

DELEGATED

AGENDA NO
PLANNING COMMITTEE

14th JUNE 2012

REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES

12/0169/CON

Site A, Red House School, The Green

Demolition of educational buildings to rear of Main School and Caretaker's house to enable redevelopment of site for 68 residential units.

Expiry Date 29th March 2012

SUMMARY

The application seeks Conservation Area Consent for demolition of educational buildings to rear of Main School and demolition of the Caretaker's house.

The main considerations of the application are whether it satisfies the requirements of National and Local Plan Policies, the impact of the proposed development on the locality in terms of the impact on Norton Conservation Area and the setting of neighbouring listed buildings.

The impacts of the proposal have been considered against national, local planning guidance and the development as proposed is considered to be in line with general planning policies set out in the Development Plan, is acceptable and does not adversely impact on the character of the Norton Conservation area and is recommended for approval with conditions.

RECOMMENDATION

That planning application 12/0169/CON be approved subject to the following conditions and informative below;

01 **Approved Plans**

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

To be agreed

Reason: To define the consent.

02. **Demolition Noise**

All demolition operations including delivery of materials/ equipment 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- In the interests of the amenities of the occupiers of neighbouring properties

INFORMATIVE OF REASON FOR PLANNING APPROVAL

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

National Planning Policy Framework

Core Strategy Policies CS3, and Local Plan saved Policies EN24, EN25, EN28, EN30 and H03

BACKGROUND

1. Red House School is an independent coeducational school providing education from nursery (2 year plus) to GCSE level (16 years). The applicant states that the school has now outgrown its current site. To enable it to expand and to provide new state of the art teaching and sports facilities for children up to the age of 18 (including the provisions of a Sixth Form), the School is proposing to relocate to a new site in Wynyard, Stockton-on-Tees. A planning application (12/0067/FUL) for the development of the new school has recently been granted planning permission by the Planning Committee on 30th May 2012.
2. To facilitate the relocation for the School, three separate planning applications (and associated Conservation Area Consent/Listed Building Consent applications) have been submitted - This application, along with accompanying applications for the site of the Junior School site and the Old Vicarage seek permission for residential development to fund the wider project.

SITE AND SURROUNDINGS

3. The application site is an area of approximately 2.436 hectares (6.0 acres) and comprises the Preparatory and Senior School building (two-storey red brick former Victorian house), together with purpose built educational buildings to the rear and a caretaker's house (constructed in 1970s) and access and parking area. School playing fields and hard surfaced tennis courts also form part of the site.
4. The site is bound to the north by the A1027 main road, to the south by Bradbury Road beyond which lies The Green, and to the east and west by vegetation beyond which lies residential properties.
5. The site is located within Norton Conservation Area with the exception of the playing fields and tennis courts which lie outwith the Conservation Area but are identified as outdoor playing space.
6. The southern boundary of the site provides the current vehicular access to the site. This is through an existing opening in the boundary wall. The boundary treatment here is partly brick wall with brick piers and stone copings and partly metal railings on a simple stone plinth.

7. Adjacent to the site on the Southern boundary are terraces of houses of varying dates, styles and sizes which front The Green. These houses form a continuous terrace. Along the western boundary there is a band of trees which separate the site from an area of disused land and the terrace of dwellings in Hermitage and Marmaduke Place beyond this. The current boundary comprises a wire mesh fence with concrete posts.
8. The same boundary treatment runs along the length of the northern boundary. Again there is a line of trees which run inside the fence line. The trees are mature and vary in size and species. The A1027 which runs north of the boundary is a dual carriageway. On the northern side of the bypass there is a large residential development dating from the 1970's and generally comprising detached houses which are screened from the A1027 by fencing which has been amended by individual owners over the course of time.
9. The eastern boundary of the site is dominated by large mature trees which are densely planted. The north eastern most part of this boundary has a timber fence of varying height which encloses the rear of existing large detached dwellings. South of these dwellings the land falls steeply into a ditch which forms the boundary to Chesterfield House which is a large Grade 2 listed property which is also owned by Red House School but which does not form part of this planning application.

PROPOSAL

10. The application seeks conservation area consent for demolition of educational buildings to rear of Main School and the Caretaker's house to enable redevelopment of site for 68 residential units. The buildings to be demolished are late 20th Century and lie within the boundary of the Norton Conservation area and conservation area consent is required for their removal.
11. An accompanying application for redevelopment off the site to 68 units' application number 12/0165/FUL is the subject of a separate report before the planning committee.

CONSULTATIONS

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

Norton Civic Society

I comment in my capacity as Chairman of the Norton Civic Society. I went to the well attended open meeting at Red House School some weeks ago and would strongly support the view expressed by many of the local people present that the number of residential units is far too many. The greed of the developers seems insatiable. Far too many houses for the size of the site and its accessibility. Please think again.

Environmental Health Unit

No objection in principle to the development and would recommend the conditions as detailed be imposed on the development should it be approved.

' Demolition Noise

All demolition operations including delivery of materials/ equipment 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.

PUBLICITY

Neighbours responses were received from the following addresses below:-

83 Leven Road, 22 Siskin Close Norton, 2 Redwing Lane Norton, 10 Fulmar Road Norton
15 Falcon Lane Norton, 2 Hermitage Place Norton, 3 Marmaduke Place Norton, 5 Mill Lane Norton,
41 The Green Norton, 38 The Green Norton, 5A Mill Lane Norton, 2 Marmaduke Place Norton,
Windsor House Mill Lane, Warwick House Mill Lane , 8A Mill Lane Norton , 8 Mill Lane Norton
, Northfield House Mill Lane, 51 The Green Norton, Thorpe Mews High Street

The main concerns are:

- Traffic congestion
- Inadequate highway infrastructure
- Impact on existing drainage and water services
- Highway safety
- Enough housing already
- Impact on the character of Village Green
- The one way system and size of roads around the green are not suitable for this development.
- Increase in anti-social behaviour
- Loss of wildlife and impact on protected species
- The Ring Road should be used for access to the development.
- Traffic would create rat runs
- Noise and litter
- Lack of consultation
- There should be no new housing within the Conservation Area
- loss of some registered Village Green
- no vehicular access from the Green should be permitted
- too many houses
- legally, there is no vehicular access from The Green to the school
- car parking issues
- development not suitable for the area
- loss of open space
- over development of the site
- main access too narrow to allow larger vehicles
- impact on Marmaduke place/hermitage place
- noise and impact on amenity
- loss of light
- dog fouling, anti social behaviour (usually alcohol/drug related), parking issues, car crime, boy racers and noise disruption
- loss of trees
- more suitable sites elsewhere in the Borough
- contrary to Core Strategy Development Plan for The Borough.
- Light pollution
- Overlooking
- no identified or demonstrable need for this sort of housing
- development in this area
- no affordable housing
- more pollution
- impact on wildlife and ecology

PLANNING POLICY

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

Section 143 of the Localism Act came into force on the 15 Jan 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

Section 72 of the Listed Buildings and Conservation Area Act 1990 requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area when determining an application for demolition of buildings within a conservation area.

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

National Planning Policy Framework

Paragraph 14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking;

For decision-taking this means:

approving development proposals that accord with the development without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

-any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or-
-specific policies in this Framework indicate development should be restricted.

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

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.

Saved Policy EN24

New development within conservation areas will be permitted where:

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

Saved Policy EN25

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

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

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

MATERIAL PLANNING CONSIDERATIONS

12. The main considerations of the application are the requirements of the development plan, the impact on the amenities of area and the impact on the Norton conservation area.

Saved Policy EN25 of the Stockton-on-Tees Local Plan states that the demolition of buildings and other structures which require consent for demolition within conservation areas will not be permitted unless:

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

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

13. The preparatory school building is a two-storey Victorian Manor House, which sits in a prime position overlooking the Green. It is a good quality building that contributes positively to the character and appearance of the Conservation Area.
14. The modern school buildings attached to the rear detract from the setting of the school due to the height, bulk and massing, lack of detailing and blank frontages. The modern school buildings screen the historic school frontage when viewed from the north. These various later additions to the rear will be removed and a high quality lightweight glass extension will be added. Removal of the existing extensions would help to put this building back into a more traditional context as a stand alone building.
15. These buildings are a variety of modern build phases, they are not considered to be of any architectural or historic merit and it is not considered that the demolition of the buildings will have an adverse impact on the character or appearance of the conservation area. Therefore, there is no requirement for the applicant to demonstrate that the structures are unsafe or beyond economic repair in this instance.

16. The demolition works are considered as a positive change to the building to enhance its character and appearance. The new extension is acceptable in design terms and is not considered to adversely impact on the character of the property or the wider conservation area.
17. The existing caretaker's house is a 1970's building of little architectural merit and no historic merit. It is not considered to add positively to the character of the conservation area and its removal in principle is acceptable. The intention is to replace this existing dwelling with two semi-detached cottages. The design of these has been based on No's 30 & 31 the Green. They have been designed to be simple double fronted properties with vertically proportioned sash windows and centrally located timber doors, built in brick with slate roofs.

The NPPF states that

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably

18. It is considered that removal of the modern extensions would help to enhance the setting of the house and its conversion will ensure it has a sustainable future as residential use its original purpose.
19. The demolition works are therefore in principle acceptable, an accompanying application for redevelopment of the site is proposed therefore there is a clear indication as to the proposed use of the site.

CONCLUSION

20. It is recommended that application for Conservation Area Consent for demolition be Approved with Conditions for the reasons specified above

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

WARD AND WARD COUNCILLORS

Ward	Norton North
Ward Councillor	Councillor S I Nelson
Ward	Norton North
Ward Councillor	Councillor Mrs K. F. Nelson

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

Supplementary Planning Document : Open Space, Recreation and Landscaping

Supplementary Planning Document 6 : Planning Obligations

The National Planning Policy Framework

12/0165/FUL Redevelopment of the Senior and Preparatory School ("Main School Site"), together with associated playing fields and hard surfaced tennis courts for 68 residential units, including access, car parking and landscaping.