

DELEGATED

AGENDA NO

PLANNING COMMITTEE

Date 14th MARCH 2012

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

12/0268/FUL

Thornaby Academy, Baysdale Road, Thornaby

Remodelling of existing Thornaby Academy comprising: internal refurbishment and remodelling partial demolitions and single storey new build extension. Extended visitor parking and landscaping.

Expiry Date: 9 May 2012

SUMMARY

This application seeks full planning permission for the refurbishment and remodelling of Thornaby Academy. The works include the partial demolition of the redundant spaces in the 1990's extension to the north elevation; the demolition of the two smaller blocks towards the southeast corner of the site with a new build single storey Business and Enterprise, Thornaby Academy (BETA) centre over the footprint of the demolished blocks.

The proposal also includes extensive internal remodelling to improve circulation and wayfinding. Furthermore the main student and visitor entrance is moved towards Mitchell Avenue. Other works include the partial recladding of the existing sports hall facades and decoration to existing pressed metal flashings and profiled cladding.

The development also includes soft and hard landscaping, to form external recreation space; the partial remodelling of the existing visitor car park layout to facilitate improved safe drop off, collection and turning. (See Appendix 3 – Site Layout Plan).

The proposed scheme is being delivered through the Academies Framework, a national government programme that seeks to replace or construct new schools that have elected to become academies throughout England. Stockton Borough Council has formed a partnership with Redcar and Cleveland Council for the delivery of three academies, Thornaby Academy, North Shore Health Academy and Freebrough Academy in Redcar.

Thornaby Academy is currently sited in the predecessor school building and opened as an academy in September 2010.

Community consultation through a public exhibition on 26th January 2012 has been carried out in relation to the proposed scheme. The students were also engaged in a series of exercises examining their likes and dislikes of the existing school and reviewing the design concept. The outcome of the exercise informed several aspects of the design.

The proposal is considered to be in line with general planning policies set out in the Development Plan.

An assessment of the site and buildings has been undertaken to identify and assess nature conservation of the site including any potential impact of the site redevelopment on protected species, habitats and local biodiversity in general. Natural England advises the authority that further survey effort is required in accordance with Bat Surveys – Good Practice Guidelines. Further survey work has been undertaken but at the time of publication of this report Natural England are currently examining the proposal and therefore in the absence of any formal comments results in the recommendation being minded to approve subject to the resolution of any issues which may be raised by Natural England.

RECOMMENDATION

It is recommended that Members be minded to approve planning application 12/0268/FUL subject to the resolution of any issues which may be raised by Natural England and agreed by the Head of Planning and the following conditions and informatives:

01 The development hereby approved shall be in accordance with the following approved plan(s);

<i>Plan Reference Number</i>	<i>Date on Plan</i>
<i>200-01 REV 03</i>	<i>8 February 2012</i>
<i>200-02 REV 03</i>	<i>8 February 2012</i>
<i>205-01 REV 01</i>	<i>31 January 2012</i>
<i>205-02 REV 01</i>	<i>31 January 2012</i>
<i>205-03 REV 01</i>	<i>31 January 2012</i>
<i>205-04 REV 01</i>	<i>31 January 2012</i>
<i>205-05 REV 01</i>	<i>31 January 2012</i>
<i>210-01 REV 02</i>	<i>31 January 2012</i>
<i>300-01 REV 08</i>	<i>31 January 2012</i>
<i>300-03 REV 02</i>	<i>31 January 2012</i>
<i>310-01 REV 04</i>	<i>31 January 2012</i>
<i>310-02 REV 04</i>	<i>31 January 2012</i>
<i>305-01 REV 02</i>	<i>31 January 2012</i>
<i>310-03 REV 04</i>	<i>31 January 2012</i>
<i>310-06 REV 03</i>	<i>31 January 2012</i>
<i>310-04 REV 04</i>	<i>31 January 2012</i>
<i>340-02 REV 04</i>	<i>31 January 2012</i>
<i>345-01 REV 03</i>	<i>31 January 2012</i>
<i>340-01 REV 05</i>	<i>31 January 2012</i>
<i>310-07 REV 02</i>	<i>31 January 2012</i>
<i>345-02 REV 03</i>	<i>31 January 2012</i>
<i>345-03 REV 02</i>	<i>31 January 2012</i>
<i>BS-(63)4001</i>	<i>31 January 2012</i>
<i>D057.L.001 REV D</i>	<i>31 January 2012</i>
<i>D057.L.002 REV B</i>	<i>31 January 2012</i>
<i>D057.L.003 REV B</i>	<i>31 January 2012</i>
<i>D057.L.004 REV B</i>	<i>31 January 2012</i>
<i>D057.L.010</i>	<i>31 January 2012</i>
<i>AS(0-) 01</i>	<i>6 February 2012</i>
<i>D057.L.011</i>	<i>31 January 2012</i>
<i>D057.L.012</i>	<i>31 January 2012</i>
<i>D057.L.013</i>	<i>31 January 2012</i>

Reason: To define the consent.

02. Notwithstanding any description of the materials in the application the external walls and roofs shall not be commenced until precise details of the materials to be used in the construction of the external walls and roofs of the building(s) have been approved in writing by the Local Planning Authority.

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

03. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans no hard landscaping works (excluding base course for access roads and car park) 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 Design and Access Statement/ submitted plans, prior to commencement of the erection of any permanent fencing, details of the 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.

05. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans prior to the commencement of installation of street furniture 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.

06. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans full details of the method of external illumination, siting, angle of alignment; light colour, 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 prior to commencement of external lighting 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 and highway safety.

07. Notwithstanding the proposals detailed in the Design and Access Statement/ submitted plans, prior to commencement of soft landscaping works 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 commencement of the development or agreed phases 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.

08. Notwithstanding the proposals detailed in the Design and Access Statement/ 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, be completed prior to commencement of foundation works and include for the following information:

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.

A tree schedule as detailed in Ref. 4.2.6 BS5837:2005;

A schedule of all tree works specifying those to be removed, pruning and other remedial or preventative work to trees within the Academy boundary.

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.

A statement setting out long term future of the trees in terms of aesthetic quality and including post development pressure.

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

09. 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.

10. 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.

Any works the applicant wishes to carry out within the root protection area of any protected tree on site must be agreed by the Local Planning Authority.

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.

11. A Construction Method Statement shall be submitted and agreed in writing, prior to the commencement of the development with the Local Planning Authority to effectively control any potential adverse impact of the development on the amenity of the public and nearby occupiers. This shall address off adopted highway road parking of vehicles of site personnel and visitors; Delivery and storage of plant and materials; Siting and design of temporary buildings; Scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; Details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded. Scheme to control mud on roads.

Reason: In the interests of the occupiers of adjacent and nearby premises and highway safety.

12. Notwithstanding the proposals detailed in the Design and Access Statement/ 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 development 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. All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. and 6.00 p.m. on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday

or Bank Holiday working unless otherwise agreed in writing by the Local Planning Authority.

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

14. A School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the completion of the final phase. The Travel Plan shall establish clear targets and procedures for monitoring and review of such targets, and any appropriate requisite infrastructure improvements and implementation timetable shall be agreed by the Local Planning Authority. The Travel Plan shall be implemented as approved.

Reason: In the interests of highway safety and to promote sustainable modes of travel.

15. No development shall commence within any phase until a site waste management plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The site waste management plan shall be prepared in accordance with Non-statutory guidance for site waste management plans April 2008 [DEFRA]. Thereafter, the site waste management plan shall be updated and implemented in accordance with the approved scheme unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a sustainable form of development and to accord with guidance contained within Stockton on Tees Core Strategy Policy 3 (CS3) – Sustainable Living and Climate Change

16. No development of the new build facility shall take place until the Local Planning Authority has approved in writing a report to be provided by the applicant identifying how the predicted CO2 emissions of the development will be reduced by a minimum of 10%. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. The approved scheme shall be implemented and brought into use within 3 months of the development hereby approved being brought into use and shall remain in place and operational in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to comply with the sustainable development requirements of Policy CS3 of the adopted Core Strategy

17. The development must obtain at least a good Building Research Establishment Environment Assessment Method (BREEAM) rating if commenced before 1 January 2013 and a minimum rating of excellent if commenced after that date within 6 months of occupation.

Reason: In order to minimise energy consumption in accordance with Stockton-on-Tees Adopted Core Strategy policy CS3.

18. In the event that contamination is found at any time when carrying out the approved development, 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 and works shall not be resumed until a remediation scheme to deal with contamination of the site has been carried out in accordance with details first submitted to and approved in writing by the Local Planning Authority. This scheme shall identify and evaluate options for remedial treatment based on risk management objectives. Works shall not resume until the measures approved in the remediation scheme have been implemented on site, following which, a validation report shall be submitted to and

approved in writing by the Local Planning Authority. The validation report shall include programmes of monitoring and maintenance, which will be carried out in accordance with the requirements of the report.

Reason: To ensure the proper restoration of the site and to accord with guidance contained within Stockton on Tees Core Strategy Policy 10 (CS10) - Environmental protection and enhancement

19. Prior to the occupation of the development hereby approved, a scheme setting out the location and design details of secure, covered cycle parking and additional uncovered secure cycle storage shall be submitted to, for consideration and approval by the Local Planning Authority. The approved scheme shall be implemented in full prior to the occupation of the buildings hereby permitted, unless the written prior agreement of the Local Planning Authority is obtained.

Reason: To enable the Local Planning Authority to retain control of the development in the interests of sustainable development.

20. Prior to the erection of the art sculpture, details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved scheme,

Reason: In the interests of visual amenity.

INFORMATIVES

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

Stockton on Tees Local Plan Policy REC1 – Outdoor Playing Space
Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel
Core Strategy Policy 3 (CS3) - Sustainable Living and Climate Change
Core Strategy Policy 6 (CS6) – Community Facilities
Core Strategy Policy 10 (CS10) - Environmental Protection and Enhancement
Supplementary Planning Document 3: Parking Provision for New Developments
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 9: Biodiversity and Geological conservation
Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation
Planning Policy Guidance 13: Transport
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk

The following works are not allowed under any circumstances:

No work shall commence until the approved Tree Protection Barriers are erected.

No equipment, signage, structures, barriers, materials, components, vehicles or machinery shall be attached to or supported by a retained tree.

No fires shall be lit or allowed to burn within 10 metres of the canopy spread of a tree or within the Root Protection Zone.

No materials shall be stored or machinery or vehicles parked within the Root Protection Zone.

No mixing of cement or use of other materials or substances shall take place within the Root Protection Zone or within such proximity where seepage or displacement of those materials or substances could cause them to enter the Root Protection Zone.

No unauthorized trenches shall be dug within the Root Protection Zone.

No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.

BACKGROUND

1. The proposed scheme is being delivered through the Academies Framework, a national government programme that seeks to replace or construct new schools that have elected to become academies throughout England. Stockton Borough Council has formed a partnership with Redcar and Cleveland Council for the delivery of three academies, Thornaby Academy, North Shore Health Academy and Freebrough Academy in Redcar.

2. Thornaby Academy is currently sited in the predecessor school building and opened as an academy in September 2010.

SITE AND SURROUNDINGS

3. The site is currently occupied by the existing Thornaby Academy building and is largely flat with usual school features such as playing fields and perimeter palisade fence and mixed areas of soft and hard landscaping.

4. The buildings and context around the wider site vary in scale, use and appearance.

5. To the north of the academy are the open sports playing fields. An estate of predominantly two storey housing lies to the northern boundary and to the east; Mitchell Avenue separates the academy site from a housing estate comprising two storey housing.

6. To the south of the site lies Thornaby Pavilion shopping centre and to the southwest are two tower blocks beyond Thornaby Church of England Primary School and Baysdale Road.

7. Neighbouring Thornaby Academy to the west is St Patrick's Roman Catholic School (see Appendix 1-Site Location Plan).

PROPOSAL

8. This application seeks full planning permission for the refurbishment and remodelling of Thornaby Academy. The works include the partial demolition of the redundant spaces in the 1990's extension to the north elevation; the demolition of the two smaller blocks towards the southeast corner of the site with a new build single storey Business and Enterprise, Thornaby Academy (BETA) centre over the footprint of the demolished blocks.

9. The proposal also includes extensive internal remodelling to improve circulation and wayfinding. Furthermore the main student and visitor entrance is moved towards Mitchell Avenue. Other works include the partial recladding of the existing sports hall facades and decoration to existing pressed metal flashings and profiled cladding.

10. The development also includes soft and hard landscaping, to form external recreation space; the partial remodelling of the existing visitor car park layout to facilitate improved safe drop off, collection and turning. (See Appendix 2 – elevations).

11. The proposal seeks to rationalise the existing facility by creating several learning hubs and activity zones that are accessed from a central internal street which acts as a circulation spine that links all the academy's accommodation together. This space has a higher ceiling height than most others within the academy and it is intended to offer an exciting view into the multi functional street space when accessed through the main glazed entrance doors. The street space can also adapt throughout the day for various activities.

12. The proposal also features different learning hubs arranged with an open breakout space adjacent to the street, some of which have direct access onto outside space.

13. There will also be a common room and improved gymnasium and dining facilities amongst other physical improvements to respond to the educational vision of the academy.

14. The majority of the physical works are as existing with building heights similar to the current predominantly single storey format. The proposed works will introduce new materials chosen for their simplicity and neutrality against the backdrop of various brick and metal cladding types.

15. The new building and landscape proposals aim for a new frontage providing a significant improvement and presence on the corner of Mitchell Avenue and Baysdale Road. The landscaping will provide for a strong entrance plaza and collecting areas with safe and accessible spaces. The existing mound along Mitchell Avenue is retained with additional structural landscaping. New fencing will provide two secure areas to the buildings south-western frontage while the entrance plaza will provide open frontage to Baysdale Road.

16. A number of courtyard spaces are proposed which will provide working spaces and also provide an attractive environment. The relationship the building has with the playing fields remains as existing.

17. Vehicular access to the site will remain largely unchanged with the exception of the visitor parking area which will be extended via a short road to provide good accessible parking within close vicinity of the new entrance.

18. The proposals rationalise and consolidate the location of the student and community access into a single approach towards the academy, creating a wide, inviting boulevard that enhances the sense of arrival and clarity of way finding.

19. The development retains all existing car park and features a small extension to the visitor parking provision creating ten additional parking spaces, five of which are wheelchair accessible. One of these new visitor car parking spaces will be fitted with an electric vehicle charging point.

20. Cycle storage will be provided for staff, students and visitors to the academy adjacent to the new entrance approach.

CONSULTATIONS

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

Northern Gas Networks

No objections to these proposals, however there may be apparatus in the area that may be at risk during construction and the promoter should contact NGN direct.

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.

Head of Technical Services

General Summary

The proposals submitted are acceptable subject to the agreement of the fully detailed design, which can be conditioned. Typical conditions are attached for consideration in the informative section at the end of the memo.

Highways Comments

The proposal is to remodel the existing Thornaby Academy to improve existing facilities. There is also a proposal to introduce a 40 place 6th form. The addition of the 6th form is not considered material in highway terms; therefore no Transport Assessment is required as the traffic associated with the Academy is already on the local highway network.

Currently there are 69 staff parking spaces to the rear of the Academy building that are to be retained as part of the redevelopment. There are currently 40 staff posts, with the additional 6th form there is a requirement of 3 parking spaces to be provided in accordance with the Council's Supplementary Planning Document 3: Parking provision in development. The development also proposes to increase visitor car parking to the academy by 10 spaces including the provision of 5 disabled parking spaces. It is therefore considered that there is adequate parking provision within the site.

Thornaby Academy (formerly Thornaby Community School) has a School Travel Plan in place, as part of this application, it is recommended that this be updated and also incorporate the 6th form students. This will be carried out by the Academy in conjunction with Technical Services. Cycle storage is available at the site; this should be covered and secure.

In summary, this proposal is supported and acceptable in highway terms.

Landscape & Visual Comments

Regarding the remodelling of the existing Thornaby academy we comment as follows:

Existing trees

There are a number of trees on the site some of which will have to be removed to accommodate the new parking layout. Most of these trees are small or low quality forms and we have no objections to their removal.

Tree 3 Sycamore, the most valued tree that would have to be removed, is located behind Tree 4 Ash and Tree 5 Poplar and therefore its amenity value when viewed from Baysdale road is limited. New tree planting around the car park would replace this tree.

We presume Tree 7 Rowan and Tree 8 Cherry are to be removed because of their poor form and these trees must be replaced by extra heavy standard new planting on the boundary corner of Baysdale and Mitchell Avenue.

The protective fencing as indicated on drawing ref D057.L.010 is acceptable but we also wish to see tree 12 Poplar protected during the works as this is a high quality tree.

Arboricultural Method Statements and Tree Protection Plans are required for any works near existing trees including any hard surfacing and new fencing works.

We do not believe that T2 Sycamore is worth retaining as it will end up within the playground formed of tarmac and has a lower amenity value than the larger T1 Sycamore and is located behind it.

Soft landscaping

Referring to drawing ref shrubs, hedges and grass DO57.L.012 and tree planting DO57.L.011 we make the following comments:

The planting philosophy acceptable in principle subject to the following amendments –

The choice of shrub species including specifications and planting densities is acceptable although we caution against the over use of Hyssop which is not fully hardy in this area. A full planting plan showing the inter relation of each species within the planting beds and a full planting specification and management plan is required including the planting for the courtyards.

The size of the shrub bed opposite the parking bays facing Baysdale Road partially narrows to only 0.5 metres (not suitably wide for a planting bed) and should be increased to a minimum width of 2metres as there is available space on the verge for this.

The proposed tree species and sizes selected are generally acceptable but we would wish to see larger filled specimens tree types specified on the green in the south east section of the site such as Beech, Lime and Oak with native species favoured for wildlife value. This would include the new tree planting to replace the existing trees tree 7 and tree 8 (see comments on existing trees above).

The proposed tree structure planting mix should include an edge mix of smaller species such as Field Maple, Geulder Rose, Hazel, Hawthorn and Holly to give the planting structure.

The wildflower area would look unkempt outside the spring and summer growing season and as such should be moved away for the more highly visible areas to the area next to the proposed tree structure planting mix where it will add wildlife value to the planting – depths of the area could vary for 2 – 4 metres for effect.

A full planting specification and management plan is required for the new tree planting works.

Hard landscaping

The hard materials layout plan ref DO57.L.002 is broadly acceptable giving a silver/grey theme to the design but full details are requested of more specialised items such as the benched step seat and a specification is required.

Enclosure

The fencing details shown on plan ref DO57.L.003 specifying a mesh type fence are acceptable. We suggest a dark blue or gun metal colour to match the silver-grey paving theme.

Site furniture

Details of site furniture including seating, litter bins and bollards are required.

Lighting

Details of the proposed lighting are acceptable but light hood should be angled to avoid light spillage into neighbouring properties.

Art sculptures

Details of the art sculptures are required.

Flood Risk Management Comments

We have no adverse comments to make regarding this application.

The remodelling of the existing Thornaby Academy comprises of, internal refurbishment and remodelling partial demolitions and single storey new build extension along with extended visitor parking and landscaping.

The proposed development is located within Flood Zone 1 and will provide a reduction in a hard standing area of 915m². Therefore, the surface water runoff from the proposed development will enter the combined sewer systems as at present. No additional runoff is proposed due to the reduction of 915m² impermeable areas of the site.

The Environment Agency

Thank you for referring the above application which was received on 14 February 2012. We have reviewed the information submitted in support of this application and have no objection to the development as proposed.

With regards to surface water drainage, the application form and FRA refer to surface water being discharged to NWL sewers. In cases such as this, NWL must assess and agree any attenuation and associated discharge rates. Should another method of disposal be proposed, then we would request that we're reconsulted.

Natural England

Natural England advises the authority that further survey effort is required in accordance with Bat Surveys – good practice guidelines and you should request additional information from the applicant. If it is not provided, then the application should be refused.

Northumbrian Water Limited

The applications have been examined and Northumbrian Water has no objections to the proposed developments.

Sport England

Sport England do not wish to comment on this particular application.

PUBLICITY

22. Community consultation through a public exhibition on 26th January 2012 has been carried out in relation to the proposed scheme. The students were also engaged in a series of exercises examining their likes and dislikes of the existing school and reviewing the design concept. The outcome of the exercise informed several aspects of the design.

23. Neighbours were notified and should any comments be received prior to the date of the Committee meeting these will be reported verbally.

PLANNING POLICY

24. 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 Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan (STLP)

25. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application [planning application] the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations

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

Stockton On Tees Local Plan Policy REC1

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

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

Core Strategy Policy 2 (CS2) - Sustainable Transport and Travel

1. Accessibility will be improved and transport choice widened, by ensuring that all new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes, fully integrated into existing networks, to provide alternatives to the use of all private vehicles and promote healthier lifestyles.

2. All major development proposals that are likely to generate significant additional journeys will be accompanied by a Transport Assessment in accordance with the 'Guidance on Transport Assessment' (Department for Transport 2007) and the provisions of DfT Circular 02/2007, 'Planning and the Strategic Road Network', and a Travel Plan, in accordance with the Council's 'Travel Plan Frameworks: Guidance for Developers'. The Transport Assessment will need to demonstrate that the strategic road network will be no worse off as a result of development. Where the measures proposed in the Travel Plan will be insufficient to fully mitigate the impact of increased trip generation on the secondary highway network, infrastructure improvements will be required.

3. The number of parking spaces provided in new developments will be in accordance with standards set out in the Tees Valley Highway Design Guide. Further guidance will be set out in a new Supplementary Planning Document.

4. Initiatives related to the improvement of public transport both within the Borough and within the Tees Valley sub-region will be promoted, including proposals for:

- i) The Tees Valley Metro;
- ii) The Core Route Corridors proposed within the Tees Valley Bus Network Improvement Scheme;

- iii) Improved interchange facilities at the existing stations of Thornaby and Eaglescliffe, including the introduction or expansion of park and ride facilities on adjacent sites; and
- iv) Pedestrian and cycle routes linking the communities in the south of the Borough, together with other necessary sustainable transport infrastructure.

5. Improvements to the road network will be required, as follows:

- i) In the vicinity of Stockton, Billingham and Thornaby town centres, to support the regeneration of these areas;
- ii) To the east of Billingham (the East Billingham Transport Corridor) to remove heavy goods vehicles from residential areas;
- iii) Across the Borough, to support regeneration proposals, including the Stockton Middlesbrough Initiative and to improve access within and beyond the City Region; and
- iv) To support sustainable development in Ingleby Barwick.

6. The Tees Valley Demand Management Framework will be supported through the restriction of long stay parking provision in town centres.

7. The retention of essential infrastructure that will facilitate sustainable passenger and freight movements by rail and water will be supported.

8. This transport strategy will be underpinned by partnership working with the Highways Agency, Network Rail, other public transport providers, the Port Authority, and neighbouring Local Authorities to improve accessibility within and beyond the Borough, to develop a sustainable

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

1. 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.

2. 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'.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

Core Strategy Policy 6 (CS6) - Community Facilities

1. Priority will be given to the provision of facilities that contribute towards the sustainability of communities. In particular, the needs of the growing population of Ingleby Barwick should be catered for.
2. Opportunities to widen the Borough's cultural, sport, recreation and leisure offer, particularly within the river corridor, at the Tees Barrage and within the Green Blue Heart, will be supported.
3. The quantity and quality of open space, sport and recreation facilities throughout the Borough will be protected and enhanced. Guidance on standards will be set out as part of the Open Space, Recreation and Landscaping Supplementary Planning Document.
4. Support will be given to the Borough's Building Schools for the Future Programme and Primary Capital Programme, and other education initiatives, the expansion of Durham University's Queen's Campus, and the provision of health services and facilities through Momentum: Pathways to Healthcare Programme.
5. Existing facilities will be enhanced, and multi-purpose use encouraged to provide a range of services and facilities to the community at one accessible location, through initiatives such as the Extended Schools Programme.

Core Strategy Policy 10 (CS10) Environmental Protection and Enhancement

1. In taking forward development in the plan area, particularly along the river corridor, in the North Tees Pools and Seal Sands areas, proposals will need to demonstrate that there will be no adverse impact on the integrity of the Teesmouth and Cleveland Coast SPA and Ramsar site, or other European sites, either alone or in combination with other plans, programmes and projects. Any proposed mitigation measures must meet the requirements of the Habitats Regulations.
2. Development throughout the Borough and particularly in the Billingham, Saltholme and Seal Sands area, will be integrated with the protection and enhancement of biodiversity, geodiversity and landscape.
3. The separation between settlements, together with the quality of the urban environment, will be maintained through the protection and enhancement of the openness and amenity value of:

i) Strategic gaps between the conurbation and the surrounding towns and villages, and between Eaglescliffe and Middleton St George.

ii) Green wedges within the conurbation, including:

- _ River Tees Valley from Surtees Bridge, Stockton to Yarm;
- _ Leven Valley between Yarm and Ingleby Barwick;
- _ Bassleton Beck Valley between Ingleby Barwick and Thornaby;
- _ Stainsby Beck Valley, Thornaby;
- _ Billingham Beck Valley;
- _ Between North Billingham and Cowpen Lane Industrial Estate.

iii) Urban open space and play space.

4. The integrity of designated sites will be protected and enhanced, and the biodiversity and geodiversity of sites of local interest improved in accordance with Planning Policy Statement 9: Biodiversity and Geological Conservation, ODPM Circular 06/2005 (also known as DEFRA Circular 01/2005) and the Habitats Regulations.

5. Habitats will be created and managed in line with objectives of the Tees Valley Biodiversity Action Plan as part of development, and linked to existing wildlife corridors wherever possible.

6. Joint working with partners and developers will ensure the successful creation of an integrated network of green infrastructure.

7. Initiatives to improve the quality of the environment in key areas where this may contribute towards strengthening habitat networks, the robustness of designated wildlife sites, the tourism offer and biodiversity will be supported, including:

- i) Haverton Hill and Seal Sands corridor, as an important gateway to the Teesmouth National Nature Reserve and Saltholme RSPB Nature Reserve;
- ii) Tees Heritage Park.

8. The enhancement of forestry and increase of tree cover will be supported where appropriate in line with the Tees Valley Biodiversity Action Plan (BAP).

9. New development will be directed towards areas of low flood risk, that is Flood Zone 1, as identified by the Borough's Strategic Flood Risk Assessment (SFRA). In considering sites elsewhere, the sequential and exceptions tests will be applied, as set out in Planning Policy Statement 25: Development and Flood Risk, and applicants will be expected to carry out a flood risk assessment.

10. When redevelopment of previously developed land is proposed, assessments will be required to establish:

- _ the risks associated with previous contaminative uses;
- _ the biodiversity and geological conservation value; and
- _ the advantages of bringing land back into more beneficial use.

Supplementary Planning Document 3: Parking Provision for New Developments sets out the Council's standards for parking associated with new development.

Planning Policy Statement 1 (PPS1): 'Delivering Sustainable Development' seeks to ensure that planning facilitates and promotes sustainable and inclusive patterns of urban and rural development. PPS1 also states that where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.

Planning Policy Statement 9 (PPS9): sets out planning policies on protection of biodiversity and geological conservation through the planning system.

Planning Policy Guidance Note 13: Transport seeks to integrate planning and transport by reducing the reliance on the motor car, encouraging the use of more sustainable transport choices, reduce the need to travel, and promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking.

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation seeks to ensure that provision is made for local sports and recreation facilities (both either through an increase in number of facilities or through improvements through existing facilities) where planning permission is granted for new developments.

Planning Policy Statement 23: Planning and Pollution Control advises on the role of the Local Planning Authority in terms of development and the quality of land, air and water.

Planning Policy Guidance 24: 'Planning and Noise' provides guidance on how the planning system can be used to minimize the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which local planning authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.

Planning Policy Statement 25: Development and Flood Risk seeks to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Ministerial Statement from Greg Clark

"When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date
- (v) Ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

MATERIAL PLANNING CONSIDERATIONS

27. The main considerations of this application relate to the impact of the proposed development on the locality in terms of residential amenity, vehicular access and highway safety, flood risk, ecology and nature conservation and other material planning considerations and whether it satisfies the requirements of the Local Plan Policies.

Site Characteristics, Detailed Design and Residential Amenity

28. The academy is separated from residential properties either by substantial open space or vehicular carriageway and the proposed works are largely on the existing developed footprint and will have minimal impact on the existing site and the majority of the proposals are as existing. Community consultation has been carried out in relation to the proposed redevelopment and the comments received helped shape the submission of the planning application.

29. It is considered that the proposal seeks to minimise any potential impact on the amenity of neighbouring properties through loss of privacy, noise pollution etc. In terms of the scale and appearance of the building, the height will remain largely single storey and is appropriate in scale within the context of the surrounding area. The materials will add visual interest and improve the visual amenity of the area and replace existing sub standard buildings and teaching accommodation to create a contemporary building fit for the modern operational function of a contemporary educational facility.

30. A number of sustainable building measures are incorporated into the design of the building, including the use of solar control glazing to new windows where required which reduces the effects of solar gain and overheating. Heating to the new classrooms will be provided by air source heat pumps in the form of a heat recovery VRF system. This system will also allow for cooling to be provided for these rooms. The building has been designed to maximise natural ventilation and also includes low flush toilets to reduce water consumption. As the scheme involves remodelling and refurbishment along with new build there will be a reliance to some degree on existing plant and therefore to reflect this situation the BREEAM requirements rating has been set at good.

31. The Environmental Health Manager has considered the proposal and raises no objection subject to conditions.

Other Matters

32. An assessment of the site and buildings has been undertaken to identify and assess nature conservation of the site including any potential impact of the site redevelopment on protected species, habitats and local biodiversity in general. Natural England advises the authority that further survey effort is required in accordance with Bat Surveys – Good Practice Guidelines. Further survey work has been undertaken but at the time of publication of this report Natural England are currently examining the proposal and therefore in the absence of any formal comments results in the recommendation being minded to approve subject to the resolution of any issues which may be raised by Natural England.

33. In terms of flood risk the existing site does not fall within any zone at risk to flooding and the reduced overall hard standing results in no additional load being placed upon the existing drainage system The Environment Agency has considered the scheme and raises no objection.

34. In terms of site contamination the Environmental Health Unit have considered land contamination and raise no objection to the proposal and accordingly the proposal does not conflict with Planning Guidance in respect of contaminated land.

35. The site is designated under the Local Plan as protected outdoor playing space. Whilst a small unused games area has been removed it is considered that the proposals will enhance the recreational spaces and furthermore remove an unsightly dilapidated fence that surrounds it and replacing it with a clear open landscaped aspect which will visually enhance the immediate area. The upgrade of the facility will provide for a first class educational facility for the Borough as well as providing a facility for the wider community and therefore such benefits should be awarded significant weight. Sports England has considered the scheme and made no comment.

Means of Access, Parking and Traffic Issues

36. The Head of Technical Services has considered the proposal and raises no objection on highway grounds to the proposed development.

37. Vehicular access to the site will remain largely unchanged with the exception of the visitor parking area which will be extended via a short road to provide good accessible parking within close vicinity of the new entrance.

38. The proposals rationalise and consolidate the location of the student and community access into a single approach towards the academy, creating a wide, inviting boulevard that enhances the sense of arrival and clarity of way finding.

39. The development retains all existing car parking and features a small extension to the visitor parking provision creating ten additional parking spaces, five of which are wheelchair accessible. One of these new visitor car parking spaces will be fitted with an electric vehicle charging point.

40. Cycle storage will be provided for staff, students and visitors to the academy adjacent to the new entrance approach.

CONCLUSION

41. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Development Plan subject to resolution of any issues which may be raised by Natural England.

**Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Gregory Archer Telephone No 01642 526052**

WARD AND WARD COUNCILLORS

**Ward Mandale and Victoria
Ward Councillor Councillor S F Walmsley**

**Ward Mandale and Victoria
Ward Councillor Councillor T Large**

**Ward Mandale and Victoria
Ward Councillor Councillor Tracey Stott**

IMPLICATIONS

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

The Town and Country Planning Act 1990.

Stockton on Tees Local Plan Adopted Version June 1997

Core Strategy Development Plan Document March 2010

Supplementary Planning Document 3: Parking Provision for New Developments

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 9: Biodiversity and Geological conservation

Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation

Planning Policy Guidance 13: Transport

Planning Policy Statement 23: Planning and Pollution Control

Planning Policy Guidance 24: Planning and Noise

Planning Policy Statement 25: Development and Flood Risk