

**DELEGATED**

**AGENDA NO**

**PLANNING COMMITTEE**

**27th September 2017**

**REPORT OF DIRECTOR,  
ECONOMIC GROWTH AND DEVELOPMENT  
SERVICES**

**17/1801/LA**

**Northfield School and Sports College, Thames Road, Billingham**

**Erection of a three storey extension, internal alterations, extension to existing car park, creation of 8 new additional car parking spaces, associated external works and removal of 2no. mobile classrooms.**

**Expiry Date: 5 October 2017**

**SUMMARY**

The application site is Northfield School and Sports College located off Thames Road in Billingham. The college is set back from the main highway and comprises of several connected single and two storey buildings. Saint Paul's Roman Catholic Primary School is located to the west, residential properties of Thames Road to the south and to the east Barkston Close. Playing fields are located to the north.

Planning permission is sought for the erection of a three storey extension to the college to provide a year 7 building and the removal of the 2 existing mobile classrooms. The building will provide additional classroom, office spaces, science laboratories, dining area and kitchen areas.

The proposal includes the creation of an additional 8 parking spaces located towards the front of the college off an existing internal access road, 11 new spaces within the existing car park and a further 10 drop off car parking spaces to the west of the extension. Additional landscaping will also be provided within the north western corner of the site and within the courtyard to the south of the extension.

There have been no neighbour comments on the proposal.

The general character of the college buildings are modern and the proposal, including the modern flat roof design and window detailing is considered to fit in with the current buildings. Additional landscaping is proposed to the south and north-west of the extension and conditions will be placed on the application regarding the hard and soft landscape details.

In terms of residential amenity, the proposal will be located towards the northern part of the site (towards the playing field area). Although the extension is three storeys, given the separation distances of over 130 metres to the residential properties to the south and east the proposal is not considered to have any significant impact on the amenity of these properties or the primary school.

## **RECOMMENDATION**

**That planning application 17/1801/LA be approved subject to the following conditions and informatives:-**

### **01 Approved Plans**

The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date on Plan
A10787 - 100	6 July 2017
17T2036-100 REV P2	12 September 2017
17T2036-101 REV P1	6 July 2017
A10787-101	6 July 2017
A10787-102	6 July 2017
A10787-103	6 July 2017
A10787-104	6 July 2017
A10787-105	6 July 2017
A10787-106	6 July 2017
A10787-107	6 July 2017

Reason: To define the consent.

### **02 Construction Management Plan**

No development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- (i) the site construction access(es)
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site;
- (vi) measures to control and monitor the emission of dust and dirt during construction;
- (vii) a Site Waste Management Plan;
- (viii) details of the routing of associated HGVs;
- (ix) measures to protect existing footpaths and verges; and a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and visual amenity.

### **03. Landscape Hardworks**

No hard landscaping works shall commence until full details of the proposed hard landscaping have been submitted to and been 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 and in accordance with the approved details prior to the occupation of any part of the development.

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. Landscaping Softworks**

No soft landscaping works shall commence until full details of the soft landscaping works have 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 details and shall be implemented prior to the occupation of any part of the development.

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.

#### **INFORMATIVE OF REASON FOR PLANNING APPROVAL**

##### Informative 1: Working Practices

The Local Planning Authority found the submitted details satisfactory subject to the imposition of appropriate planning conditions and has worked in a positive and proactive manner in dealing with the planning application

##### Informative 2 - Northumbrian Water

Northumbrian Water has advised that surface water drainage solutions should be taken into account by assessing discharge into ground (infiltration), discharge to a surface water body, discharge to a surface water sewer or discharge to a combined sewer.

##### Informative 3- Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

#### **BACKGROUND**

1. The application site has a relatively long planning history with various applications being sought for extensions and alterations to the school buildings which include single and two storey extensions, temporary classrooms and other ancillary space.
2. Planning approvals have also been granted for external works to playing fields to facilitate regrading of surfaces, flood lighting and most recently the creation of an all-weather multi use games area with associated fencing and floodlighting.

#### **SITE AND SURROUNDINGS**

3. The application site is Northfield School and Sports College located off Thames Road in Billingham. The college is set back from the main highway and comprises of several connected single and two storey buildings. Saint Paul's Roman Catholic Primary School is located to the west with the residential properties of Thames Road and Barkston Close to the south and east respectively. Playing fields are also located along the northern boundary.

#### **PROPOSAL**

4. The proposal is for a three storey extension to the college to provide a year 7 building and the removal of the 2 existing mobile classrooms. The extension will be located toward the north of the original college buildings with a flat roof design and a maximum roof height of 12 metres

5. The extension will have grey facing brick with white through render and aluminium doors and windows powder coated grey. An external fire escape will be located on the west side elevation. The building will provide additional classroom, office spaces, science laboratories, dining area and kitchen areas.
6. The proposal includes the creation of an additional 8 parking spaces located towards the front of the college off an existing internal access road, 11 new spaces within the existing car park and a further 10 drop off car parking spaces to the west of the extension. Additional landscaping will also be provided within the north west corner of the site and within the courtyard to the south of the extension.

### **CONSULTATIONS**

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

#### **Highways Transport and Design Manager**

I refer to the additional information received: 12/09/17

#### **General Summary**

The Highways Transport and Design Manager has no objection to the proposed erection of a three storey extension, internal alterations, extension to existing car park, creation of 8 new additional car parking spaces, associated external works and removal of 2no mobile classrooms.

#### **Highways Comments**

Additional car parking is proposed to serve the additional staff and cycle parking will be reviewed as part of the Travel Plan. A construction traffic management plan should be obtained by condition. There are no highway objections.

#### **Landscape & Visual Comments**

There are no landscape and visual objections to the proposals to extend the school to the rear of the site. The submitted drawings give an indication of the external layout including some soft landscaping, however no detailed information has been provided. Further information will be required detailing the external areas of the site, but this may be conditioned, the suggested wording is included below.

#### **Flood Risk Management Comments**

The Lead Local Flood Authority has no objections subject to the development being carried out in accordance with approved drawing number. 17T2036-100 Rev. P2.

Informative

Construction Management Plan

Landscaping Hardworks

Landscaping Softworks

#### **Northern Gas Networks**

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable

#### **Northumbrian Water Limited**

Thank you for consulting Northumbrian Water on the above proposed development.

In making our response to the local planning authority Northumbrian Water will assess the impact of the proposed development on our assets and assess the capacity within

Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have the following comments to make:

Northumbrian Water actively promotes sustainable surface water management across the region. The developer should develop their surface water drainage solution by working through the following, listed in order of priority:

- o Discharge into ground (infiltration)
- o Discharge to a surface water body
- o Discharge to a surface water sewer, highway drain, or another drainage system
- o As a last resort, discharge to a combined sewer

I trust this information is helpful to you, if you should require any further information please do not hesitate to contact me.

**Sabir UK Petrochemicals Ltd**

Please note that the proposed work do not affect SABOC/INEOS ethylene pipeline apparatus.

**PUBLICITY**

8. Neighbours were notified and no comments were received.

**PLANNING POLICY**

9. 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

National Planning Policy Framework

10. 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.

Local Planning Policy

11. The following planning policies are considered to be relevant to the consideration of this application.

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

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**

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.

### **MATERIAL PLANNING CONSIDERATIONS**

12. The main considerations with this proposal are the effects on the character and appearance of the street scene, the effect on residential amenity and the effect on highway safety.

#### **Character and Appearance**

13. The main college buildings are set back from the main highway with two access roads into the college. The college comprises of several buildings with both single storey and two-storey buildings. Although the extension will be three storey given the location of the extension towards the rear of the site and the current height of the existing building within the site the overall scale of the extension will be seen with the context of the school site and is considered to be acceptable.
14. The extension will be constructed of a grey facing block with white render with grey aluminum windows which will fit with the current design and style of the existing school buildings. There will be the loss of a small area of grass to the front of the college to provide 8 additional car parking spaces, however given the extent of the grassed area between the college and the Thames Road the loss of a small area of grass is not considered to be significant in terms of the character and appearance of the street scene.
15. Additional landscaping is also proposed to the south of the extension and to the west alongside the proposed drop of parking areas. The Council's Landscape Architects have no landscape or visual objections to the proposal although planning conditions are recommended for soft and hard landscaping to be provided to the Local Authority for approval.

#### **Amenity**

16. The proposed extension will be located toward the northern boundary of the college site towards the playing field area. Although the extension will be three storey and will be partially visible from the residential properties to the south along Thames Road and to the east along Barkston Close these properties will be approximately 130 metres from the school extension. Given these separation distances it is not considered to have a significant impact in terms of loss of privacy, potential loss of light or overbearing impact to the residents along Thames Road and Barkston Close.
17. Saint Pauls Roman Catholic Primary School is located along the western boundary of the site with the extension located approximately 130 metres from the main primary school building.

Taking the separation distances into account, the proposal is not considered to have a significant impact on the privacy or amenity of the users of the primary school.

### **Highway Safety**

18. The extension will increase the number of staff at the college with the proposal including 8 additional car parking spaces to the front of the main college building. The Highways, Transport and Design Manager has commented that they have no objections to the proposal as the additional staff and cycle parking provision will be reviewed as part of the Travel plan for the college. To ensure there is no impact during construction on the highway a condition will be placed on the application regarding a construction Traffic Management Plan.

### **Residual Matters**

19. The Councils flood risk officers and Northumbrian Water have considered the proposal. No objections are raised provided the drainage is in accordance with drawing 17T2036-100 REV P2, while an informative is added in relation to the use of sustainable surface water drainage solutions.
20. Sabic have commented that the proposal will not affect Sabic/Ineos ethylene pipe apparatus.

### **CONCLUSION**

It is recommended that the application be approved for the reasons specified above.

**Director of Economic Growth and Development Services**  
**Contact Officer Miss Debra Moody Telephone No 01642 528714**

### **WARD AND WARD COUNCILLORS**

**Ward Northern Parishes**  
**Ward Councillor Councillor J Gardner**

### **IMPLICATIONS**

#### **Human Rights Implications:**

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

#### **Community Safety Implications:**

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

Background Papers  
Stockton on Tees Local Plan Adopted 1997  
Core Strategy – 2010

Supplementary Planning Documents  
SPD3 – Parking Provision for Development