

APPLICATION NO: M/GRG/2015/08/P

DESCRIPTION: Extension to provide dining/sports hall and formation of new road/car parking and outdoor playing pitch.

LOCATION: Archibald Primary School, Barnaby Avenue, Middlesbrough, TS5 4DY

APPLICANT: Terry Sutcliffe, Middlesbrough Council

SUBMITTED BY: Bernard Griffin, Middlesbrough Council

REPORT:

LOCATION:

1. At the northern end of Barnaby Avenue and to the west of Heywood Street.

PLAN STATUS:

2. Middlesbrough Local Development Framework 2008

Policy CS5 – Design

Policy CS16 - Education

Policy DC1 – General Development

RELEVANT PLANNING HISTORY:

3. Planning Permissions associated with this site include: M/GRG/0366/03/P, which relates to an extension to the reception area and entrance corridor.

PROPOSAL:

4. The application seeks planning permission to erect an extension to the main school building that will replace the existing dining facilities as well as provide a sports hall. The scheme also includes a Multi-Use Games Area (MUGA) on the site alongside alterations to the existing access road and car parking.

CONSULTATIONS:

5. Following a comprehensive neighbour consultation no representations have been made.

TRANSPORTATION: the Council's Highways Engineers have no objections to the proposal, given certain conditions.

COMMUNITY PROTECTION: the Council's Environmental Health Group have no objections to the proposal, given certain conditions.

STREETSCENE – LEISURE: the Council's Streetscene officers have made no representations regarding the proposal.

EDUCATION: the Council's Children Families and Learning Department have submitted a letter of support for the application.

ANALYSIS:

6. The relevant policies are CS5 (Design), CS16 (Education) and DC1 (General Development).

7. Policy CS5 states: 'All development proposals will be required to demonstrate a high quality of design in terms of layout, form and contribution to the character and appearance of the area. Proposals will be required to contribute to achieving the following:

a) enhancement of the best characteristics of Middlesbrough's built environment to create a positive identity for the town and improve the quality of life for its population

b) promotion of development and investment in those areas of the town that will benefit most from such action;

c) securing a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context, including where appropriate the incorporation of public art;

d) removal of barriers to access and movement within the town, and enjoyment of the built environment by Middlesbrough's population and visitors to the town;

e) creation of a safe and attractive environment, at all times of the day and night, where crime and disorder, or fear of crime does not undermine quality of life or community cohesion by incorporating the aims and objectives of both 'Secured by Design' and 'Designing Out Crime' concepts into development layouts;

f) ensuring a quality of new development that enhances both the built and natural environments;

g) the creation of high quality open spaces that contribute to the successful, popular and viable sustainable communities;

h) the preservation or enhancement of the character or appearance of conservation areas and other areas of special interest and character;

i) safeguarding buildings identified as being of special historic or architectural interest and ensuring that any adaptation or reuse is undertaken sympathetically and protects, or, where possible, enhances the special characteristics of the building;

j) incorporation of features in terms of layout, design specification to achieve high levels of energy and environmental efficiency

9. Policy CS16 states: 'When considering the provision of new facilities, either extensions to existing schools or new schools, regard will be had to the following criteria:

i) the contribution the facility makes to the regeneration of an area;

ii) the size of the school, with new schools expected to meet the minimum size requirements for the type of facility proposed;

iii) where an existing school is overcrowded, the proposal will either eliminate the overcrowding or reduce it to acceptable levels;

iv) opportunities to incorporate other related educational and community initiatives such as sport and recreational facilities;

v) the design and use of materials is such that maintenance and running costs are minimised and a high quality learning environment is created that maximises the ability to meet current and future education requirements; and,

vi) facilities are accessible to the catchment that they are designed to serve, and a School Travel Plan is prepared.'

10. Policy DC1 states: 'In the determination of planning applications, unless there is a specific and acceptable reason for an exception to be made, all development proposals will be required to take account of, or satisfy, as a minimum the following principles:

a) there is sufficient information supplied to enable the Council to determine the application

b) the visual appearance and layout of the development and its relationship with the surrounding area in terms of scale, design and materials will be of a high quality;

c) the effect upon the surrounding environment and amenities of occupiers of nearby properties will be minimal both during and after completion;

d) there is limited impact upon the capacity of existing and proposed transportation infrastructure both during and after completion, with no impact upon highway safety being evident at all throughout the development process;

e) the effect on protected open space within the urban area, green wedges, the countryside beyond the limit to development, and the best and most versatile agricultural land is limited both during and after completion;

f) the effect on levels of air, water, land or noise pollution of the environment is limited both during and after completion; and

g) emphasis is placed upon the use of sustainable construction methods and environmentally sound resources and materials.

The assessment of the proposal is as follows:

11. The application site is located to the west of Heywood Street, between the rear gardens of properties on Ayresome Green Lane and Liverton Avenue. The proposed development will be located to the west of the existing school building.

12. The proposed extension will be 35m in length and 10m in depth at its narrowest point or 14m in depth at its widest. This area is intended to house new kitchen facilities and a hall to be used for dining and sporting activities. The current catering provision at the school is no longer adequate and as such requires improvement; the scheme also involves the removal of the existing separate kitchen and dining building and the creation of a MUGA pitch in this area.

13. The proposed extension will be 7.8m in height and will therefore be subservient in height and massing than the existing building, which is approximately 9m in height. While the development will greatly increase the size of the main school building it is not felt this will be dominant or excessive for the site.

14. The proposal exemplifies good design; it is to be constructed in a style that echoes the intricate detailing of the existing school building in such a way that it is in keeping with its character while still having a modern appearance. As such, the extension will enhance rather than have a detrimental affect upon the existing building while avoiding the creation of a pastiche or something unsympathetic to its surroundings. This will include the mirroring of key features such as windows and brick detailing (e.g. soldier courses). It is the planning view that this design meets the requirements of Policy CS5.

15. It is the planning view that while the scheme will involve a substantial extension, this will not negatively affect the amenity of any nearby occupiers, the development would be no closer to properties on Ayresome Green Lane or Liverton Avenue than the existing building is and will not therefore impinge upon privacy or result in a loss of light – particularly given the north and south facing position of these properties, overshadowing will not be created by the development. In fact, the majority of the extension will maintain the same building line to those residents on Liverton Avenue while being further away than the existing building to properties on Ayresome Green Lane as the extension will be set back by 2m.

16. A large area of playing field will be lost as a result of the development, however the removal of the existing kitchen/dining facilities to create a MUGA pitch will nullify this and the school will still retain a grass sports field of an adequate size. It is proposed that these facilities will be available for use by the local community between 8am-8pm Monday to Friday and 9am-7pm

Saturday to Sunday, this will therefore satisfy part iv of test a in Policy CS16 in creating opportunities for added educational and community initiatives.

17. The proposed changes to the access road and car parking facilities to the school consists of the loss of 6 spaces but will allow a rationalised hard standing area with a turning point and barrier to control access. New footpaths will also be created that accommodate the new MUGA pitch; as such some of the existing footpaths will be removed and relocated. These changes have raised no objections of the Council's Highway engineers and are therefore considered acceptable in planning terms.

18. It is considered that the development would not be detrimental to the area and would not impact upon neighbouring properties. Landscaping would not be affected, open space would be retained and there would not be any impact upon transportation infrastructure.

19. As a consequence the tests within the Local Development Framework have been met. No objections have been received and the consulted service units have raised no concerns. The application is therefore considered to be a satisfactory form of development and the recommendation is therefore that the application be approved.

RECOMMENDATION: Approve Conditionally

CONDITION (S) / REASON (S):

1) PS76 – Matching Materials

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials

2) P99Y – Temporary Car Parking

A plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the local planning authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of works.

Reason: In the interests of amenity highway safety

3) NS – Site Investigation

A full and competent site investigation, including risk assessment must be undertaken and submitted to the Local Planning Authority, for approval. This must identify any contamination present and specify adequate remediation

necessary. The risk assessment and remediation scheme must be approved in writing by the Local Planning Authority and thereafter implemented, prior to development taking place. Validation of the remediated site shall be provided in the form of a detailed completion statement confirming that works set out and agreed were completed and that the site is suitable for its intended use.

Reason: To secure a satisfactory form of development

4) NS – Floodlighting

Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences and the outdoor facilities used. The construction and use of the floodlighting shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity of the area

5) NS – Hours of Use

The hours of use shall be restricted to 8am to 8pm Monday to Friday and 9am to 7pm Saturday to Sunday, as requested.

Reason: In the interests of the amenity of the area

6) NS – Security

The developer will identify a means to secure and prevent access to the site so that it cannot be used after the agreed hours. A scheme detailing how the premises will be secured shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences.

Reason: To ensure a satisfactory form of development

7) NS – Noise

An assessment of the noise likely to be generated from the use of the completed development should be made and submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Any measures identified in the assessment to protect residents from the noise generated due to the use of the site must be implemented before the use of the development commences.

Reason: In the interests of the amenity of the area

REASONS FOR RECOMMENDATION:

1. This application is satisfactory in that design of the extension, new road/car parking and playing pitch accord with the principles of National Planning

Policy (Planning Policy Statement 1) and local policy requirements (policies CS5, CS16 and DC1 of the Council's Local Development Framework).

2. In particular the proposed extension, new road/car parking and playing pitch are designed so that their appearance will not be detrimental to the existing school and so that they will not have a detrimental impact on the amenity of any adjoining or nearby occupier.

3. The proposed extension, new road/car parking and playing pitch will not prejudice the appearance of the area and will not affect any landscaping nor prevent adequate and safe access to the school.

4. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

Committee Date: 06/02/09
Originator: Laura Chambers
Contact Officer: Mr E Vickers