

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

8 July 2021

**REPORT OF DIRECTOR OF FINANCE,
DEVELOPMENT AND BUSINESS SERVICES**

21/1180/FUL

Egglescliffe School, Urray Nook Road, Egglescliffe

Erection of three storey classroom block, demolition of 6no classroom blocks and partial demolition and refurbishment of 1no classroom block. Relocation of existing all weather pitch, reconfiguration of existing playing fields, creation of new car parking spaces and associated external alterations.

SUMMARY

The application Site is Egglescliffe School, situated within the development limits of Egglescliffe the site covers an area of 5.3h.

Planning permission is being sought for the erection of three storey classroom block, demolition of 6no classroom blocks and partial demolition and refurbishment of 1no classroom block. Relocation of existing all weather pitch, reconfiguration of existing playing fields, creation of new car parking spaces and associated external alterations. The proposed redevelopment would be phased so as to enable the school to carry on safely operating during the works and are expected to run from July 2021 to 2023,

The principle of development of the upgrading of existing school and sporting facilities is supported by Local and National Planning Policy. The application is supported in principle by the technical consultees subject to the imposition of the recommended conditions.

A total of four letters of objections have been received. Concerns have been raised with regards to highways, noise odour, amenity and safety of properties. Subject to the imposition of the recommended conditions it is considered that the proposed development can be accommodated without undue impact on the character of the area or amenity of any adjacent neighbours or highway safety.

The proposed development would enable an enhancement of the schools educational and sporting provisions, whilst securing a high level of design, which is considered to reflect the use of the site whilst respecting the character and form of the wider residential area.

To summarise, the proposed is deemed to be in accordance with policies within the Development Plan and therefore the recommendation is to approve the application subject to the condition set out in the report below.

RECOMMENDATION

That planning application 21/1180/FUL be approved subject to the following conditions and informatives and detailed below;

- 01 **Approved Plans**
The development hereby approved shall be in accordance with the following approved plans;

Plan Reference Number	Date Received
A10919-100_A	26 April 2021
A10919-101_A sheet 1 of 2	26 April 2021
A10919-102_A Sheet 2 of 2	26 April 2021
A10919-103_A	26 April 2021
A10919-104_B	03 June 2021
A10919-105_B	24 May 2021
A10919-106_A	26 April 2021
A10919-110_A	26 April 2021
A10919-111_A	26 April 2021
A10919-112_B	30 April 2021
A10919-113_A	26 April 2021
A10919-114_A	26 April 2021
A10919-115_A	26 April 2021
A10919-120_A	26 April 2021
A10919-130_A	26 April 2021
A10919-121_A	26 April 2021
A10919-131_A	26 April 2021
EGL-BGP-01-XX-DR-C- 52-01101_P03	03 June 2021
EGL-BGP-01-XX-DR-C- 52-01130_P04	03 June 2021
EGL-BGP-01-XX-DR-C- 52-01131_P03	03 June 2021
EGL-BGP-01-XX-DR-C- 52-01135_P04	03 June 2021
EGL-BGP-01-XX-DR-C- 52-01902_P04	03 June 2021
EGL-BGP-01-XX-DR-C- 52-01903_P04	03 June 2021
HLS2175 REV8	30 April 2021
NSES001E	26 April 2021
NSES006B	26 April 2021
NSES005A	26 April 2021
NSES004C	26 April 2021
NSES003C	26 April 2021
A10919-105 REV B	24 May 2021

Reason: To define the consent.

- 02 **Construction Management Plan (CMP)**

Each phase of the development, hereby approved, shall be carried out in full accordance with the Construction Management Plan as received by the Local Planning Authority on the 26 April 2021.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties or result in a highway safety issue.

03 Unexpected Land Contamination

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: To ensure any unknown contaminative features encountered during the development are investigated and remediated to an acceptable standard.

04 Submission of land contamination Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure any contaminative features encountered during the development are investigated and remediated to an acceptable standard.

05 Verification Report

No occupation of any part of the permitted development shall take place until a verification or validation report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To validate that the verification plan has been undertaken and demonstrates that the risks posed to human health and controlled waters have been identified and reduced to an acceptable level.

06 Demolition and Dust Emissions

A scheme should be implemented to control dust emissions as a result of demolition works, such as dampening down, dust screens and wheel washers to prevent mud being tracked onto the highway. Mobile crushing and screening equipment shall

have any appropriate local authority PPC permit required and a copy of this permit available for inspection.

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties or result in a highway safety issue.

07 Construction/ Demolition Noise

All construction/demolition operations including delivery/removal of materials on/off site shall be restricted to 08:00 ' 18:00Hrs on weekdays, 09.00 ' 13:00Hrs on a Saturday and no Sunday or Bank Holiday working. Should works need to be undertaken outside of these hours the developer should apply for consent under Section 61 Control of Pollution Act 1974. This would involve limiting operations on site that cause noise nuisance.

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

08 Noise Assessment

The development hereby approved, shall be built in full accordance with the Recommendations and Mitigations of the Noise Assessment and Plant Assessment received by the Local Planning Authority 26 April 2021 and maintained thereafter for the lifetime of the development.

Reason: In the interest of protecting the residential amenity of neighbouring properties and in compliance with the NPPF and Policy SD8 of the Local Plan 2019

09 Waste

Prior to the development hereby approved being brought into use there shall be provided at the premises containers for the storage and disposal of waste foods and other refuse from the premises. Those containers shall be constructed, maintained, and located so that access to them by vermin and unauthorised persons is prevented and arrangements shall be made for the regular lawful disposal of their contents.

Reason: To ensure a satisfactory form of development

10 Odour Abatement

Prior to the use hereby approved being brought into use an odour report shall be submitted and agreed in writing by the Local Planning Authority. The odour abatement measures outlined within the report and the approved extraction system should be in place prior to the use being operational and shall thereafter be maintained for the lifetime of the development to the satisfaction of the Local Planning Authority.

Reason: To protect the amenities of nearby residents

11 Community Use Agreement

Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to artificial grass pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

12. PD rights – Artificial Pitch

Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending or re-enacting that order) the surface of the approved artificial grass pitch shall not be replaced until details of the replacement surface are submitted to and approved in writing by the Local Planning Authority for consideration. The assessment shall include consultation with Sport England, having regard to Sport England's guidance note on Selecting the Right Artificial Surface (or subsequent updated guidance), the relevant local authority's up to date Playing Pitch Strategy and the protection of current sporting usage of the artificial grass pitch. Works to replace the surface will be undertaken and completed in accordance with the details as approved in writing before it is brought into use. The completed works shall be retained in accordance with the approved details for the duration of the development hereby permitted.

Reason: The proposed Artificial Grass Pitch (AGP) results in significant benefits to the development of hockey and hockey's use should be protected through the provision of an appropriate AGP carpet until the use of the AGP is no longer required for use of hockey as confirmed by the relevant National Governing Body for that Sport.

13. Playing Field Hours

The playing field hereby approved shall not be open for use outside of the hours of 09.00am and 9.00pm weekdays, 10.00am to 5.00pm on Saturday and 11.00am to 4.00pm on Sundays and Bank Holidays

Reason: To protect the amenity of the adjacent residential amenity.

14. Source of Illumination – Playing Fields

The illumination of the lighting columns, hereby approved and as shown on drawing ref HLS2175 REV8 received by the Local Planning Authority on the 30 April 2021 shall be suitably and adequately shielded to uphold the amenity of the adjacent neighbours and well as pedestrian and vehicle safety. All illumination screening shall be maintained the satisfaction of the Local Planning Authority for the lifetime of the development. All illumination shall be turned off within 30 mins of the operating hours of the sports facility of which it relates.

Reason: To ensure the amenity of the adjacent neighbours is protected and that they do not pose a highways or pedestrian safety issue.

15. Drainage

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Philosophy" dated "22/04/2021". The drainage scheme shall ensure that foul and surface water flows discharge to the combined sewer at manhole 5802. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason: To prevent the increased risk of flooding from any sources in accordance with the NPPF

16. Soft Landscaping

Prior to commencement of Phase Two and then every subsequent phase as set out within the submitted Design and Access Statement (received 26 April 2021) works shall not commence until full details of soft landscaping, 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 plans. All existing or proposed utility services that may influence proposed tree planting shall be indicated on the planting plan. The scheme shall be completed in the first planting season following commencement of development and prior to the occupation of any dwellings, unless development is to be phased, in which case the planting scheme shall be completed in the first planting season following the commencement of each phase and prior to the occupation of any dwellings within each respective phase

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

17 **Soft Landscaping Management**

Prior to commencement of Phase Two and then very subsequent phase as set out within the submitted Design and Access Statement as received by the Local Planning Authority on the 26 April 2021 works shall not commence until full details of proposed soft landscape management has been submitted to and approved in writing by the Local Planning Authority. The soft landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas/ retained vegetation, other than small privately owned domestic gardens, and shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan prior to the occupation of the development or approved phases.

Any vegetation within a period of 5 years from the date of from the date of completion of the total works that is dying, damaged, diseased or in the opinion of the Local Planning Authority is failing to thrive shall be replaced by the same species of a size at least equal to that of the adjacent successful planting in the next planting season.

Landscape maintenance shall be detailed for the initial 5 year establishment from date of completion of the total scheme regardless of any phased development period followed by a long-term management plan for a period of 20 years. The landscape management plan shall be carried out as approved.

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

18. **Hard Landscaping**

Prior to commencement of Phase Two and then very subsequent phase as set out within the submitted Design and Access Statement as received by the Local Planning Authority on the 26 April 2021 works shall not commence until full details of proposed hard landscaping has been submitted to and approved in writing by the Local Planning Authority. This will include all external finishing materials, finished levels, and all construction details confirming materials, colours, finishes and fixings. The scheme shall be completed to the satisfaction of the Local Planning Authority and in accordance with the approved details in accordance with an agreed timetable / delivery programme.

Any defects in materials or workmanship appearing within a period of 12 months from completion of the total development shall be made-good by the owner as soon as practicably possible.

Reason: To enable the Local Planning Authority 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.

19. Tree Protection

Each phase of the development, hereby approved, shall be carried out in full accordance with the Arboricultural Constraints Survey, Impact Assessment, Protection Plan and Method Statement received by the Local Planning Authority on the 26 April 2021.

Reason: To ensure the adequate protection of trees both on and adjacent to the Site.

20 Ecology

All ecological mitigation measures within Chapter 7.4 of the Ecological Appraisal received by the LPA 26 April 2021 shall be implemented throughout the development in full accordance with the advice and recommendations contained within the document.

Reason: In compliance with the requirements of the NPPF.

INFORMATIVE OF REASON FOR PLANNING APPROVAL

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: CL:AIRE

All materials re-used or imported to site should follow the CL:AIRE 'Code of Practice' (CoP) and Aggregate quality protocols to include an approved Material Management Plan (MMP). No material other than those classified as 'inert' should be brought onto site and are subject to these protocols. Any materials re-used on site must also be subject to WAC testing.

Informative: Sports England 1

oThe layout of the pitch - Dashed D lines to be painted. Red markings to be painted to ensure carpet integrity and longevity.

oThe construction of the surface is acceptable. As a prefabricated shockpad is being used the regularity of the macadam needs to be consistent.

Informative: Sports England 2

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplication>

Informative: Piling and risks to groundwater

Groundwater is particularly sensitive in this location because the development site is located upon a principal aquifer.

BACKGROUND

1. The Site has an extensive planning history of temporary and permanent development which has been reactive to the needs of the school.

SITE AND SURROUNDINGS

2. The school site is bounded by residential properties to North West, South West and South East. To the North East, there is a supermarket site beyond Uray Nook Road. Within the site boundary, the existing school buildings are located towards the southern- and easternmost parts of the site while the school playing fields and a multi-use games area take up the remaining parts of the site.
3. Eggescliffe School is situated on a large site (5.3ha) with the ground sloping towards its western corner. The secure site boundary consists of 2m high weld mesh fence, the areas outside of the secure fence line have a low-level timber fencing to the perimeter. Trees and hedges of varying density are scattered along the site boundary, with a denser line of hedgerows and trees towards the northern corner of the site.

PROPOSAL

4. The proposed development consists of the partial demolition and refurbishment of an existing classroom block, complete demolition of 6no. existing classroom blocks, and the erection of a new three-storey classroom block. Also included within the overall scope of works are conversion of an existing meeting room to toilets, relocation of existing all-weather pitch, extensions to existing car parking and other associated external works.
5. The proposed development will be carried out in several phases to allow the school to remain operational at full capacity and for the works to be carried out safely. The works will run from July 2021 – August 2023.

CONSULTATIONS

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

Highways Transport & Design Manager –*The Highways Transport and Design Manager requests some additional information to satisfy outstanding queries relating to flood risk management on the site.*

Highways Comments - *There are no highways objections to the proposals. As a part of the proposals the existing car parks within the school will be extended. Whilst the increase in car parking provision is not required, as the capacity of the school does not increase, it will assist in alleviating the current issues associated with car parking along Seymore Grove.*

A Construction Management Plan (CMP) has been submitted, in support of the proposals, which shows the phasing, access arrangements, welfare facilities and measures to prevent debris being deposited on the adopted highway. Compliance with the submitted CMP should be secured by condition.

Landscape & Visual Comments – *following the receipt of revised boundary treatments there are no landscape and visual objections to the proposals.*

Flood Risk Management – *Clarification of the discharge rate into the existing connection at NW combined sewer ref: 3701 is required as the submitted information states that surface water will be discharged at a rate of 6.8 l/s, this should be amended to 5 l/s.*

Environmental Health Unit – *No grounds for objection in principle to the development. Both the plant noise impact assessment (April 2021, ref 8408.2A) and Noise Report (April 2021, Ref*

8408.1D) demonstrate that there is a low impact and appropriate construction and design features have been identified and meet with the relevant British and acoustic performance Standards.

The proposed pitch lighting scheme will not intrude on residential amenity space as there will be minimal light spillage beyond the boundary of the pitch. The floodlights ought to be angled so as not to reduce glare.

The following conditions are recommended during the demolition/construction phases;

- Demolition and Dust Emissions
- Construction/ Demolition Noise

Land Contamination

I have checked the submitted phase 2 contaminated land reports (Ref 21/001, April 2021) which shows a localised area of soil contamination which is unsuitable for re-use. It is proposed this area of made ground is either removed off site or capped. I am satisfied that the risks posed by contaminated land (including water and gas) has been addressed and have no objection to the application subject to the following conditions

- Unexpected Land Contamination
- Submission of land contamination Remediation Scheme
- Verification Report

The applicant should be made aware of the following advisory notes;

Advisory.

All materials re-used or imported to site should follow the CL:AIRE 'Code of Practice' (CoP) and Aggregate quality protocols to include an approved Material Management Plan (MMP). No material other than those classified as 'inert' should be brought onto site and are subject to these protocols. Any materials re-used on site must also be subject to WAC testing.

Sport England - Sport England has considered the application in light of the National Planning Policy Framework (in particular Para. 97), and against its own playing fields policy. The proposed new classroom block is to be erected on land currently occupied by part of the school's sand-dressed artificial grass pitch (AGP). A replacement AGP is to be constructed to south west.

Sport England does not wish to raise an objection to this application as it is considered to meet exception 4 of its playing fields policy. The absence of an objection is subject to the following conditions being attached to the decision notice should the local planning authority be minded to approve the application:

Community Use - Use of the development shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to artificial grass pitch and include details of pricing policy, hours of use, access by non-school users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport

Informative: Guidance on preparing Community Use Agreements is available from Sport England. <http://www.sportengland.org/planningapplication> .

Permitted development rights - Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order amending or re-enacting that order) the surface of the approved artificial grass pitch shall not be replaced until details of the replacement surface are submitted to and approved in writing by the Local Planning Authority for consideration. The assessment shall include consultation with Sport England, having regard to Sport England's guidance note on Selecting the Right Artificial Surface (or subsequent updated guidance), the relevant local authority's up to date Playing Pitch Strategy and the protection of current sporting usage of the artificial grass pitch. Works to replace the surface will be undertaken and completed in accordance with the details as approved in writing before it is brought into use. The completed works shall be retained in accordance with the approved details for the duration of the development hereby permitted.

Reason: The proposed Artificial Grass Pitch (AGP) results in significant benefits to the development of hockey and hockey's use should be protected through the provision of an appropriate AGP carpet until the use of the AGP is no longer required for use of hockey as confirmed by the relevant National Governing Body for that Sport.

Northern Gas Networks - 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.

Northumbrian Water Limited - We have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "Drainage Philosophy". In this document it states the foul and surface water flows shall discharge to the combined sewer at manhole 5802, the surface water discharge rate shall not exceed 5l/sec. We would therefore request that the following condition be attached to any planning approval;

CONDITION: Development shall be implemented in line with the drainage scheme contained within the submitted document entitled "Drainage Philosophy" dated "22/04/2021". The drainage scheme shall ensure that foul and surface water flows discharge to the combined sewer at manhole 5802. The surface water discharge rate shall not exceed the available capacity of 5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

REASON: To prevent the increased risk of flooding from any sources in accordance with the NPPF.

The Environment Agency - No objections but request the following informatives;

Piling and risks to groundwater - Advice to LPA/Applicant

Groundwater is particularly sensitive in this location because the development site is located upon a principal aquifer. However, we are unable to provide site-specific advice relating to groundwater in this location as we have recently revised our priorities so that we can focus on: Protecting and improving groundwater that supports existing drinking water supplies.

Groundwater within important aquifers for future supply of drinking water or other environmental use. Piling for foundations or for investigative boreholes using penetrative methods can result in risks to potable supplies from, for example, pollution/turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. We recommend that the environmental protection of controlled waters is considered alongside any human health protections requirements. Options to mitigate risk could be to condition piling risk assessments or ensure the decommissioning of investigative boreholes. This approach is supported by paragraph 170 of the National Planning Policy Framework.

Natural England - no comments

Tees Archaeology – *I can confirm that the proposed development should not have a significant impact on any known heritage assets, and no archaeological work is required.*

PUBLICITY

7. Following the consultation of a site notice, press advert and neighbour consultation letters the following comments received are set out below:

Mrs Lisa Rusby 19 Seymour Grove Eaglescliffe - *We live on Seymour Grove and the schools recent development in the last few years has had a negative effect on our everyday living. The recent 6th form block has increased parking on Seymour Grove and students / staff park across drive ways and on pavements and double park.*

The new proposed development will only bring with it more parking on Seymour Grove and increased commercial traffic and construction traffic. (bin wagons, catering suppliers, delivery vehicles etc). As local residents we are constantly on the phone to the school regarding parking issues and often speak to enforcement officers.

Providing more parking will only encourage more students / staff to attend school in vehicles and cause more parking issues. Seymour Grove is a narrow road and many times the vehicles have "double parked" and in an emergency, fire / ambulance would struggle to get through.

The majority of pupils are local and have been offered the chance to park at the local Tesco store but its obviously too far for them walk!

Mr Denis Butler 21 Coatham Vale Eaglescliffe - *As noted in the reason for comment above, there is a plethora of issues with this application, significantly in regards to the relocation of the all weather sports pitch.*

The relocation will allow users to view directly in to my bedroom windows and home office, it will reduce the amount of light that is already at a premium, the floodlights will shine directly in to my rooms, the clear view sky i have now will be replaced with a 15ft fence, the base of which will start 8ft above my ground level due to the incline.

There is a significant risk of footballs and hockey balls coming over the fence and smashing windows, all of which will have a significant impact on the valuation of my property.

Mrs Amanda Marshall The Gables Uray Nook Road - *Whilst I generally support the planning application and school development, I have several concerns that are not answered within the planning documents, as follows:-*

SMELLS - *The proposed new building will house the only school kitchen with a Waste Bins & Skips area. The Bins & Skips location is closer to my property and volume increased fourfold. What measures are in place to ensure there will be no Smells issue ?*

PARKING - *Current access and parking on evenings and weekends for the All Weather Pitch is in the area NorthEast of the new building on what is the grass verge. Where will the access to the All Weather Pitch and provision for parking be located?*

NOISE - *As the closest residential property to the new building Plant Equipment Room and Roof AHUs, I have concerns regarding the Plant Equipment Noise Level impact on my property and neighbourhood to the NorthWest.*

The Noise Assessment NSR was conducted at Lovell Block at 14:30-15:30. The report stated the Plant Equipment design is less than the background traffic noise on the A67. Also the Acoustic design recommendations are school and pupil centric, not neighbouring properties.

The Plant Equipment Room Noise Assessment does not quantify what the Noise level would be on an evening when residents are sleeping.

I would like to request a Noise Assessment be conducted during an off-peak traffic level time on an evening (for example 22:00hrs) to quantify if the Plant Equipment Room and Roof Plant Equipment noise levels are still below background levels.

PLANNING POLICY

8. 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 Stockton on Tees Borough Council Local Plan 2019.
9. 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 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. 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.
11. 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:
 - i. 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
 - ii. 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.

Paragraph 94. It is important that 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.

Paragraph 127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Paragraph 148. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Paragraph 178. Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

Paragraph 179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Local Planning Policy

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

Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
 - Specific policies in that Framework indicate that development should be restricted.

Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
 - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
 - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
 - c. Need to protect and enhance ecological and green infrastructure networks and assets;
 - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
 - e. Privacy and amenity of all existing and future occupants of land and buildings;
 - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
 - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
 - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

Transport and Infrastructure Policy 1 (TI1) - Transport Infrastructure

11. To assist consideration of transport impacts, improve accessibility and safety for all modes of travel associated with development proposals, the Council will require, as appropriate, a Transport Statement or Transport Assessment and a Travel Plan.

12. The Council and its partners will seek to ensure that all new development, where appropriate, which generate significant movements are located where the need to travel can be minimised, where practical gives priority to pedestrian and cycle movements, provides access to high quality public transport facilities and offers prospective residents and/or users with genuine sustainable transport options. This will be achieved by seeking to ensure that:

- e. New development incorporates safe and secure layouts which minimises conflict between traffic, cyclists or pedestrians.

Transport and Infrastructure Policy 3 (TI3) - Communications Infrastructure

7. Developers should demonstrate how proposals for new homes, employment or main town centre uses will contribute to and be compatible with local fibre and internet connectivity.

8. Taking into consideration viability, the Council require developers of new homes, employment or main town centre uses to deliver, as a minimum, on-site infrastructure including open access ducting to industry standards, to enable new premises and homes to be directly served by local fibre and internet connectivity. This on-site infrastructure should be provided from homes and premises to the public highway or other location justified as part of the planning application. Where possible, viable and desirable, the provision of additional ducting will be supported where it allows the expansion of the network.

Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.

2. Development on land in Flood Zones 2 or 3 will only be permitted following:

- a. The successful completion of the Sequential and Exception Tests (where required); and
- b. A site specific flood risk assessment, demonstrating development will be safe over the lifetime of the development, including access and egress, without increasing flood risk elsewhere and where possible reducing flood risk overall.

3. Site specific flood risk assessments will be required in accordance with national policy.

4. All development proposals will be designed to ensure that:

- a. Opportunities are taken to mitigate the risk of flooding elsewhere;
- b. Foul and surface water flows are separated;
- c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
- d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.

5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:

- a. To an infiltration or soak away system; then,
- b. To a watercourse open or closed; then,
- c. To a sewer.

6. Disposal to combined sewers should be the last resort once all other methods have been explored.

MATERIAL PLANNING CONSIDERATIONS

13. The main considerations of this application relate to the principle of development, impact on the highway network, appearance, landscaping, layout and scale and its relationship to

existing development, ecology, flood risk, impact on heritage assets and whether it satisfies the wider requirements of the Development Plan Policies.

Procedure: EIA Regulations

14. The development is Schedule 2 Development falling within the description of Part 10(b), the development exceeds 1 hectare of urban development, the threshold in Column 2 of the table and therefore is required to be appraised against Schedule 3. It is the opinion of the Local Planning Authority that the development does not compromise EIA development, based on the existing use of the land, the development would result in a reduction of 1255sqm of floor space and would not result in an intensification of the use of the site.

Principle of development;

15. The application site is an existing school, within the development limits of Eaglescliffe. Paragraph 94 of the NPPF is clear that it is important that 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. It goes on to set out that great weight should be given in the need to create, expand or alter schools through the preparation of plans and decisions on applications.
16. The Site involves development of an existing playing field. Policy T12 (6) supports development for alternative sports and recreational provision, where the needs clearly outweigh the loss. The proposed development is also seeking to upgrade the existing sporting facilities, which subject to the community use agreement would have wider benefits to the community. Sports England were consulted and have raised no objection subject to the attachments of a number of conditions. The applicant has confirmed their agreement to entering into the conditions including the community use agreement and the impacts of the proposed relocation of the playing pitch are considered in the later stages of this report.
17. Consequently, the principle of the redevelopment of the existing school is considered acceptable to this regard. The material considerations as set within Policy SD8 of the Local Plan are considered in the later parts of this report;

Character and Appearance

18. The extent and rationale for each part of the development has been set out below;

New Classroom Block

19. The new 3-storey classroom block will be situated the eastern boundary of the Eaglescliffe School site and will provide modern and efficient teaching spaces to replace and consolidate several existing blocks on site. The proposed development will not increase the capacity of the school but will simply replace the existing inefficient buildings with a design that incorporates flexible spaces thus accommodating current and future use. The new building will house general teaching classrooms, music rooms, art rooms, an ICT classroom, break-out spaces, and a new SEN department, together with all the required ancillary rooms.
20. It will also provide the school with a new kitchen and a dining space that will also accommodate other activities, such as music practice and performance. Level thresholds will be provided at each external entrance point and a lift will provide access the two upper storeys of the new building making it fully wheelchair accessible in accordance with current Building Regulations.
21. Brick and timber will be the two main materials used on the new classroom block building. In addition to those, coloured glazed bricks will be used to highlight the main entrance to

the south west elevation. All doors and window frames, fascias, flashings and parapet copings will be finished in grey coloured powder coated aluminium to complement the existing school buildings

Science Block - Remodelling of existing office into toilets

22. Current toilet provision at Eggescliffe school is inadequate and to improve the toilet provision in the long term, an existing meeting room on the ground floor of the Science block will be converted into pupils toilets and provided with direct access from the existing internal courtyard. The existing canopy is going to be extended to provide a covered walkway.

Lovell Block – Partial demolition and refurbishment

23. The Lovell block (occupied by the SEN and Drama departments) is one of several existing buildings at the Eggescliffe school site that are no longer fit for purpose and are going to be demolished. The more recent extension added to the Lovell block possibly in the 1990's is in a reasonably good condition and will be retained and refurbished as a standalone building to provide covered break-out space for students. The materials used for the refurbishment will reflect materials used on the new classroom block, timber cladding and brick.

Extension to existing car parks

24. The proposed scheme does not result in any increase in the capacity of the school, therefore there will be no increase to existing traffic. However, there are current issues with car parking along the Seymore Grove and therefore existing car parks within the school site will be extended as part of the upcoming works to alleviate those issues.

All-weather pitch relocation and upgrade

25. The existing all-weather pitch at Eggescliffe School has deteriorated significantly over the past several and its relocation has been formed by the wider redevelopment of the School.

Ancillary works

26. New boundary fencing will be erected which would complement the existing secure boundary treatment already applied to the majority of the Site.

Assessment of impacts

27. The proposed development as set out above, is seeking to demolish those building which are no longer fit for purpose or meet the needs of the school. The building to be demolished are not considered to be of any historical or architectural merit and therefore there is no objection to their removal.
28. The proposed replacement classrooms would largely consolidate the existing built form and whilst this would increase the scale of development on site, this is still considered to reflect the overall form and character of the existing built form created by the Sport, Science and Art blocks. The proposed development would be seen within the context of the school site and are considered to reflect the use of the site. The incorporation of the mix of materials including timber cladding and brick in considered to assimilate with the more muted earthy tones of the surrounding built form, whilst achieving a high standard of design.
29. As a result of the demolition works and were no replacement is proposed there will be large areas of open space, conditions are therefore recommended to achieve high standards of hard and soft landscaping within these areas. The proposed development would largely retain the existing mature trees. The Council Senior Urban Designer has, subject to the recommended condition raised no objection to the proposed development.

30. Subject to the recommended conditions, the proposed development is considered to reflect a high standard of design which secures the aspirations of Policy SD8 of the Local Plan and paragraph 130 of the NPPF.

Residential Amenity

31. The proposed development would not increase capacity of the school. The general day to day activity of the site would largely remain unaltered as a result of the proposed development.
32. The physical built form, with respect of the classroom blocks would provide sufficient separation from the adjacent residential dwellings as not to result in a loss of light, privacy or dominate the adjacent dwellings as to result in a significant adverse impact on the occupiers of the adjacent dwellings. This is taking into consideration, orientation, levels changes and boundary treatments.
33. Concerns have been raised with regards to noise and odour resulting in the proposed development and the kitchen. The Environmental Health Unit has considered the submitted noise impact assessment and consider that the storage of the bin, approximately 35m from the boundary would not pose an odour risk.
34. With regards to the noise has been assessed during the daytime as this is when the school is operational and most of the noise will occur. There are 5 plant systems, 3 of which pertains to the air conditioning units in the kitchen, so these will not be in use out of school times. Given that cumulatively, the plant equipment is less than the background noise (-5 db) this is not likely to cause an impact on the nearest residential premises even with a decrease in background levels (noise levels taken during the night time or off peak. Further clarification has been sought over the night time noise levels and members will be updated accordingly.
35. With regards to odour created from the kitchen, a condition has been recommended with regards to odour abatement.
36. Concerns have also been raised with regards to the position of the MUGA and the impact of light spillage and noise as well as potential damage to property. The site is designed as a sports field and consequently it is not considered that the proposed development would raise any greater risk to damage of properties than existing.
37. The relocated pitch will continue to be available for community use and thanks to the latest developments in the sports pitch design, the new facility will mark a significant improvement compared to the existing one. It is therefore not considered that there would be a fundamental change in terms of the lighting/noise levels experienced by the residents whose properties surround the school site. The application has been submitted with a lighting plan, which the Environmental health Unit have considered and have confirmed that the proposed pitch lighting scheme will not intrude on residential amenity space.
38. As part of the relocation works, various recommended features to mitigate the noise levels in and around the all-weather pitch have been adopted. These include noise dampening rubber fixings throughout the perimeter fencing and artificial turf wrapped around the low height kickboard within the perimeter fencing to soften ball strikes.
39. With regards to the operating hours of the new facility, the applicant has confirmed that they are happy to have the conditions imposed on the original planning application (Planning ref. 02/1771/P), with respect of operating hours to be re-imposed on this application.

40. Subject to the recommended conditions and informatives it is not considered that the proposed development would have a significant adverse impact on the occupiers of the surrounding residential dwellings to justify a refusal planning permission. Consequently, the proposed development is considered to accord with the aims of Local Plan policySD8 and relevant paragraphs of the NPPF.

Highways

41. The proposals are for the demolition of various classroom blocks and the erection of a three storey classroom block and, as set out in the submitted Design and Access, will not increase the capacity of the school but will 'simply replace the existing inefficient buildings with a design that incorporates flexible spaces thus accommodating current and future use'.
42. As a part of the proposals, as shown on drawing reference A10919/104 Rev A, the existing car parks within the school will be extended. Whilst the increase in car parking provision is not required, as the capacity of the school does not increase, it will assist in alleviating the current issues associated with car parking along Seymore Grove.
43. On the basis of the above the Highways Transport and Design Manger has not raised any objection to the proposed development, so consequently the proposals will not have an adverse impact on highway safety or result in a serve impact on the wider road network.

Contamination

44. Subject to the recommended conditions and informatives, Environmental Health have no objection to the proposed development. Whilst the Environment Agency has raised no objections to the proposed development, they did however provide an advisory note with regards to piling, given the site being above a principal aquifer. The applicant has subsequently confirmed that they would not be using pilings in the construction of the development.

Surface Water and Foul

45. The application was submitted with the support of a Drainage Strategy Report, which included an FRA. Both the LLFA and Northumbria Water have been consulted, following the respective comments over the discharge rate and subject to the imposition of the recommended conditions and informatives the proposed development would conform to local and national policy.

Energy Statement

46. In terms of Policy ENV1 – Energy Efficiency (5) requires that all new non domestic developments in excess of 500sqm will be required to submit an energy statement and be completed to a BREEM minimum rating of very good. The applicant has advised such requirements will be provided ahead of determination. Members will be updated at the planning committee.

Ecology

47. The submitted Bat Survey is in accordance with current survey guidelines and the buildings considered have low bat roost potential. No bats were observed roosting within any of the buildings on site and bat activity was generally limited to small numbers of common pipistrelle, foraging, or commuting across the site. The report concluded that no further survey work was required and it is considered unlikely that roosting bats are likely to be impacted by the proposed development. A condition is however recommended to secure the recommended site enhancement measures set out within the report.

Infrastructure

48. In accordance with the requirements of Local Plan Policy TI3 a condition is recommended in relation to internet ducting.

CONCLUSION

49. Overall the nature and scale of the development is acceptable and parking provision and access is satisfactory. It is considered that the site could satisfactorily accommodate the proposal without any undue impact on the amenity of any adjacent neighbours and does not conflict with policies in the Local Plan. It is recommended that the application be Approved with Conditions for the reasons specified within the report above.

Director of Finance, Development and Business Services
Contact Officer Helen Boston Telephone No 01642 526080

WARD AND WARD COUNCILLORS

Ward	Eaglescliffe
Ward Councillor	Councillor Stefan Houghton
Ward Councillor	Councillor Laura Tunney
Ward Councillor	Councillor Jacqueline Bright

IMPLICATIONS

Financial Implications: There would be associated financial implications in construction of the proposals

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:

Stockton on Tees Local Plan Adopted 2019

Supplementary Planning Documents

SPD1 – Sustainable Design Guide

SPD2 – Open Space, Recreation and Landscaping

SPD3 – Parking Provision for Developments