

DERBYSHIRE COUNTY COUNCIL

REGULATORY – PLANNING COMMITTEE

15 February 2016

- 3 PROPOSED SIX CLASSROOM EXTENSION, NEW SCHOOL HALL WITH COMMUNITY FACILITIES AND RELOCATION OF EXISTING MULTI-USE GAMES AREA AT STENSON FIELDS COMMUNITY PRIMARY SCHOOL, STENSON FIELDS**
APPLICANT: DERBYSHIRE COUNTY COUNCIL
CODE NO: CD9/0715/65

9.381.23

(1) **Purpose of Report** To enable the Committee to determine the application.

(2) **Information and Analysis** The application proposes the provision of a 6 classroom extension and new hall, along with the relocation of the existing Multi-Use Games Area (MUGA) and the extension and remodelling of the car park to provide an additional 5 car parking spaces and 10 bicycle spaces.

The school site is located off Heather Close, Stenson Fields and is bounded on all sides by residential properties. The site measures approximately 1.8ha in total and currently consists of three separate buildings. The main school building is square in plan with an open, central courtyard, and is of a Consortium of Local Authorities Special Programme (CLASP) system construction with a brickwork plinth and a pitched hipped roof finished with interlocking roof tiles. A later three classroom 'T-shaped' extension sits to the north-west of the main building and is of a traditional brickwork construction with a pitched tiled roof, whilst a two classroom modular building with flat roof sits to the south-east. The two classroom modular building was erected in 2014 and has a temporary planning permission until 30 September 2016.

The proposed new classroom block would be located to the east of the main school building, on the site currently occupied by the MUGA. In order to accommodate the new building, it is proposed to relocate the MUGA to the south-east of the site, near to the boundary with the rear of residential properties on Holderness Close. The relocation of the MUGA would require the provision of a new hard surface and the repositioning of the existing fencing, goals and hoops which form the current MUGA, all of which are finished in blue.

The new six classroom extension would be a linear block, positioned parallel to the main school block on the east side, and would be constructed of buff

(TM 0611 Cheddar Golden) and dark brown (TM 0612 Cheddar Brown) load-bearing brickwork with a fully hipped pitched roof finished in dark brown tiles. The roof would have a pitch of 17.5 degrees and would have two photovoltaic arrays mounted in the central section, one facing east and one facing west. All external window frames would be powder coated aluminium, coloured cream (RAL 1015) and all external doors would be finished in royal blue (RAL 5015) to match the existing.

The proposed new hall and community room block would be located to the west side of the main school block and to the south of the earlier three classroom extension. The new hall would be a two-storey volume but would be linked to the main school block by the single-storey community room. This block would also be constructed of the same two shades of brickwork but would have a gabled pitched roof in keeping with the earlier extension to the north. All external windows and doors would be finished in cream and royal blue respectively.

The school has capacity for 280 pupils in its current condition and there are already 323 pupils on roll with this number predicted to increase in the coming years as a result of demographic changes in the area. The site is located within an area which is currently experiencing significant residential expansion, including a development of 487 dwellings on land adjacent to Stenson Fields Road, which is within the normal area of the school. The new development is expected to yield a further 97 primary school pupils which will further add to the pressure on the school.

Consultations

Local Member

Councillor Davison has been consulted with a request for comments by 20 August 2015.

South Derbyshire District Council

South Derbyshire District Council raised no objection but had the following comments to make.

“The extension works are recognised to accommodate 6 no. further classrooms to cater for additional school places which are needed in the area. The District Council would, however, request that suitable screening and noise mitigation measures are taken to ensure that the existing residential properties adjoining the site on Tregony Way and Glendon Road are not seriously affected by visual amenity or noise issues posed by the development.”

Stenson Fields Parish Council

Comments were requested by 20 August 2015.

Sport England

Sport England initially objected to the proposal on the grounds that the proposed MUGA re-location (as originally proposed, to the north of the site) would encroach on both the playing field and running track. The applicant subsequently revised the scheme to position the relocated MUGA to the south of the site and Sport England had the following comments to make.

“The proposal will lead to the loss of an area of playing field which, due to the boundary shape and adjacent trees and buildings etc. has not and cannot in the main be laid out for sports pitches. Whilst there is some loss of usable playing field, the MUGA will provide some sporting benefit to the pupils of the school and community. Consequently, Sport England are of the view that the proposal meets exceptions E3 and E5 of our playing fields policy, in that it has a limited impact on usable playing field and constitutes the provision of a facility where the benefits to the development of sport outweigh any detriment caused by the loss of part of the playing field.

Further to the above assessment, Sport England does not wish to raise an objection to this application.”

Lead Local Flood Authority

The Flood Risk Management Team had the following comments to make.

“Due to the nature of the proposed plans and the site parameters, the Flood Risk Management Team have no objections in principle and would refer the developers to our standing advice”.

Publicity

The application was advertised by site notice with a request for comments by 19 August 2015 and by press notice in the Derby Evening Telegraph with a request for comments by 20 August 2015.

Following revised details being submitted by the applicant, the revised application was advertised by site notice and by press notice in the Derby Evening Telegraph with a request for comments by 13 November 2015.

Two letters of objection were received following the initial publicity raising the following points.

- A resident of Glendon Road objected to the position of the relocated MUGA and, in particular, the additional screening planting proposed as they already experience issues with the existing trees close to their boundary.

Note: These comments relate to the original proposed re-location of the MUGA. Following these comments, and the objection raised by Sport England, the applicant revised the scheme to reposition the MUGA to the

south of the playing field. The revision removes the need for additional screening planting along the boundary with properties on Glendon Road. The comments in relation to the existing trees have been passed to the applicant for their information.

- A resident of Heather Close raised concerns relating to vehicles double parking and related safety issues on Heather Close and surrounding roads, and expressed concerns that the increased number of classrooms would make the problem worse.

No further letters of objection have been received following the publicity for the revised application details.

The issues raised are considered in the 'Planning Considerations' Section below.

Planning Considerations

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. In relation to this application, the relevant policies of the development plan are contained in the saved policies of the adopted South Derbyshire Local Plan and the emerging policies of the South Derbyshire Submission Local Plan. Other material considerations for the determination of this application include such statements of Government policy in the National Planning Policy Framework and National Planning Policy Guidance.

Policies

The principal planning policies relevant to this planning application are:

National Planning Policy Framework (NPPF)

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 58: Requiring good design.

Paragraph 97: Renewable and low carbon energy.

South Derbyshire Submission Local Plan Policies

S2: Presumption in Favour of Sustainable Development.

S3: Environmental Performance.

S6: Sustainable Access.

BNE1: Design Excellence.

INF2: Sustainable Transport.

INF6: Community Facilities.

Adopted South Derbyshire Local Plan Policies

EV9: Protection of Trees and Woodland.

T6: New Development.

T7: Pedestrians and People with Disabilities.
C1: New Community Facilities.

The key planning considerations for this development are:

- Need for the development.
- Design and visual impact.
- Sustainability.
- Highways and on-site parking.
- Impact on trees.
- Community use.

Need for the Development

The school is currently “over capacity” and demand for pupil places at the school is likely to increase significantly in the future as a result of planned housing developments in the area which already have planning permission.

The school already has two modular classrooms on the site in order to accommodate additional pupils; however, the modular classrooms are located on the playing field and therefore only have a temporary planning permission until 30 September 2016. The proposed development is intended to permanently increase the capacity of the school in order to accommodate the existing pupil numbers and anticipated additional numbers resulting from the planned housing development.

The school already has capacity issues and there is an identified need for additional pupil places in the near future. I am therefore satisfied that there is a need for this development.

Design and Visual Impact

The new classroom wing would be offset (via a pair of glazed link corridors) from the main school building and, being of a similar proportion in plan with a low-pitched hipped roof form, would be of a scale and form sympathetic to the existing school buildings. The new hall would also be offset from the main school building, also connected via a pair of single-storey glazed link corridors and, with a duo-pitched roof form which is offset on the south side, would form a respectful relationship with the existing main school building.

The new school hall would be two storeys high and, consequently, would be the tallest building on the site. Whilst this could have the potential to create adverse visual impacts on the surrounding area, I consider that its visual impact, when viewed from the entrance side of the building, would be reduced to some extent as a result of its asymmetrical roof form. I further consider that the proposed bands of darker facing brick to the upper sections of the building would also go some way towards breaking up the overall mass of the building.

Both new buildings would use materials that are consistent with the later developments on the site, being a mixture of dark brown and buff brickwork, with cream window and door frames and royal blue doors. In conclusion, I am satisfied that the design of the new buildings would be in keeping with the existing buildings on site and would respect the existing townscape in line with Policy BNE1 of the South Derbyshire Submission Local Plan.

I note that the access needs of users have been considered in the design of the new facilities, including the use of level access to all buildings, wheelchair friendly door openings and the provision of two disabled car parking spaces. I am therefore satisfied that the proposal accords with Policy T7 of the Adopted South Derbyshire Local Plan.

Sustainability

The application states that the proposed buildings have been designed so as to allow for the internal areas to be easily modified in future as the requirements of the school change which would be in accordance with the principles of Policy BNE1 of the South Derbyshire Submission Local Plan.

The design of the new classroom blocks incorporates significant areas of glazing along with ventilating rooflights to provide additional natural light and ventilation, and reduce the need for artificial lighting. In addition, the central section of the roof would incorporate two photovoltaic arrays, one facing east and one facing west, in order to provide a source of sustainable energy.

I consider that the proposed design features would contribute towards carbon reduction on site and so would be in accordance with Policy S3: Environmental Performance of the South Derbyshire Submission Local Plan.

Highways and On-Site Parking

The proposal would see the existing parking area reconfigured in order to provide car parking spaces and 2 disabled spaces, along with 10 new bike spaces. This would see an allowance of two parking spaces per teaching area in line with the advice of the Highways Authority.

I note the concerns of the local resident in relation to congestion and parking issues on Heather Close and surrounding roads. However, there are no objections from the Highways Authority and I am satisfied that the school has been working to reduce the number of private car journeys to the site through the introduction of a School Travel Plan.

Nevertheless, in accordance with Policy S6: Sustainable Access of the South Derbyshire Submission Local Plan, I consider that the school should continue to encourage modal shift away from the private car towards walking, cycling and public transport. I have therefore recommended a planning condition requiring the applicant to submit an updated School Travel Plan setting out proposals to promote travel by sustainable modes of transport.

Trees

In order to facilitate the new hall and car park extension elements of the proposal, a significant number of existing trees would need to be removed from the site. Similarly, in order for the area to the south-west of the site to be used as a temporary site compound, a number of trees would also need to be removed at this location.

A scheme of replacement planting within the compound area has been submitted and I am satisfied this would be acceptable. However, I consider that the Arboricultural Method Statement should contain a ground protection specification or preparatory works for new landscaping to ensure that new trees are planted in a suitable growing environment.

I have therefore recommended a planning condition be imposed requiring the submission of an updated Arboricultural Method Statement. The Method Statement should clearly describe how the existing soil will be physically protected from compaction and how contamination from toxic substances (e.g. diesel, cement washings, etc.) will be avoided. The Method Statement should also provide a specification for soil remediation in the event of accidental soil compaction or contamination, and a schedule for site monitoring by an arboriculturist.

As a significant number of existing trees are proposed for removal, new planting as mitigation is only acceptable if there is a high degree of confidence that the new planting will survive to maturity. I have therefore recommended a planning condition which requires the applicant to provide a minimum of five years post-planting maintenance with provision for remedial replacement planting, following the principles of British Standard 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations' in accordance with Policy EP9: Protection of Trees and Woodland of the Adopted South Derbyshire Local Plan.

Community Use

The new hall block would include a community room, and the application also refers to use of the relocated MUGA by the community. Whilst I consider that ancillary use of the school facilities by the community would be acceptable in principle, I consider that the community use should be limited by condition, in order to ensure that the amenity of local residents in the surrounding area is acceptably protected.

I have therefore recommended a planning condition requiring the submission for approval of a community use statement detailing the facilities to be made available, the uses that would be allowed, the hours of use available and how the site is to be managed outside of the normal hours of operation of the school site.

Conclusion

Whilst this scheme represents a substantial expansion of the existing school, I am satisfied that the proposed development would be appropriate in the location, that it would be sufficient to deal with the anticipated increase in pupil numbers associated with new residential development in the area and consider that, subject to the outlined conditions, the proposal would be in accordance with the relevant development plan policies. It is therefore recommended for approval.

(3) **Financial Considerations** The correct fee of £4,620 has been received.

(4) **Legal Considerations** This is an application submitted under the terms of the Town and Country Planning General Regulations 1992 for development which the Authority itself proposes to carry out.

I do not consider that there would be any disproportionate impacts on anyone's human rights under the European Convention on Human Rights as a result of this permission being granted subject to the conditions referred to in the Officer's Recommendation.

(5) **Environmental and Health Considerations** As indicated in the report.

Other Considerations

In preparing this report the relevance of the following factors has been considered: prevention of crime and disorder, equality and diversity, human resources, property and transport considerations.

(6) **Background Papers** File No. 9.381.23
Application form dated 13 July 2015, as amended on 12 October 2015; Design and Access Statement Rev A; Recreation/Open Space Assessment; Pre-contract Site Waste Management Plan; Waste Management Statement; Preliminary Ecological Appraisal dated June 2015; School Travel Plan dated July 2015; Tree Survey Report; additional information covering car parking provision dated 28 October 2015; drawing numbers A001 (Existing Main Building GA Plan), A101 (Proposed Ground Floor GA Plan), A201 (Proposed Elevation Sheet 1 of 2), A202 (Proposed Elevation Sheet 2 of 2), E01 (Proposed Roof Plan), T01 (Proposed Drainage Layout), T02 (Survey-Overlay Plan), X01A (Existing Site Plan), X02A (Proposed Site Plan), A301 (Proposed GA Sections), X03 (Existing Location Plan), x100A (Landscape Masterplan), x101C (Tree Protection Plan), x102A (Proposed MUGA External Works) and x107 (Site Compound Replacement Tree Planting).

Consultation responses from Sport England dated 30 July and 28 October 2015, the Lead Local Flood Authority dated 17 August 2015, Design Quality

dated 17 August and 11 November 2015, Highways dated 17 August and 17 November 2015, South Derbyshire District Council dated 9 September and 18 November 2015, and the Tree Officer dated 27 October 2015.

(7) **OFFICER'S RECOMMENDATION** That the Committee resolves that planning permission is **granted** subject to the following conditions:

- 1) The development shall be begun before the expiration of three years from the date of this permission.

Reason: The condition is imposed in accordance with Section 91 of the Town and Country Planning Act 1990.

- 2) Except as otherwise required by the other conditions of this permission, the development shall be carried out in accordance with the details in the application form dated 13 July 2015, as amended on 12 October 2015; Design and Access Statement Rev A; Recreation/Open Space Assessment; Pre-contract Site Waste Management Plan; Waste Management Statement; Preliminary Ecological Appraisal dated June 2015; School Travel Plan dated July 2015; Tree Survey Report; additional information covering car parking provision dated 28 October 2015; drawing numbers A001 (Existing Main Building GA Plan), A101 (Proposed Ground Floor GA Plan), A201 (Proposed Elevation Sheet 1 of 2), A202 (Proposed Elevation Sheet 2 of 2), E01 (Proposed Roof Plan), T01 (Proposed Drainage Layout), T02 (Survey-Overlay Plan), X01A (Existing Site Plan), X02A (Proposed Site Plan), A301 (Proposed GA Sections), X03 (Existing Location Plan), x100A (Landscape Masterplan), x101C (Tree Protection Plan), x102A (Proposed MUGA External Works) and x107 (Site Compound Replacement Tree Planting).

Reason: For the avoidance of doubt and to enable the County Planning Authority to monitor the development in the interests of local amenity.

- 3) No development shall take place until an updated Arboriculture Method Statement has been submitted to and approved in writing by the County Planning Authority.

The Method Statement shall:

- include a temporary ground protection specification and/or preparatory works for new landscaping to ensure new trees are planted in a suitable growing environment;
- clearly describe how the existing soil will be physically protected from compaction and how contamination from toxic substances, (e.g. diesel, cement washings, etc.) will be avoided;

- provide a specification for soil remediation in the event of accidental soil compaction or contamination;
- provide a schedule for site monitoring by an arboriculturist; and
- provide a programme of implementation.

This Method Statement, as approved, shall then be complied with during the development.

Reason: To ensure that these Arboriculture features are properly maintained and managed for the duration of the development in the interest of visual amenity and local landscape character.

It is considered that compliance with these requirements would only be effective if the updated Arboriculture Method Statement is found to be acceptable and approved as such, prior to the commencement of the development.

- 4) No site clearance work shall take place between 1 March and 31 August inclusive, unless a competent ecologist has undertaken a careful, detailed inspection of the site for active birds' nests immediately before work is commenced and provided written confirmation to the developer and the County Planning Authority that no birds will be harmed and that (if any active birds nests were found on the inspection) there are appropriate measures in place to protect nesting bird interest on site.

Reason: In the interests of the protection of nesting birds.

- 5) For the first five years following new planting of any tree and shrub (including hedgerows), the planting shall be maintained in accordance with the principles of British Standard 8545:2014 'Trees: from nursery to independence in the landscape – Recommendations', and any which die or become seriously damaged, diseased or missing, shall be replaced with plants of the same species or such alternative species as have been approved by the County Planning Authority (for the avoidance of doubt, 100% replacement is required).

Reason: To ensure the successful establishment of the landscaping at the site in accordance with Policy EV9 of the adopted South Derbyshire Local Plan.

- 6) No external lighting* shall be installed other than in accordance with a scheme submitted to and approved in writing by the County Planning Authority. The scheme shall include the following:
 - precise details of the lighting fixtures to be used at the site;

- a 'lux' plan; and
- a programme of implementation.

The lighting shall then be implemented as approved.

* For clarity, where external lighting is referred to in this condition it relates solely to wall mounted fixtures, lighting on columns of less than 4 metres in height and low level ground mounted lighting. The erection of any flood lighting associated with the MUGA would need to be the subject of a separate planning application.

Reason: In the interests of light pollution and to enable the County Planning Authority to monitor the impact of the development on the local area.

- 7) No facilities the subject of this permission shall be made available for community use outside the normal hours of operation of the site, except in accordance with any Community Use Management Statement which has been submitted to and approved in writing by the County Planning Authority. From approval of any such statements, the Community use shall be in accordance with the Statement as approved. A Statement submitted and approved for this condition shall include details of the following:

- the facilities to be made available for use;
- the uses that would be allowed;
- the hours of use available;
- how the site will be managed outside of normal hours;
- the parking facilities that would be available;
- a contact point for members of the community; and
- a programme of implementation.

Reason: To enable the County Planning Authority to monitor the development in the interests of local amenity.

- 8) Construction work on the development under this permission, including the movement of mobile and fixed plant/machinery, shall only be carried out between the hours of:

- 0730 hours to 1800 hours Mondays to Fridays;
- 0900 hours to 1700 hours on Saturdays.

There shall be no construction work on Sundays, Bank Holidays or other Public Holidays.

Reason: To clarify the hours of operation and in the interest of local amenity.

- 9) The premises, the subject of the application, shall not be taken into use until a revised School Travel Plan has been submitted to and approved in writing by the County Planning Authority. The School Travel Plan shall set out proposals (including a timetable), to promote travel by sustainable modes which are acceptable to the County Planning Authority, and shall be implemented in accordance with the timetable set out therein, unless otherwise agreed in writing by the County Planning Authority. Reports demonstrating progress in promoting sustainable transport measures shall be submitted annually, on each anniversary of the date of the planning consent, to the County Planning Authority for approval for a period of five years from first occupation of the development.

Reason: In the interest of highway safety and local amenity, and in accordance with policy S6 of the South Derbyshire Submission Local Plan.

Statement of Compliance with Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015

The Authority worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in the processing of planning applications in full accordance with this Article. The applicant had engaged in pre-application discussions with the Authority prior to the submission of the application. The applicant was given clear advice as to what information would be required.

Footnotes

- 1) This permission, granted under the terms of Regulation 3 of the Town and Country Planning General Regulations 1992, is for the sole benefit of Derbyshire County Council and can only be implemented by that Authority.
- 2) Attention is drawn to:
- i) Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970; and
 - ii) Building Bulletin 91 'Access for Disabled People to School Buildings, Management and Design Guide' published in 1999 or any prescribed document replacing that code.

Mike Ashworth
Strategic Director – Economy, Transport and Environment

Committee Plan - CD9/0715/65 - Stenson Fields Community Primary School

