

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

10 APRIL 2013

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

13/0164/LA

**St Francis of Assisi Church of England Primary School, Lowfields Avenue, Ingleby Barwick
Redevelopment of existing school including two storey extension, to convert 1 form entry
school into 2 form entry system and additional Nursery, Reception, teaching, circulation,
sanitary and kitchen facilities**

Expiry Date 27 March 2013

SUMMARY

The application site is the St Francis of Assisi primary school within Ingleby Barwick and is situated to the south west of the Lowfields Avenue/Broom Hill Avenue roundabout. The school and associated playgrounds are located within the east of the site with the playing fields occupying the western area of the site. The site is largely surrounded by residential properties with only the western boundary of the site abutting a footpath and highway verge. The existing school is set out in a linear form across the eastern part of the site, forming a shallow, inverted v-shaped footprint and is predominately single storey.

Planning permission is sought for a two-storey extension to the side of the school, along with two small single storey extensions to the rear. The proposed extensions will allow the school to convert from a single form entry school into a two form entry system (two classes per year group).

The proposed extensions to the existing school are considered to be acceptable in principle and will not have any adverse impacts on the character of the area, the amenity of neighbouring residents or access and highway safety. As such the development accords with the adopted development plan, guidance within the NPPF and the ministerial statements.

The application comes before members as the proposed development falls outside the scheme of delegation as the definition of 'minor development by the Council' requires schemes over 500 sq.m to be considered by the planning committee.

RECOMMENDATION

That planning application 13/0164/LA be approved subject to the following conditions and informatives;

Approved Plans;

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

Plan Reference Number	Date on Plan
ARC/1249/20-21	30 January 2013
0093.ARC1215-20-10	23 January 2013
0093/ARC1215/20-22	23 January 2013
ARC/1249/90-05	23 January 2013
ARC/1249/90-03	23 January 2013

20-02	23 January 2013
ARC/1249/20-01	23 January 2013
27-01	23 January 2013
ARC/1249/90-02	30 January 2013
ARC/1249/90-01	23 January 2013
ARC/1249/90-04	23 January 2013

Reason: To define the consent.

Materials:

- 02 Notwithstanding any description of the materials in the application, precise details of the materials to be used in the construction of the external walls and roofs of the buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the external walls and roofs of the buildings.

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

Site and floor levels:

- 03 Notwithstanding the information submitted as part of the application details of the proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: To define the consent

Soft landscaping works:

- 04 A detailed scheme for landscaping and tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before the development authorised or required by this permission is occupied. Such a scheme shall specify types and species, layout contouring and surfacing of all open space areas. The works shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner and any trees or plants which within a period of five years from the date of planting die, are removed, become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation.

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

Landscape Maintenance:

- 05 Prior to the occupation of the hereby approved development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and be carried out in accordance with the approved schedule.

Reason: In the interests of amenity and the maintenance of landscaping features on the site.

Hard landscape details:

- 06 Notwithstanding any description contained within this application, prior to the occupation of the hereby approved development full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority and

implemented in accordance with the approved details. These details shall include car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and construction methods; minor artefacts and structures (e.g. incidental buildings and street furniture).

Reason: In the interests of visual amenity.

External lighting;

- 07 Details of all external lighting of the building and car park area, including the siting, colour and luminance shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. Before the use commences, such lighting shall be shielded and aligned to avoid the spread of light in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter such lighting shall be maintained to the same specification and adjusted, when necessary, to the satisfaction of the Local Planning Authority.

Reason: To avoid light pollution in the interests of the visual amenities of the area

Open burning;

- 08 No waste products derived as a result of carrying out the construction hereby approved shall be burned on the site except in a properly constructed appliance of a type and design previously approved by the Local Planning Authority.

Reason; In the interests of the amenities of the area.

Construction Activity;

- 09 No construction activity shall take place on the premises before 8.00 a.m. on weekdays and 9.00 a.m. on Saturdays nor after 6.00 p.m. on weekdays and 1.00 p.m. on Saturdays (nor at any time on Sundays or Bank Holidays).

Reason: To avoid excessive noise and disturbance to the occupiers of nearby premises.

Unexpected land contamination;

- 10 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.

Travel Plan

- 11 Prior to the commencement of the hereby approved development, a detailed travel plan shall be submitted to and be approved in writing by the Local Planning Authority. The travel plan shall detail measures, actions and targets of how to reduce car travel and car dependency to and from the site. The travel plan shall be implemented in full accordance with these agreed details.

Reason; To reduce the dependence and reliance of the private motor car in the interests of the free flow of traffic and highway safety.

Sustainable construction;

16 Details of a final scheme for the incorporation of sustainable construction methods to meet BREEAM assessment criteria or any other equivalent Building Regulation rating shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The building shall be constructed in full accordance with the approved details.

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

INFORMATIVES

General policy conformity:

The proposal is considered to be visually acceptable and does not pose a significant risk to the amenity of neighbouring occupiers or highway safety. The development has been considered against the policies below and it is considered that there are no other material considerations that indicate a decision should be otherwise.

Core Strategy Policies;

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

The Local Planning Authority has implemented the requirements of the National Planning Policy Framework

Travel Plan:

The Schools Travel Plan Co-ordinator is advised to contact the Council's Active Travel Officers, Jane Sinclair on (01642) 526712 or Jonathon Kibble on (01642) 526735 should they seek help and advise in preparing their updated School Travel Plan. It is advised that any such travel plan may wish to include measures such as; promotion of Walk Once a Week; Increased provision covered/secure cycle and scooter parking; provision of separate secure staff cycle parking; the introduction of the Cycle to Work Scheme; and, provision of showers, changing facilities and lockers for those walking and cycling to the school.

BACKGROUND

1. In January 2001 outline planning permission was granted for a new primary school (for villages 5 & 6) on the site (app ref; 00/1782/P). Originally it had been intended that the school would feature in village 6 (The Rings) but the school was brought forward into village 5 (Broom Hill). A reserved matters application setting out the detail for the school then followed (app ref; 01/1787/P) and was subsequently approved in December 2001.
2. In 2003 (app ref; 03/2649/FUL) permission was granted for portable buildings to be placed on the site for a day care nursery. A further application (app ref; 04/0999/FUL) was then granted for 2 no. sheds and play equipment within the nursery playground. Another application (app ref; 04/2641/FUL) was then received for the relocation of the nursery unit and pond within the site.

SITE AND SURROUNDINGS

3. The application site is the St Francis of Assisi primary school within Ingleby Barwick and is situated to the south west of the Lowfields Avenue/Broom Hill Avenue roundabout. The school

and associated playgrounds are located within the east of the site with the playing fields occupying the western area of the site.

4. The site is largely surrounded by residential properties with only the western boundary of the site abutting a footpath and highway verge. The residential properties of The Pasture and The Orchard form the southern boundary; the dwellings of Churchfield Way lie to the east of the site while further housing is situated to the north on Holme Land and Homestead Garth.
5. The existing school is set out in a linear form across the eastern part of the site, forming a shallow, inverted v-shaped footprint. The building is predominately single storey with off-set mono pitch roofs allowing for high level glazing to the southern elevation. A larger curved roof central section forms the existing school hall with a glazing feature along the northern elevation.

PROPOSAL

6. Planning permission is sought for a two storey extension to the side of the school, along with small single storey extensions to the rear. The proposed extensions will therefore allow the school to convert from a single form entry school into a two form entry system (two classes per year group).
7. The two-storey extension will provide for a total of 6 additional classrooms and nursery space along with other ancillary facilities such as store rooms and toilets. This extension will measure 14.7m (w) x 31.5m (l) and have a maximum height of 7.2m. The proposed extension also includes a link corridor into the main school building.
8. The single storey extensions will provide for a new music room 9.2m x 6.4m and reaching a maximum height of 5.8m. A further single storey extension would allow for the reconfiguration of the school to provide a larger staff room, this would measure 10.9m x 1.5m and be tied into the existing roof structure of the school.
9. Prior to any application being submitted a community consultation event has been held at the school and parent and residents were invited, details of which are included within the applications submission.

CONSULTATIONS

10. The following Consultations responses have been received to the proposed development:-

Head of Technical Services

General Summary

Subject to the comments and conditions below the Head of Technical Services raises no objections.

Highways Comments

This proposal increases the number of students from 236 to 459 with the maximum capacity being reached in September 2022. A Transport Statement has been submitted detailing the current modal split for students and predicted figures for 2022. It is noted that the proposed cycle/scooter storage provision is lower than the predicted number of users by 2022 therefore the cycle/scooter storage provision should be reviewed regularly as part of the School Travel Plan and increased accordingly. While the proposed staff car parking does accord with SPD3: Parking Provision for Developments 2011, the school should seek to reduce car borne journeys by staff within the School Travel Plan.

Due to limited space within the school grounds an incurtilage parent drop off point cannot be accommodated, all parent drop offs will therefore take place on the surrounding highway, as is the current practice and an additional 16 drop off spaces are to be created on Lowfields Avenue. Mitigation for the predicted increase in traffic will rest largely on the School travel Plan therefore £15000 is to be provided for the promotion of active travel over 5 years.

In order to mitigate the increase in students and staff the School Travel Plan must be updated prior to any increase in pupil numbers and the following should be conditioned. The School Travel Plan coordinator should liaise with the council's Active Travel Officer to prepare the updated School Travel Plan which shall include but not be limited to:

- surveys of current and preferred transport modes;
- the investigation of Park and Stride provision in conjunction with local businesses;
- the promotion of Walk Once a Week;
- the provision of a mix of covered secure cycle and scooter parking which should amount to 1 space per 5 students (maximum capacity);
- consideration should be given to a car parking management plan to include the provision of car-sharing spaces and associated car-share database for staff and a circular 'eligibility zone' centred on the School site should be specified, with staff whose home falls within the zone boundary only qualifying for a car parking permit if they can identify a real need. Those living outside the zone boundary would automatically qualify for a permit.
- the provision of separate secure staff cycle parking;
- introduction of the Cycle to Work Scheme,
- the provision of showers, changing facilities and lockers for those walking and cycling to the school should be considered;

The updated School Travel Plan shall be in place prior to the commencement of any works.

Landscape & Visual Comments

Subject to the comments below there are no landscape and visual objections to this development.

It is understood that a replacement pond with associated landscaping will be provided within the school grounds just west of the school with the work carried out by the school itself.

New planting should be provided to soften the views of the new building, parking and play areas on the eastern and north eastern site boundaries. This should consist of a hedge including specimen trees on the eastern boundary along side the new building and play area and replacement planting to the east of the main entrance. The new hedge should extend along the full boundary facing Lowfields Avenue (allowing for the space needed for the new parking area) and the proposed shed in the play area should be relocated away from the boundary to allow for new hedging at this location.

Hard landscaping details are requested.

Condition wording is provided in the informative section below.

Informative

LANDSCAPING – HARDWORKS

LANDSCAPING – SOFTWORKS

MAINTENANCE- SOFTWORKS

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.

- ' Light Intrusion
- ' Open burning
- ' Construction Noise
- ' Unexpected land contamination

Ingleby Barwick Town Council

Ingleby Barwick Town Council is in full support of this proposal to redevelop and extend St. Francis of Assisi C of E Primary School.

PUBLICITY

11. The surrounding residential properties were notified and the only comment received is detailed below;

Mr Graeme Bailey - 22 The Orchard Ingleby Barwick

I fully back St Francis' application - they realise there is a real issue with lack of school spaces at every level within Ingleby Barwick and have been pro-active in their approach. This scheme will have no impact on surrounding properties such as my own. The school acted previously in good faith when they moved the Nursery when the council planners made a mistake in the first place, as such they should get the backing now as all their plans in recent times have been of real benefit.

PLANNING POLICY

12. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Core Strategy Development Plan Document and saved policies of the Stockton on Tees Local Plan
13. 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
14. The following planning policies are considered to be relevant to the consideration of this application:-
 - Stockton on Tees Adopted Core Strategy**
 - 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.
 - 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.

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

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'.

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.

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.

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.

National Planning Policy Framework

15. 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;
16. 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.

The relevant sections of the National Planning Policy Framework are;

Section 1. Building a strong, competitive economy

Section 4. Promoting sustainable transport

Section 7. Requiring good design

Section 8. Promoting healthy communities

Section 10. Meeting the challenge of climate change, flooding and coastal change

Ministerial Statement – Policy Statement for Schools development (August 2011)

It is the Governments view that the creation and development of state-funded schools is strongly in the national interest and that planning decision makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together from an early stage to help plan for state school development and to shape strong planning applications. This collaborative working would help to ensure that answer to proposals for the development of state-funded schools should be, wherever possible “yes”.

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect;

1. There should be a presumption in favour of the development of state funded schools, as expressed in the National Planning Policy Framework.

2. Local Authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. *The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining planning applications and appeals that come before him.*

3. Local Authorities should make use of their planning powers to support state-funded schools applications. *This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help mitigate adverse impacts and help deliver development that has a positive impact on the community.*

MATERIAL PLANNING CONSIDERATIONS

17. The main planning considerations of this application are compliance with planning policy and the impacts of the proposed development on the character of the area, the amenity of neighbouring occupiers and access and highway safety, these will each be addressed in turn;

Principle of development;

18. The National Planning Policy Framework (NPPF) is the Governments overarching document that sets out a variety of planning policies. The general ethos is to promote and encourage development that accords with the definition of sustainable development (made up of three components; social; economic; and environmental). Of particular relevance in this application is paragraph 72 which sets out that the Government attaches importance to ensuring that sufficient choice of school places are provided, it goes on to state that great weight should be given to the need to create, expand and alter schools. Furthermore the Ministerial Statement for Schools development provides the view that; *“the creation and development of state-funded schools is strongly in the national interest and that planning decision makers can and should support that objective”*. As outlined within the NPPF the Ministerial Statement makes it clear that there is a presumption in favour of state school provision.

19. Within both the adopted Local Plan and Core Strategy there are no specific policies that apply to either this school site or the expansion of education provision. However, policy CS6 of the Adopted Core Strategy addresses the provision of community facilities and specifically CS6(1) gives priority to the provision of community facilities that contributes towards the sustainability of communities and in particular the needs of Ingleby Barwick. The expansion of the primary school is therefore considered to be consistent with this aim.

20. In view of the requirements of the NPPF, core strategy policy CS6 and the fact that the primary school is already an existing facility in use, the principle of expanding the school to provide

additional school places is considered to be acceptable, subject to the material planning considerations set out below;

Character of the area;

21. The existing school has a fairly unique and distinct style with the central hall forming a key feature of the site and although the building is predominately single storey, the taller mono pitch roof of the north elevation increases the overall scale of the building. The proposed two-storey extension has been designed with flat roofs and a parapet so that its overall height is at a similar height to the ridgeline of the existing school and its scale is therefore considered appropriate.
22. The two-storey extension has been designed so that it does not replicate the style of the existing building, the small link corridor also emphasises its separation from the main school, both of which help the structure to read as a new addition. However, the use of matching brickwork would help to visually integrate the extension with the existing school building. A small element of cedar cladding on the first floor of the smaller block of the proposed extension would also add interest and help to break up the extent of the brickwork, particularly when viewed from the north and south. The eastern elevation incorporates a curtain wall glazing system, providing light to all the classrooms. As a result the two-storey extension will provide a degree of active frontages to all the main elevations that are readily viewable from the public highway and whilst different to the style of the existing school, the overall design concept is considered to be acceptable.
23. In terms of the rear music room extension, this will sit adjacent to two classrooms at the western end of the building and have a mono pitch roof so it ties into the southern elevations roof structure. Although this results in a high brick wall within the northern elevation, high level windows will punctuate the front elevation and in conjunction with this extension being set back from the main elevation by approximately 11 metres, the visual impact of the extension is reduced and overall it is not considered that this element of the proposal would cause any significant harm to the street scene.
24. The small staff room extension offers a minimal projection and given that it will sit under the overhang of the existing roof structure it will sit neatly on the site and appear as part of the main building, the visual impact from this extension is extremely limited.
25. The Council's Landscape Officer has no objections to the proposed development on the basis that new planting is provided to soften the views of the new building, parking and play areas on the eastern and north eastern site boundaries. Planning conditions are therefore recommended to secure the required detailing for hard and soft landscaping and the associated maintenance.
26. In view of the all these considerations, it is judged that the proposed development will not have any significant impacts on the visual amenity so as to adversely affect the character of the surrounding area.

Amenity of neighbouring occupiers;

27. Given the nature of the proposed development, the main impacts of the scheme on residential amenity are considered to be those on the properties that surround the two storey extension. The proposed eastern elevation provides much of the glazing that will serve the proposed two storey extension, which will face onto the rear elevations of those properties on Church Field Way. Although there are a number of windows, the nature of the site as a primary school, means that any impact on levels of privacy would unlikely to be comparable to that of residential properties. Furthermore, the separation distances to these properties are in excess of 35 metres and as a result, it is not considered that the proposal would have any significant impacts in terms of loss privacy/daylight or appearing unduly overbearing on these dwellings. The south elevation of the proposed extension will face onto the gable elevation of 3 The

Pasture. Although this property has a door and window within the side elevation, both appear to serve non-habitable rooms and at a distance of 18 metres it is not considered that the proposal will have any significant impact on residential amenity that would justify a refusal of the application. No. 5 The Pasture is angled upon a slightly different aspect (facing towards the existing school building) and its front elevation is in excess of 30 metres to the proposed extension. Similarly there is an acute angle between No.'s 2-6 The Pasture and the proposal, although the separation distance is in excess of 50 metres to these dwellings. In both instances it is again considered that there will be no significant impact on residential amenity. To the north of the opposite side of Lowfields Avenue lie the rear elevations of Homestead Garth (No.'s 11 & 15) and the front elevations of Lambfield Way (No.'s 52, 54, 56 and 58), these dwellings are in excess of 100m from the front elevation of the two storey extension and as a consequence it is not considered that the proposed development will result in any significant impacts on the these properties existing levels of residential amenity. The proposed two storey extension to the school is therefore not considered to result in any significant loss of privacy or daylight to the surrounding dwellings, nor will it appear sufficiently overbearing to justify a refusal of the application.

28. The proposed music room extension will be situated at the western end of the existing school building projecting closer to No.'s 20-24 The Orchard (evens), at closest the extension would be 19m from 24 The Orchard. The mono pitch roof would reach a maximum height of 5.7m, sloping down 2.9m on the southern elevation with a glazed corridor doorway being the only fenestration in the elevation closest to these properties. Although for residential extensions, the Council's 11 metre separation distance for habitable rooms to gable elevations, provides some guidance on what is an acceptable distance. In view of the fact that this distance is exceeded and as a result of the sloping nature of the extension, it is not considered that the proposed development will result in any significant harm to levels of residential amenity in terms of privacy, loss of daylight or appearing overbearing to justify a refusal of the application. The proposed music room would also be in excess of 30 metres to the rear elevations of No.'s 2-10 The Orchard (evens) and 2-6 The Pasture (evens) and as such it is not considered the proposed extension would have any significant impacts on the existing levels of residential amenity of these dwellings.
29. The proposed staff room sits under the existing roof and does not project further forward than the existing rear wall of the school. It will be situated in excess of 35 metres to properties on The Orchard and the Pasture and given it is likely to be read as part of the main school building, it is not considered that this extension would have any significant impacts of the levels of residential amenity of these dwellings.
30. Whilst the proposed extension to the school will bring about an increase in the overall pupil numbers, it is not considered that the resultant impacts of the proposal would be such that it would generate any significant increase in noise and disturbance over and above that which already occurs during term time.
31. It is recognised that there will be some short/medium term impacts during construction, particularly with regards to noise, disturbance and dust a planning condition is recommended in order that these impacts can be limited and reasonable levels of residential amenity preserved.

Access and highway safety;

32. The Head of Technical Services has considered the information submitted and it is noted that the proposed development would increase the overall number of subjects from 236 to 459, with this maximum capacity being reached in September 2022. Although a Transport Statement has been submitted to support the application it highlights insufficient cycle/scooter storage, staff car parking and a need to increase parental drop off spaces (providing an additional 16 drop off spaces) on Lowfields Avenue.

33. Following the advice from the Head of Technical Services it is therefore considered critical that the existing School Travel Plan is updated with the aim of seeking to reduce car borne journeys by staff and promote active travel. Whilst the request that £15000 be provided to promote active travel over a 5 yr period is noted, such a requirement would not meet the required CIL regulation and be justified through the planning process. This is therefore a separate matter to be discussed and agreed through the Council's Active Travel Officer and the School. The requirement for an updated travel plan is however recommended as planning condition with further advice to the applicant provided within the informative.
34. In the absence of any objection from the Head of Technical Services it is considered that the proposed development does not pose any significant threat to highway or pedestrian safety.

CONCLUSION

35. In view of the material planning considerations identified above the proposed extensions to the existing school are considered to be acceptable in principle and will not have any adverse impacts on the character of the area, the amenity of neighbouring residents or access and highway safety.
36. The proposed development is considered to accord with policies CS2, CS3 and CS6 of the Adopted Stockton on Tees Core Strategy, guidance within the NPPF and the ministerial statements and is recommended for approval subject to the conditions set out within this report.

Corporate Director of Development and Neighbourhood Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLOR(S)

WARD	Ingleby Barwick East
Ward Councillor(s)	Councillor Jean Kirby
Ward Councillor(s)	Councillor K C Faulks
Ward Councillor(s)	Councillor Gillian Corr

IMPLICATIONS

Financial Implications.

Section 143 of the Localism Act and planning obligations as set out in the report.

Environmental Implications.

As report.

Community Safety Implications.

Section 17 of the Crime and Disorder Act 1998 has been taken into account in preparing this report and it is not considered the proposed development would not be in conflict with this legislation.

Human Rights Implications.

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the proposed development will not contravene these human rights.

Background Papers.

National Planning Policy Framework (NPPF)

Regional Spatial Strategy

Stockton on Tees Core Strategy

Stockton on Tees Local Plan Alteration

Planning Applications; 00/1782/P; 01/1787/P; 03/2649/FUL; 04/0999/FUL and 04/2641/FUL