

DELEGATED

AGENDA NO
PLANNING COMMITTEE

12 MAY 2010

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

10/0747/LA

Durham Lane Primary School, Amberley Way, Eaglescliffe

Removal of temporary mobile classroom and erection of single storey extension to provide 2 no. new classrooms

Expiry Date 19 May 2010

SUMMARY

Approval is sought for the erection of an extension to project from the southern elevation of the existing school in place of an existing playground. The proposed extension will replace an existing mobile classroom unit which is located to the rear of the site.

Under the scheme of delegation, owing to the size of the proposed school extension the application cannot be dealt with under delegated powers.

No representations have been received from neighbouring residents. Appropriate conditions are recommended by the Councils Landscape Architects and Environmental Health.

RECOMMENDATION

Planning application 10/0747/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>
SBC0001	24 March 2010
20-100	24 March 2010
22-100	24 March 2010
SBC0002	24 March 2010
90-100	24 March 2010

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 Design and Access Statement/ submitted plans, all trees indicated for retention shall be retained and maintained for a minimum period of 25 years from practical completion of the development. 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.

04. Notwithstanding the proposals detailed in the Design and Access Statement/ 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.

05. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, in order to protect all the existing trees on site worthy of retention sufficient space must be assigned for all site activities and indicated on a site plan. No works will be allowed in the root protection area of any retained tree without agreement with the Local Planning Authority. Consideration needs to be given to following:

- a) Construction and /or Demolition zones**
- b) Site access**
- c) Location of site signage**
- d) Material storage**
- e) Parking for the duration of the works**
- f) Space for temporary construction buildings (offices)**
- g) Installation of underground services**
- h) Grading and storage of soil**
- i) Use of temporary fencing**

Reason: To ensure existing trees are retained

06. 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 properties

07. 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 proper restoration of the site.

INFORMATIVES

It is not considered that the proposal will have any significant impact upon residential amenity or the character of the area. The proposal has been considered against the policies below and it is considered that the scheme accords with these policies and there are no other material considerations which indicate a decision should be otherwise.

Adopted Stockton on Tees Borough Council Core Strategy:
CS3: Sustainable living and climate change

PROPOSAL

1. The applicant is seeking permission to erect a single storey extension to project from the south elevation by approximately 9 metres with a length of approximately 17 metres. the proposed flat roof will adjoin the existing flat roof with a maximum height of approximately 3 metres.
2. The proposal will replace an existing mobile temporary classroom located to the rear of the school building and will provide two class rooms

CONSULTATIONS

3. The following Consultations were notified and any comments received are set out below:-

4. 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.

Construction Noise

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.

Unexpected land contamination

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.

5. Acting Head Of Technical Services
I refer to your memo dated: 29 March 2010

General Summary

Urban Design has no objection subject to the comments below.

Highways Comments

The proposed development replaces an existing temporary building, the Design & Access Statement states that it will not increase staff or pupil numbers and there is a Travel Plan in place. The development is to improve facilities on site therefore we raise no objections.

Landscape & Visual Comments

We have no objections to the development providing all trees on the school site are given full protection during any site works. We note from the design and access statement that advice will be sort regarding tree protection from a consultant who must be a qualified Arborist. Our main concern would be

The access track into the site where root protection plates should be used to protect the existing trees surface root area and any necessary pruning needed to accommodate deliveries of material etc. outlined at tree survey stage and agreed with the council's tree officer. The location of any site compounds and materials which must avoid the root protection areas of all trees as a minimum and ideally be set as far from any existing trees as possible.

6. Northumbrian Water Limited

The application has been examined and Northumbrian Water has no objections to the proposed development.

Any further information required please do not hesitate to contact me.

7. Northern Gas Networks
No Objections

8. Sport England

There are no issues for us to comment upon.

9. Councillor J Fletcher

On the information available to me I have no objections.

PUBLICITY

10. Neighbours were notified and no comments were received.

PLANNING POLICY

11. 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 Core Strategy Development Plan Document, Stockton on Tees Local Plan (STLP) and the Regional Spatial Strategy (RRS).

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

13. Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change

All new residential developments will achieve a minimum of Level 3 of the Code for Sustainable Homes up to 2013, and thereafter a minimum of Code Level 4.

All new non-residential developments will be completed to a Building Research Establishment Environmental Assessment Method (BREEAM) of 'very good' up to 2013 and thereafter a minimum rating of 'excellent'.

The minimum carbon reduction targets will remain in line with Part L of the Building Regulations, achieving carbon neutral domestic properties by 2016, and non domestic properties by 2019, although it is expected that developers will aspire to meet targets prior to these dates.

To meet carbon reduction targets, energy efficiency measures should be embedded in all new buildings. If this is not possible, or the targets are not met, then on-site district renewable and low carbon energy schemes will be used. Where it can be demonstrated that neither of these options is suitable, micro renewable, micro carbon energy technologies or a contribution towards an off-site renewable energy scheme will be considered.

For all major developments, including residential developments comprising 10 or more units, and non-residential developments exceeding 1000 square metres gross floor space, at least 10% of total predicted energy requirements will be provided, on site, from renewable energy sources.

All major development proposals will be encouraged to make use of renewable and low carbon decentralised energy systems to support the sustainable development of major growth locations within the Borough.

Where suitable proposals come forward for medium to small scale renewable energy generation, which meet the criteria set out in Policy 40 of the Regional Spatial Strategy, these will be supported. Broad locations for renewable energy generation may be identified in the Regeneration Development Plan Document.

Additionally, in designing new development, proposals will:

- _ Make a positive contribution to the local area, by protecting and enhancing important environmental assets, biodiversity and geodiversity, responding positively to existing features of natural, historic, archaeological or local character, including hedges and trees, and including the provision of high quality public open space;
- _ Be designed with safety in mind, incorporating Secure by Design and Park Mark standards, as appropriate;
- _ Incorporate 'long life and loose fit' buildings, allowing buildings to be adaptable to changing needs. By 2013, all new homes will be built to Lifetime Homes Standards;
- _ Seek to safeguard the diverse cultural heritage of the Borough, including buildings, features, sites and areas of national importance and local significance. Opportunities will be taken to constructively and imaginatively incorporate heritage assets in redevelopment schemes, employing where appropriate contemporary design solutions.

The reduction, reuse, sorting, recovery and recycling of waste will be encouraged, and details will be set out in the Joint Tees Valley Minerals and Waste Development Plan Documents.

SITE AND SURROUNDINGS

14. The application site is an existing school within a predominantly residential area. The surrounding properties consist of a mix of dwelling houses and bungalows. The front boundary of the site is enclosed by a palisade fence. The boundary treatments adjacent to the boundaries with residential properties vary in style and there is some screening provided by trees adjacent to the shared boundary with residential properties.
15. The existing school site consists of a temporary mobile classroom unit, located to the rear of the main school building; this will be removed in connection with this application.

MATERIAL PLANNING CONSIDERATIONS

16. The main issues for consideration when assessing this application are the potential impact upon the amenity of neighbouring properties, in terms of overlooking, appearing overbearing, and additional noise generation and potential implications for highway safety. Also necessary for consideration is the impact of the design of the proposal in relation to the existing school building and the character of the surrounding street scene.

Amenity of neighbouring properties

17. Owing to the location of the proposed extension, to the south of the site, it will largely be screened from properties to the north, which front on to Farnham Close, by the existing school building. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of neighbouring properties to the north.
18. There is a large school field to the east of the site, beyond which is Durham Lane. As such there is a separation distance of approximately 125 metres to the closest residential property to the east.
19. The proposed extension will be located approximately 21 metres from the neighbouring properties to the south which front on to Hatfield Close. The southern elevation of the proposal contains two access doors however this elevation does not contain any windows. As such it is not considered that the proposal will result in a loss of privacy for neighbouring properties to the south. Furthermore, the proposed extension will not exceed the height of the existing school and there is a significant amount of screening provided by the boundary treatments and planting adjacent to the southern boundary of the site. As such it is not considered that the proposal will appear overbearing for properties to the south. In addition, given that the proposal will replace an existing playground, which will be located to the rear of the school building; it is not considered that the proposed development will result in any significant detrimental impact upon the neighbouring properties to the south in terms of noise disturbance.
20. The proposed extension will be in line with the main front elevation of the school which is set back from the highway to the front. As such there will be a separation distance of approximately 31 metres to the neighbouring properties directly opposite to the school. As such it is not considered that the proposal will result in a detrimental impact upon the amenity of neighbouring properties in terms of overlooking or appearing overbearing.
21. The Environmental Health Unit has raised no objections to the proposals however conditions relating to construction hours and land contamination are recommended.

Highway Safety

22. The Acting Head of Technical Services raises no objections to the proposals on the grounds that the proposed development will replace an existing temporary building and the Design & Access Statement states that it will not increase staff or pupil numbers. Furthermore there is an existing Travel Plan in place. As such it is not considered that the proposal will result in an adverse impact upon highway safety.

Design of the proposal

23. The design of the proposal is considered to be acceptable as it respects the character of the existing school building in terms of style, scale and materials. The proposed extension will not project past the main front elevation of the existing school building. As such it is not considered that the proposal will result in an incongruous feature or a detrimental impact upon the appearance of the surrounding street scene.
24. The Council's Landscape Architects have raised no objections but have recommended conditions with regard to the protection and retention of existing trees on site.
25. Sport England have no comments to make regarding the application as the area of playground proposed does not encroach onto playing field as it utilises ground already taken up by a temporary classroom building which will be demolished.

CONCLUSION

26. Overall it is considered that the proposed extension will not result in a detrimental impact upon the amenity of neighbouring properties or 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 accords with policy CS3 of the adopted Core Strategy and as such is considered to be acceptable.

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

IMPLICATIONS

Financial Implications:

None

Environmental Implications:

None

Human Rights Implications:

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

27. Community Safety Implications:

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

29. Background Papers:

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe
Ward Councillor	Councillor A L Lewis
Ward	Eaglescliffe
Ward Councillor	Councillor J. A. Fletcher
Ward	Eaglescliffe
Ward Councillor	Councillor Mrs M. Rigg