

PLANNING AND DEVELOPMENT COMMITTEE

A meeting of the Planning and Development Committee was held on Thursday 11 January 2024.

PRESENT: Councillors J Rostron (Chair), I Blades (Vice-Chair), D Coupe, J Ewan, M McClintock, M Nugent, J Platt, J Ryles and G Wilson

ALSO IN ATTENDANCE: M Dolby

OFFICERS: P Clarke, A Glossop, R Harwood and J McNally

APOLOGIES FOR ABSENCE: I Morrish

23/20 **DECLARATIONS OF INTEREST**

There were no declarations of interest received at this point in the meeting.

23/21 **MINUTES - PLANNING AND DEVELOPMENT COMMITTEE - 16 NOVEMBER 2023**

The minutes of the meeting of the Planning and Development Committee held on 16 November 2023 were submitted and approved as a correct record.

23/22 **SCHEDULE OF REMAINING PLANNING APPLICATIONS TO BE CONSIDERED BY COMMITTEE**

The Head of Planning submitted plans deposited as applications to develop land under the Town and Country Planning Act 1990.

23/0424/FUL, Chandlers Ridge Primary School, Chandlers Ridge, Middlesbrough, a single storey extension to the existing school building to create 2 new classrooms with associated external works in the existing car park.

Full details of the planning application and the plan status were outlined in the report. The report contained a detailed analysis of the application and analysed relevant policies from the National Planning Policy Framework and the Local Development Framework along with detailing consultee and other responses.

Members heard that planning permission was sought for a single storey extension to the west of the main school building with associated external alterations, and alterations to the existing car parking area. The proposals would also alter the arrangements for the existing bin stores which would be relocated close to their existing location. Seven car parking spaces would be lost in order to facilitate the proposed extension.

The proposed extension is a modest secondary addition to the school which would be finished in matching materials and would generally be in keeping with the scale and appearance of the existing school building. The extension would be set well back into the site and would not create an incongruous feature when viewed from the public realm.

Members heard that the proposed extension would bring the school building closer to residential properties although a reasonable intervening distance would remain and as such there would be no notable adverse impact on residential amenity.

The Development Control Manager advised Committee Members that objections had been raised by residents and the Parish Council mainly in relation to parking and highway safety.

As part of the extension the car parking area would be partly built on and changes made to the car parking layout. Parking numbers were proposed to be reduced by 7 spaces from 29 to 22. Members were advised that the school car park was only used by staff, visitors and for deliveries i.e it was not available for use by the public nor parents.

The Development Control Manager advised that the Tees Valley Design Guide indicated a

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parking requirement for the school including the extension as being 25 spaces. The Tees Valley Highway Design Guide indicates that the school could provide 25 spaces. The level of provision was therefore only 3 spaces below that set out in the Design Guide. Members heard that in addition to this guidance the school had undertaken surveys which demonstrated that the parking was not fully utilised and as such the reduction in spaces could be accommodated without harm or displacement of parking.

It was also advised that the access to the school and carpark would not be altered by this proposal and there would be no change to the way in which the children attend the school. Members heard that the addition of the 2 classrooms could increase the number of children attending the school which by default could increase the number of parents attending the school to drop off/collect their children.

Members heard that the Council's Highway's Officer had considered the proposed scheme and considered that the level of parking was adequate for the overall site use, and in order to further assist with car parking and school traffic at peak times, had recommended conditions should be applied to require the submission and operation of a Travel Plan which encourages people not to use cars as a mode of transport and also details of cycle parking at the school.

The Development Control Manager stated that 28 neighbour consultations had taken place, 4 responses had been received objecting to the planning application and concern was also raised by Nunthorpe Parish Council regarding parking and highway safety. The Parish Council suggested the Council and School work together to address the concerns over loss of staff parking and increased traffic.

Detailed reasons for objection relating to the principle of the development are listed below:

- Has seen the school grow over the last 20 years. Can be chaos at drop off and pick up times. Would not have an issue with the new classrooms if provision is made for traffic
- Suspect the development would lead to more traffic problems. Works will result in worse issues given the reduction in spaces. Issues getting off the drive during peak times. The scheme requires a review of the infrastructure
- Concerns the scheme will make the existing car parking issues worse, including footpaths and driveways being blocked. It could result in more cars visiting the site and an increase in pollution. Issues of where the construction traffic will park. Questions the need for the extension.
- Concerns over the dangers to pedestrians with increased traffic.

The Development Control Manager advised members if the application were to be approved it would be with the following conditions:

Materials - Matching

The materials to be used in the construction of the external surfaces (including windows) of the development hereby permitted shall match those used in the existing building, or shall be in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Cycle Provision

The development hereby approved shall not be commenced until details of covered and secured cycle parking facilities have been provided in accordance with plans which are subsequently submitted to and approved in writing by the Local Planning Authority.

Method of Works Statement

The development hereby approved shall not be commenced until a detailed method of works statement has been submitted to and approved in writing by the Local Planning Authority.

Such statement shall include at least the following details;

- a) Routing of construction traffic, including signage where appropriate;
- b) Arrangements for site compound and contractor parking;
- c) Measures to prevent the egress of mud and other detritus onto the public highway;
- d) A

jointly undertaken dilapidation survey of the adjacent highway;
e) Program of works; and,
f) Details of any road/footpath closures as may be required.

The development must be carried out in accordance with the approved

Travel Plan

Within 3 months of the commencement of development hereby approved a full Travel Plan must be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented prior to first occupation with the development thereafter being occupied in accordance with the approved Travel Plan unless agreed otherwise in writing by the Local Planning Authority.

A Member queried whether there was a need for additional school places in the area. The Head of Planning advised that the Council had agreed to offer Vision Academy Learning Trust a grant to carry out remodelling and expansion works at Chandlers Ridge Academy. The purpose of the Grant (secured by 106 payments) was to support the provision of additional capacity at the Academy to meet the needs arising from the Grey Towers Farm housing development and assist the Council to ensure there are sufficient school places.

A Member raised concerns that there was no representation at the meeting from the school to answer queries regarding the increase of the school role because of the 2 additional classrooms. The Members concerns included the potential of up to 50 additional pupils could be using the school in the long term which would increase the number of vehicles attending the school.

The Development Control Manager advised that the Travel Plan would be used to reduce the number of vehicles attending the school as it would encourage not just staff but parents and pupils to use other means of transport to get to and from the school.

A Member suggested using some of the grassed areas within the school as additional parking spaces. The Development Control Manager advised that the planning department could go back to the school to see if this could be an option.

A Member queried what would be in the Green Travel Plan, it was advised that they are of a relatively standard format and can include methods of encouraging parents not to drive to school, staff car-sharing, travelling by alternative means including bus, train, and cycle, it was advise that the Travel Plan would need to be agreed with the planning officers were permission to be granted.

A resident spoke in objection of the application and raised the following concerns:

- Photographs presented to the Committee did not reflect typical parking outside of the school
- Car park is also a delivery area with big trucks reversing
- Chaos at school parking times
- School does not take any responsibility for parents parking outside of the school
- Should be plans in place for traffic management by the school
- A child could be seriously injured or killed
- Can we have tangible control of traffic in the area

It was advised that the Council had secured funding to employ a further 8 Enforcement Officers whose remit would be to focus on parking around school grounds.

ORDERED: That the application be deferred to a future meeting of the Planning and Development Committee to allow the school to explore further parking provision within the school grounds, to detail options in relation to the travel plan and request that a representative attend the meeting to answer queries from Members.

23/23 **APPLICATIONS APPROVED BY THE HEAD OF PLANNING**

The Head of Planning submitted details of planning applications which had been approved to date in accordance with the delegated authority granted to him at Minute 187 (29 September 1992).

NOTED

23/24 **PLANNING APPEALS**

The Development Control Manager provided a verbal update to Members of the Committee on the outcome of various planning appeals.

NOTED

23/25 **ANY OTHER URGENT ITEMS WHICH IN THE OPINION OF THE CHAIR, MAY BE CONSIDERED.**

NONE