by the Council's landscape architects who support the landscape design philosophy laid out in the design and access statement. A number of smaller riverside trees and shrubs will be cleared to open up the river frontage to the east of the new development to create an outdoor terrace/viewing platform. The open view of the new building is considered to be attractive but tree planting is to be provided at either end of the development on the riverside to replace trees lost to the works and softens the view of the building and enhances the development of this important riverside site.

53. It is considered that the design recognises the prominence of the site and represents a significant improvement over the current appearance of the site and buildings. 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.

54. In terms of the design approach for the lower school a number of planning principles have been applied: -

- Maintaining the tree lined approach to Yarm along The Spital
- Respecting the views of the adjoining properties
- Incorporating a design that relates to scale and massing of the existing buildings
- Re-organisation of the sites to rationalise the educational key stages

- Improving the quality, safety and provision of the education to the area.

55. The existing White House is locally listed and retained and linked to a new building replacing The Downs. The proposal retains much of the existing landscape planting fronting onto the Spital and the scale, massing, design and materials of the proposed classrooms, studio hall and ancillary spaces are in keeping with the White House and respect the domestic scale of the school's surroundings.

56. In respect of the main former Grammar School site the attractive main building is retained with a modest extension to provide a new entrance. Some temporary buildings are removed and present the opportunity to relocate the children's play area. Other works include hard and soft landscaping alongside other works to rationalise the entrance and enhance pedestrian safety.

57. The sports field currently marked out for rugby/football are to be replaced with an all weather pitch (a 60mx45m Multi Use Games Area (MUGA) and two full size netball courts to provide sufficient space for organized sporting activities. The MUGA will have suitable ball retention, 3m tall on three sides and 4m tall on the boundary with residential properties to the south. An informal walkway around the back of the MUGA will be landscaped and the existing mature tree planting along the northern and western boundary will also provide an element of screening. A condition covering external lighting will be imposed to minimise any potential impact on residential amenity.

58. A number of sustainable building measures are incorporated into the design of the buildings, and all materials chosen are to a standard to achieve the latest requirements for technical performance and efficiency and will be reviewed for their environmental credentials. In order to fully reflect the objectives of regional planning policy, the development proposals should have embedded within them a minimum of 10 percent of their energy from renewable energy sources. It is proposed to secure this through a planning condition.

Other Issues

59. In respect of protected species additional survey work has been undertaken to assess the impact of the scheme on nature conservation and includes mitigation measures to address unacceptable impacts.

60. A key habitat is the river corridor and a 5 metre buffer zone extending to the river edge is proposed. This would be free of built development and planted with locally native species of UK genetic provenance and appropriately managed. This should ensure that its effectiveness as a riparian corridor is maintained into the future. The applicant has provided additional information at the request of Natural England which has been assessed by Tees Valley Wildlife Trust who concludes that the application has taken protected species properly into account, that bat, great crested newt, otter and water vole surveys have all been undertaken in a professional manner and at an appropriate time of year. Also that with the recommendations for further checks and mitigation (bat bricks, riverside corridor etc) the planning authority is meeting its obligations for protected species and biodiversity.

61. The Environment Agency has considered the proposal and is satisfied with the mitigation measures proposed subject to conditions addressing these matters.

62. In terms of flood risk, a Flood Risk Assessment accompanies the application. The scheme proposes a replacement of the existing flood defence and the structural design details and method statement detailing how the defence will be replaced has been considered by the Environment Agency and has no objection to the proposal subject to appropriate controlling conditions.

63. In respect of archaeology the site is an area of archaeological significance and additional archaeological evaluation has been undertaken at the request of Tees Archaeology. It is considered

that the proposals have been sensitively located away from any archaeological remains of national importance and Tees Archaeology is satisfied with the proposals subject to an archaeological works condition.

64. In terms of highway matters the application is accompanied by a transport statement which has been assessed by the Head of Technical Services. The proposals do not involve any plans to increase the overall net capacity but provide for more efficient operations within the sites. This results in the existing situation remaining in terms of trip generation with some wider transport and access improvements made as part of the new building and landscaping design. The Head of Technical Services raises no objection but would wish to see the School Travel Plan updated to take account of a Local Safety Scheme that the Council is to implement on The Spital. This has been attached as an informative. The school is proposing a theatre/auditorium as part of the proposals; it is unclear as to whether this is to be used outside of school hours. It is therefore necessary that a condition on the Management of events is included to ensure that there is no parking within the vicinity of the site that could be detrimental to highway safety or residential amenity.

CONCLUSION

65. It is considered that the development would have the necessary design quality for this prominent site and would have a satisfactory relationship to the surrounding area. It is not considered that the development will adversely affect the character of the conservation area or the setting of the listed building. Overall the nature and scale of the development is acceptable and it is considered that the site could satisfactorily accommodate the proposal without any undue impact on ecological habitat and flooding. The proposed access and highway arrangements satisfies the requirements of Head of Technical Services and the proposal is in accordance with relevant planning policy and guidance and therefore the recommendation is for approval subject to the applicant entering into a Section 106 Agreement and imposition of relevant planning conditions.

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Financial Implications – As report

Environmental Implications – As report

Community Safety Implications – As report

Background Papers – Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 9: Biodiversity and Geological Conservation; Planning Policy Guidance Note 13: Transport; Planning Policy Guidance Note 15: Planning and the Historic Environment; Planning Policy Statement 25: Development and Flood Risk; Stockton on Tees Local Plan (June 1997), Adopted Tees Valley Structure Plan (February 2004), Regional Spatial Strategy.

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 **Yarm**
Ward Councillor **Councillor J Earl**

Ward
Ward Councillor

Yarm
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