

DELEGATED

AGENDA NO
PLANNING COMMITTEE

16 DECEMBER 2009

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

09/2506/LA

Fairfield Primary School, Glenfield Road, Stockton-on-Tees
Extension to provide new foundation and key stage 1 blocks and external works including
new car park and play areas (demolition of existing infant's block and nursery mobile unit.

Expiry Date 8 January 2010

SUMMARY

Approval is sought for the demolition of the existing infant school block and mobile nursery unit in connection with the provision of an extension to the existing key stage 2 Block to the west of the site. The proposed extension will provide key stage 1 and foundation facilities which are to be demolished. The proposal also includes a new car park which will utilise the existing access to the east of the site, from Glenfield Road. The proposed redevelopment also includes the provision of a tarmac playground adjacent to the western boundary of the site.

The application is being reported for determination by the Planning Committee due to the floor area of the proposed school extension being above the threshold for determination under delegated powers.

One letter of concern has been received from a neighbouring resident, largely concerning additional traffic and impact upon light to the resident's property.

The imposition of appropriate planning conditions has been recommended by the Councils Urban Design Section, Sport England and Northumbrian Water.

RECOMMENDATION

Planning application 09/2506/LA 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>
0024-ARC1146/106	9 October 2009
0024-ARC1146/102 REV A	13 November 2009
0024-ARC1146/103 REV A	13 November 2009

Reason: To define the consent.

02. Construction of the external walls and roof shall not commence until details of the materials to be used in the construction of the external surfaces of the structures hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

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

03. Notwithstanding the proposals detailed in the submitted plans No development shall commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority according to the approved details within a period of 12 months from the date on which the development commenced or prior to the occupation of any part of the development. Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the LPA to control details of the proposed development, to ensure a high quality hard landscaping scheme is provided in the interests of visual amenity which contributes positively to local character of the area.

04. Notwithstanding the proposals detailed in the submitted plans. Prior to the commencement of development, details 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.

05. Notwithstanding the proposals detailed in the submitted plans, prior to the commencement of development, details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

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

06. Notwithstanding the proposals detailed in the submitted plans, prior to the commencement of development, details of any street furniture associated with the development shall be submitted to and approved in writing by the Local Planning Authority Such 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.

07. Notwithstanding the proposals detailed in the submitted plans Full details of the method of external illumination

- a) siting,**
- b) Angle of alignment;**
- c) light colour**
- d) Illuminance**

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 development 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

- a) Adjoining residents**
- b) Highway Safety**
- c) Protection of sensitive wildlife habitats**

08. Notwithstanding the proposals detailed in the submitted plans, No development shall commence 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.

09. Notwithstanding the proposals detailed in the submitted plans all trees on site and within 10m of its external boundary shall be indicated on the Site Survey Plan. These trees shall be assessed in accordance with BS5837:2005 Trees in Relation to Construction. The assessment should concur with the latest site plans and include for the following information:

- a) A plan to scale and level of accuracy appropriate to the proposal showing the position of every tree on and adjacent to the site with a stem diameter over the bark measured at 1.5 metres above ground level at 75mm and all root protection areas.**
- b) A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;**
- c) A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work.**
- d) Details of any ground level changes or excavations within 5 metres of the Root Protection Area (Para 5.2.2. of BS5837) of any tree to be retained including those on adjacent land.**
- e) A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.**

f) Details of any statutory of domestic services shall be designed in accordance with Volume 4: NJUG Guidelines For The Planning, Installation and Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) & Operatives Handbook 19th November 2007

Reason: To assess the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained

**10. Notwithstanding the proposals detailed in the submitted plans
No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with the approved plans, without the written authorisation of the Local Planning Authority. Any tree, shrub or hedge or any tree/shrub or hedge planted as a replacement that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.**

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

**11. Notwithstanding the proposals detailed in the submitted plans
No development shall commence until a scheme for the protection of trees (Section 7, BS 5837:2005 and Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) Operatives Handbook 19th November 2007) has been submitted to and approved in writing by the Local Planning Authority. The requirements of Stockton-on-Tees Borough Council in relation to the British Standard are summarised in the technical note ref INFLS 1 (Tree Protection), which is available upon request.**

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the existing trees on site that the Local Planning Authority consider to be an important visual amenity in the locality which should be appropriately maintained and protected.

12. Notwithstanding the proposals detailed in the submitted plans 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.

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 from date of completion of the total scheme regardless of any phased development 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.

13. Prior to the commencement of development details of the phasing of development, including the provision of a new area of playing field, shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The development shall then be carried out in accordance with the approved details.

Reason: to ensure a satisfactory form of development

14. Within one month of the demolition of the former infant school building:
i) a detailed assessment of ground conditions of the land proposed for the new playing field area shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
ii) Based on the results of this assessment to be carried out pursuant to (i) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved scheme shall be complied with.

Reason: To ensure a quality playing field to serve the development

15. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.

Reason: To protect the amenity of neighbouring residents

16. 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 ensure the proper restoration of the site

17. Development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

Reason

To ensure the discharge of SW from the site does not increase the risk of flooding from sewers in accordance with the requirements of PPS25 "Development and Flood Risk" and complies with the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000.

The proposed scheme has been considered against the policies and documents identified below. It is considered that the scheme accords with these documents as the proposal does not lead to a loss of privacy or amenity for neighbouring residents. It is also considered that the proposal is in keeping with the existing building and does not create an incongruous

feature within the surrounding area. There are no material planning considerations, which indicate that a decision should be otherwise, therefore the application is recommended for approval.

The following policies of the Adopted Stockton on Tees Plan and associated documents are considered to be relevant to the determination of this application.

Saved Policy GP1- General Principles

PROPOSAL

1. The applicant is seeking permission for the erection of an extension to project from the eastern elevation of the existing key stage 2 building, within the Fairfield Primary School site, by approximately 22 metres. The proposed extension will be approximately 69 metres in length which will run north to south within the site to provide a T-shaped school building. The proposed extension will incorporate various roof shapes including a flat roof and mono pitched roof with a maximum height of approximately 5 metres.
2. The proposal also includes alterations to the car park; whilst the existing access will be used the car park will replace the existing car park and will be located adjacent to the highway to the east, Glenfield Road. The proposed car park will increase the number of car parking spaces from 30 to 41 with cycle storage areas which will provide an additional 30 spaces for bicycles resulting in a total of 40 spaces.
3. The redevelopment of the school site includes the provision of a tarmac play area adjacent to the southern elevation of the extension which will provide a playground for the foundation block and an additional playground to the west of the site, adjacent to Limbrick Avenue.
4. In the north east corner of the site the existing fence will be moved out towards the highway to enclose the boundary of the site.
5. The proposed extension will replace the existing infants building and mobile classroom unit which provides the nursery facilities within the site. These buildings will be demolished in connection with this application.

CONSULTATIONS

6. The following Consultees were notified and comments received are set out below:-

7. Environmental Health Unit

I have no objection in principle to the development, however, I do have some concerns and would recommend the conditions as detailed be imposed on the development should it be approved.

Northumbrian Water Limited

Thank you for consulting Northumbrian Water on the above proposed development. We have the following comments to make:

Condition

Development shall not commence until a detailed scheme for the disposal of surface water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water. Thereafter the development shall take place in accordance with the approved details.

To ensure the discharge of SW from the site does not increase the risk of flooding from sewers in accordance with the requirements of PPS25 "Development and Flood Risk" and complies with the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000.

In discharging the condition the Developer should develop his Surface Water Drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2000. Namely:-

- " Soakaway
- " Watercourse and finally
- " Sewer.

8. Northern Gas Networks
No objections

9. Acting Head Of Technical Services
General Summary

Urban Design has no objections subject to the comments below.

Highways Comments

The proposed extension will not increase the number of staff or students attending the site. The existing access is to be retained and widened to allow 2-way traffic. The proposed car park will increase the number of spaces on site and be an improvement to the existing situation.

Due to the relocation of the pedestrian access from Glenfield Road the pedestrian guardrail and school road markings will have to be altered at the expense of the applicant.

Landscape & Visual Comments

We broadly support this application and we have discussed the plan with the designer at pre-planning stage on the site overview drawing. The designer has had discussions with the neighbouring residents and aims to retain as much of the screen planting along Langham Walk as possible. We understand that the landscape will be dealt with by condition and as such we attach condition wording in the informative section below including tree protection and retention clauses as there are a number of attractive mature trees around the site boundaries,

Sports England

Sport England have comment that they would normally oppose any planning application which would lead to the loss of any part of a playing field unless it is considered that one of the specific circumstances applies. It is considered that the development meets one of the exceptions, in that the lost playing fields would be replaced by a playing field of an equivalent or better quality which can be dealt with by planning condition.

10. PUBLICITY

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

Mr H A Court
9 Glenfield Road Stockton-on-Tees

Concerns on the basis that there is an existing traffic problem at busy times owing to illegal and inconsiderate parking; as such concern is raised that the traffic will increase and so worsen the situation. Furthermore this neighbour states that loss of light to the front of number 9 Glenfield Road may result in vandalism in the evening.

PLANNING POLICY

12. 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 Adopted Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).
13. The following saved planning policy is considered to be relevant to the consideration of this application:-

Policy GP1

14. 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.

SITE AND SURROUNDINGS

15. The application site is Fairfield Primary School which currently consists of two school buildings and a mobile class room which provides the nursery facilities on the site. The school site includes a playing field towards the south and west of the site which is enclosed by palisade fencing. There is a screening by mature planting adjacent to the north and west boundaries of the site. There are residential properties to the north, east and west of the application site with a residential car home to the south.
16. The existing car park is accessed from the highway to the east of the site, Glenfield Road, however there is also a vehicular access to the north of the site, from Aycliffe Close which is used for deliveries. There is a grassed area, with trees towards the north east corner of the application site which is currently not enclosed by any fencing.

MATERIAL PLANNING CONSIDERATIONS

17. The main issues for consideration when assessing this application are the potential impact upon the amenity of neighbouring properties, in terms of loss of privacy and appearing overbearing and potential implications for highway safety. Also necessary for consideration is the impact of the design of the proposal in relation to the existing building and the character of the surrounding area.

18. One letter of concern has been received from the neighbouring resident at number 9 Glenfield Road on the basis that there is an existing traffic problem at busy times owing to illegal and inconsiderate parking; as such concern is raised that the traffic will increase and so worsen the situation. Furthermore this neighbour states that loss of light to the front of number 9 Glenfield Road may result in vandalism in the evening.

Amenity of neighbouring properties

19. There are residential properties to the north, east and west of the application site. Due to the location of the proposed extension the school building will project closer towards the neighbouring properties to the north and east of the site.
20. There will be a separation distance of approximately 70 metres to the closest neighbouring property to the east which front on to Glenfield Road. As such it is not considered that the proposed development will result in a detrimental impact upon the amenity of this neighbouring property in terms of overlooking or appearing overbearing. A neighbouring resident from Glenfield Road has raised concerns regarding loss of light, given the separation distance from the properties fronting on to Glenfield Road it is not considered that the proposal will result in overshadowing or loss of light for these neighbouring properties. Furthermore the proposal includes 5 metre lighting columns adjacent to the eastern boundary of the site to illuminate the proposed car park. As such it is not considered that the proposed development will create an opportunity for anti-social behaviour and vandalism of properties.
21. The proposed extension will project further towards the neighbouring properties to the north which front on to the path which provides access from Glenfield Road to the School and the highway to the west of the school, Limbrick Avenue. The proposed school extension will be located approximately 21 metres from the side elevation of number 6 Hawaby Close, which is the closest residential property to the proposed development. This complies with guidance within SPG2. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of the neighbouring properties to the north. In addition the proposed north elevation does not include any windows and therefore it is not considered that the proposal will result in any significant loss of privacy for the neighbouring properties to the north.
22. The proposal includes a playground adjacent to the western boundary of the site, adjacent to Limbrick Avenue and to the rear of number 38 Limbrick Avenue. As no illumination is proposed and as this will be in place of the existing school field, it is considered that it will not worsen an existing situation, in terms of impact upon the amenity of this neighbouring property.
23. Due to the location of the proposed extension, the school building will not be located as close to the residential care home to the south as the existing school building. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of this neighbouring property.

Highway Safety

24. The proposed extension will replace the existing key stage one building which will be demolished. As such the number of staff and students attending the site will not increase. Furthermore the existing access will be used to serve the proposed car park but will be widened to allow two-way traffic, as such given that the proposed car park will increase the

parking provision within the site; the Acting Head of Technical Services has raised no objections to the proposal. Therefore it is not considered that the proposal will result in an adverse impact upon highway safety.

Character of the surrounding area

25. The existing school building consists of various roof designs and heights including flat, pitched and mono pitched roofs. As such, whilst it is acknowledged that the proposal will provide a large extension to the school, it is considered that the design of the proposed school extension respects the character of the existing school in terms of style scale and materials.
26. In addition to locating the proposed car park adjacent to the eastern boundary of the site, with Glenfield Road, there will be a buffer strip which will allow for landscaping to minimise the impact upon the street scene. The Councils Landscape Architects have recommended various conditions regarding landscaping and retention of existing trees within the site. As the proposed school building will be located approximately 40 metres from the eastern boundary of the site it is not considered that it will appear incongruous within the street scene. In addition, as the existing site consists of a school building it is not considered that the proposal will result in a detrimental impact upon the character of the surrounding area.

Other material Considerations

27. Sport England have comment that they would normally oppose any planning application which would lead to the loss of any part of a playing field unless it is considered that one of the specific circumstances applies. It is considered that the development meets one of the exceptions, in that the lost playing fields would be replaced by a playing field of an equivalent or better quality. As such Sport England raises no objections subject to conditions, which are recommended, to ensure that the required playing field is provided.

CONCLUSION

28. Overall it is considered that the proposed school extension will not result in a detrimental impact upon the amenity of the neighbouring properties or upon the character of the surrounding area. Furthermore it is considered that the proposal will not result in an adverse impact upon highway safety. The proposal therefore accords with saved policy GP1 of the adopted Stockton on Tees Local Plan and as such is considered to be acceptable.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Miss Helen Turnbull Telephone No 01642 526063**

Financial Implications: As report

Environmental Implications: As Report

Human Rights Implications:

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

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

Background Papers

Stockton on Tees Local Plan, Saved Policy GP1

WARD AND WARD COUNCILLORS

Ward	Fairfield
Ward Councillor	Councillor W. Woodhead
Ward Councillor	Councillor M Perry