

**DELEGATED**

**AGENDA NO  
PLANNING COMMITTEE**

**5<sup>th</sup> SEPTEMBER 2018**

**DIRECTOR OF ECONOMIC GROWTH AND  
DEVELOPMENT**

**18/1705/FUL**

**Conyers School and Sixth Form College, Green Lane, Yarm**

**Application for the erection of a new school block comprising of main hall, a multi-purpose studio and changing facilities.**

**Expiry Date: 14 September 2018**

### **SUMMARY**

This application seeks full planning permission for the erection of a single storey new school block comprising of main hall, a multi-purpose studio and changing facilities. The single storey building would have a flat roof of varying heights, and be of a scale which would complement the appearance of the existing school.

Externally the building would be constructed from a combination of facing brick and curtain walling at low level and modular cladding at high level. The addition of the feature cladding is deemed to be an acceptable design feature, in principle, when viewed in the context of the wider use of the site.

The development is required as when Conyers School was built, it was done so without a school hall which has placed limitations on its ability to support wider community use throughout the year, as well as restricting school activities.

The proposed facility will free up the existing sports hall, currently out of use during exam periods, for sporting activity. A new hall with multi-purpose studio and changing facilities will accommodate the increasing demand for sports activities locally.

The principle of the development is supported by Local and National Planning Policy. Whilst the development would result in a loss of land designated as playing field Sports England have not raised any objection to the proposed development. No objections have been received from any Technical Consultees.

The proposed extension is considered to be an appropriate form of development in terms of character, form, scale and siting. The development will be seen within the wider context of an existing educational facility when viewed within the wider street scene.

It is considered that due to the size and location of the developments there will not be a significant detrimental impact on the amenity of neighbouring occupiers or the visual amenity of the area. The proposal is therefore considered to be in line with general planning policies set out on the Development Plan.

Members are therefore recommended to approve the application in line with the recommended conditions and informative.

## **RECOMMENDATION**

**That planning application 18/1705/FUL be approved subject to the following conditions and informative;**

- 01     *The development hereby permitted shall be begun before the expiration of Three years from the date of this permission.***

***Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).***

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

<b><i>Plan Reference Number</i></b>	<b><i>Date on Plan</i></b>
<b><i>A107728-101</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728-102</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728/103</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728/104</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728-105</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728-106</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728-107</i></b>	<b><i>20 July 2018</i></b>
<b><i>A107728-100</i></b>	<b><i>20 July 2018</i></b>

***Reason: To define the consent.***

- 03     *Prior to the commencement of use of the new school block building hereby approved, a plan showing the reconfigured playing pitch(es) to be set out on the playing field immediately to the south of the new school block shall be submitted to and approved by the Local Planning Authority (following consultation with Sport England). The playing pitch(es) shall be set out, in accordance with the approved plan upon the commencement of use of the new school block.***

***Reason: to ensure suitable provision of sports facilities.***

- 04     *Notwithstanding any description, samples of the exact colour of the vertical panel cladding hereby permitted should be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.***

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

- 05     *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. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.***

***Reason: in the interest of safety***

- 06 All construction operations including delivery of materials on site shall be restricted to 8.00 a.m. - 6.00 p.m on weekdays, 9.00 a.m. - 1.00 p.m. on a Saturday and no Sunday or Bank Holiday working.**

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

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

#### ***Informative: 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.***

### **BACKGROUND**

1. Whilst the school has had numerous applications, none are deemed to be relevant to this planning application.

### **SITE AND SURROUNDINGS**

2. The school is on a large site which is predominantly flat with the school buildings and the main car park located in the west part of the site and playing pitches in the east part. The site is bound by a railway line to the west (Yarm train station is within short walking distance of the school) and roads to the south and east. Beyond the boundary line there are residential properties to the north, east and west of the site and fields to the south with two clusters of houses off Green Lane.

### **PROPOSAL**

3. Planning permission is being sought for the erection of a new school block comprising of main hall, a multi-purpose studio and changing facilities. The overall size is approx. 51 x 14m, with a total floor area of the proposed development is 714m<sup>2</sup>. Different spaces within the proposed building require different ceiling heights so the building, although single storey, will have roofs of varying heights. The building will have flat roofs and the façades will combine facing brick and curtain walling at low level and modular cladding at high level.
4. The development is required as when Conyers School was built, it was done so without a school hall which has placed limitations on its ability to support wider community use throughout the year, as well as restricting school activities.
5. The proposed facility will free up the existing sports hall, currently out of use during exam periods, for sporting activity. A new hall with multi-purpose studio and changing facilities will accommodate the increasing demand for sports activities locally. The enhancement of facilities will significantly improve the current user experience, underpin the longevity of provision and continue to have a positive impact on changing behaviour towards sport and recreation within the community.
6. This will help to promote and sustain well-being and healthy, active lifestyles. Current programmes have positively impacted areas such as social community development, tackling inactivity and bringing sport to a mass market.

### **CONSULTATIONS**

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

**Councillors** - At the time of writing no written representations had been received.

**Parish Council** - write on behalf of the Town Council in support of the application.

**Highways Transport & Design Manager** - This proposal does not increase the number of staff or pupils, there are no highway objections. There are no landscape and visual objections to the proposed new school block, which is reflect the style and scale of other school buildings close by.

**SBC Flood Risk** - At the time of writing no written representations had been received.

**Northern Gas Networks** - Northern Gas Networks has no gas mains in the area of your enquiry.

**Northumbrian Water Limited** – A meeting on Site has confirmed that Northumbrian Water are satisfied with the location sand construction of the new building. Formal comments will be circulated to Members ahead of the Planning Committee

**National Grid** - At the time of writing no written representations had been received.

**Sport England** - It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

This application relates to the provision of a new indoor/outdoor sports facility or facilities on the existing playing field at the above site. It therefore needs to be considered against exception 5 of the above policy

In this instance, the proposed building is not primarily designed for sport as it houses the school's (assembly hall). Notwithstanding this point the building will contain changing rooms (which will better functioning of the AGP) as well as studio space. Moreover, as the school does not currently enjoy a dedicated hall space it needs to use its sports hall for exams and performances. The provision of a school hall will free up the sports hall for more sports use.

Sport England has engaged with the pitch sport national governing bodies (NGBs) to ascertain their view of the proposal. Sport England is content that the proposal is able to meet playing field policy - exception E5, subject to the imposition of a condition requiring detail of how the remaining playing field (to the south of the proposed building) is to be set out as playing pitches.

**Environmental Health Unit** – no objections subject to the imposition of the following conditions; Unexpected Land Contamination and Construction/ Demolition Noise

**School Place Planning** - At the time of writing no written representations had been received.

## **PUBLICITY**

8. Neighbours were notified and at the time of writing no written representations 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 Plans 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.

10. 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.
11. The following planning policies are considered to be relevant to the consideration of this application:-

### **National Planning Policy Framework**

12. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
13. So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
  - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    1. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    2. 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.
14. In terms of education the NPPF (para 94) places significant emphasis on how important it is that there are a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
  - b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted

### **Local Planning Policy**

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

#### 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

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.

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.

Saved Policy REC1 of the adopted Stockton on Tees Local Plan

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.

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.

**MATERIAL PLANNING CONSIDERATIONS**

16. The main planning considerations of this application are compliance with planning policy and the impacts of the development on the character of the area; the amenity of the neighbouring occupiers and highway safety.

**Principle of Development**

17. The application site lies within the limits to development and has a permitted educational use. The proposal seeks an extension to the existing educational facilities and also the expansion of the school site into an open space area to the south of the site. The entirety of the site is identified within the Local Plan as Outdoor Playing Space. Therefore, Policy REC1 of the Local Plan is material in the determination of the application.
18. The NPPF 2018 sets out in Para 94 that Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will

widen choice in education. Great weight should be given to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

19. Point 3 of Core Strategy Policy 6 'Community Facilities' states that "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." This policy and point 3 of Core Strategy policy CS10 are material in the determination of the application.
20. Sports England have not raised an objection subject to the imposition of Condition 03. The applicant has confirmed that they are satisfied that the requirements of the condition can be met.
21. Taking the above into account it is considered that overall the principle of development is acceptable subject to the criteria set out in policy CS6 of the Core Strategy, Saved Policy REC1 of the Local Plan and the NPPF 2018.

#### **Impact on the character of the area**

22. The proposed building would be situated in the south eastern corner of the existing schools boundary and would provide a school hall, multi-purpose studio and sports changing facilities. The single storey extension would have a flat roof and be of a scale which would complement the appearance of the existing school.
23. Externally the building would be constructed from a combination of facing brick and curtain walling at low level and modular cladding at high level. The addition of the feature cladding is deemed to be an acceptable design feature, in principle, when viewed in the context of the wider use of the site. However, at the time of writing the final treatment of the cladding had not been confirmed, it is therefore recommended that a condition is attached to an approval requiring the final treatment of the cladding to be submitted and agreed in writing prior to the installation, to ensure that the development would not be to the detriment of the wider street scene.
24. Subject to the recommended conditions in relation to materials, it is considered that the proposal would not cause any adverse impacts upon the visual amenity of the site or surrounding area. The proposed development is therefore considered to be in compliance with the NPPF and Core Strategy Policy 3.

#### **Amenity of neighbouring occupiers**

25. The National Planning Policy Framework states that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings, the impact on the amenity of neighbouring occupiers is considered below.
26. The formation of the proposed development within the curtilage of an existing education facility is not considered to be an unacceptable form of development and due to the separation distances would not have an adverse impact on the occupiers of the surrounding residential properties in terms of overbearing, loss of light and loss of privacy for surrounding residents
27. Environmental Health have not requested the imposition of any operation hours.
28. Overall, it is considered that there will not be a significant detrimental impact on the amenity of neighbouring properties and the development is therefore considered to be in accordance with the principles contained within the National Planning Policy Framework.

#### **Car Parking, access and highway safety**

29. The proposed development will provide full access internally and all new external footpaths will be compliant with the relevant regulations and standards. The proposed development would not result in increase of staff or pupil numbers therefore it is not proposed to provide additional car

parking or cycle storage. Increase in visitor numbers will only affect times outside of school hours and can therefore be accommodated using the existing car parking and cycle storage capacity.

30. The Highway Officers have been consulted and raise no objections to the proposed development. The development is considered acceptable in terms of car parking, access and Highway safety and there is no requirement for any additional conditions or informatives.

### **CONCLUSION**

31. Overall the nature and scale of the development is considered to be acceptable and the parking provision and access is satisfactory. It is considered that the developments will not have any significant undue impact on the amenity of neighbouring occupiers and will not have a significant detrimental impact on the street scene or character of the area. The proposal is therefore considered to be in line with general planning polices set out on the Development Plan.

32. The application is therefore recommended for approval subject to the conditions outlined earlier in this report.

**Director of Economic Growth and Development**  
**Contact Officer Helen Boston Telephone No 01642 526080**

### **WARD AND WARD COUNCILLORS**

**Ward Yarm**  
**Ward Councillor Councillors Tony Hampton, Elsi Hampton and Julia Whitehill**

### **IMPLICATIONS**

**Financial Implications: n/a**

**Legal Implications: n/a**

**Environmental Implications: n/a**

#### **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:**

National Planning Policy Framework  
Core Strategy Development Plan Document