

ITEM: 03

Application Number: 08/01698/FUL

Applicant: Plymouth City Council Children Services Dept.

Description of Application: Redevelopment of site (involving retention of specific buildings) to provide new community college including youth centre, nursery, primary school, and ancillary playing fields, car parks and amenity spaces (revised scheme)

Type of Application: Full Application

Site Address: ESTOVER COMMUNITY COLLEGE, MILLER WAY
ESTOVER PLYMOUTH

Ward: Moor View

Valid Date of Application: 08/09/2008

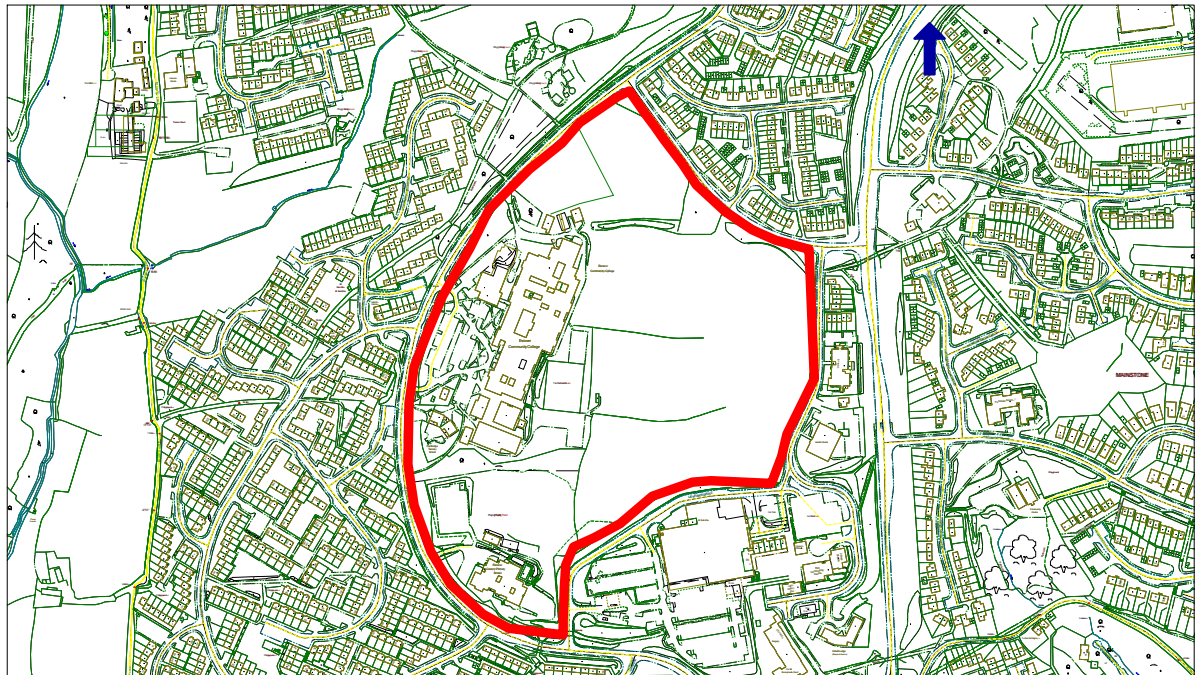
8/13 Week Date: **03/11/2008**

Decision Category: Major Application

Case Officer : Jeremy Guise

Recommendation: Grant Conditionally

Click for Application Documents: www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2008 Scale 1:7000

OFFICERS REPORT

Site Description

The application site is a 14.8 hectare school campus located in the suburb of Estover, to the north of the city centre. It comprises of a complex of low rise buildings dating from the late 1970s on its western side, adjacent to Miller Way, and an extensive area of open sports fields, on higher ground, to the north and east. Currently it houses a seven form entry secondary school, Estover Community College, and a single form primary school, Estover Primary School. Vehicular access is all off Miller Way, a local distributor road that arcs around the western perimeter of the site.

The surrounding area is predominantly residential in character with extensive estates of terraced housing on the opposite side of Miller Way to the west and Dover Road to the north. Leypark Walk to the east is also residential in character, but contains slightly different uses, a large care home, Leypark Court, and doctors' surgery. Estover District Centre, and its anchor Asda supermarket store, occupy lower ground to the south east. It is separated from the site by Leypark Drive and the supermarket service yard.

Proposal Description

Following approval of a scheme to redevelop most of the existing site in three phases to provide an eight form entry secondary school; a two form entry primary school; a special school and a public library last March (see ref. 08/00037) the applicant, Plymouth City Council, modified the brief resulting in various changes to the scheme. These relate to the site, the building form and arrangement, the materials and include the provision of a multi use agency, office space, adjacent to the primary and nursery schools.

Various changes in the scheme have been made since the original planning application.

In consultation with the Highway Authority the current proposal shows improvements to the approved parking and drop-off area for the special school and primary school; the relocation of the pedestrian access from Miller Way away from the roundabout and a general rationalisation of the parking and traffic flows.

Permission is sought to make a series of amendments to the approved building form and arrangement

- The main entrance block (containing Dining, Art, Admin and Library) has been re-designed due the relocation of the main hall and Gym.
- The main hall has been moved to the centre of the courtyard. Staff areas which were previously in the courtyard have been included in the general teaching areas, and a shared multi-use hall now occupies the centre of the courtyard. The hall has good links to all the schools and to the entrance area, allowing community use.
- The Gym is now positioned in the link between the primary school dining area. This offers better proximity to the primary and special school pupils, who will make regular use of the gym.

- The primary school has been redesigned to a rectilinear plan with an open central area that contexts to the courtyard, and out to the play areas.
- The primary school brief has been expanded to include a severe learning difficulties (SLD) element and with this the inter-relationships with the special school consolidated, including shared entrance.
- The general teaching wings remain essentially the same, although some have been handed to unify the arrangement of the blocks and there have been minor alterations to the envelope at the ends to make a more efficient plan.
- The energy centre has been relocated to attach to the existing Soundhouse. This is necessary as the energy centre needs to be constructed in the first phase, and must therefore be located off the footprint of the existing building.
- The first floor teaching wing between sports and the community block has been absorbed into other parts of the campus, allowing the Soundhouse to enjoy a presence onto the main square.

Whilst the general approach to materials, detailing and architectural design is unchanged from the revised elevations that were submitted in February there are a few changes proposed in this application. The ground areas are shown to be an off-white /buff through coloured polymer render and the teaching clusters will have copper cladding to elevations facing the courtyard.

A new flood risk assessment and design and access statement has been submitted with the application.

Relevant Planning History

The site has an extensive planning history of extensions, minor alterations and improvements, most of which are not relevant to the current consideration. Approval was granted in March 2008 for a new campus under ref. 08/00037/FUL. It is this approval that the current application seeks to modify.

A Multi Use Games Area, or MUGA, is the subject of a separate, parallel application (ref. 08/00170/FUL)

Consultation Responses

Highway Authority

Comments upon the amended scheme awaited

Police Architectural Liaison Officer (PALO)

The Devon and Cornwall Constabulary are not opposed to the granting of planning permission for this application. The PALO states:-

'I have been fully consulted at the pre application stage, this School will be constructed to the recommendations of 'Secured by Design'. The Design and layout is complemented with good boundary control.'

Representations

Site notices have been posted around the site and neighbouring occupiers notified of the application. This has to date resulted in two letters commenting on the proposal one which simply states 'object' to the application.

The other is from a resident of Dover Road who is not completely opposed to the scheme but has concerns about the impact of the access points which will have on the road particularly to prevent congestion and possible accidents during rush hour times when pick up and drop offs of children occur.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

The key issues: -

- Layout and external appearance of proposed new educational environment (Policies CS02, CS20; CS32 and CS34 of the Core Strategy)
- Impact upon the amenities of neighbouring properties (Policy CS34 of the Core Strategy)
- The adequacy of access and parking arrangements (Policy CS28 of the Core Strategy)

Layout and external appearance of proposed new educational environment

Considerable thought and care has been taken over the original design and layout of the main school complex by a firm of architects who have established an excellent reputation for designing, and getting built, new schools. The amended proposal does not make any fundamental change to the approved concept – the proposal remains for a new group of schools based around a courtyard, which respects the contours of the land and provides community and shared facilities, such as the new public library, on the western frontage – essentially it is a modification to that plan made in response to the changed brief. The brief provides for the replacement of more of the existing buildings.

External Appearance of proposed new buildings

The campus buildings continue to have a strong horizontal emphasis with robust brick ground floors designed to be hard wearing and rendered protruding first floors. The area of glazing has been reduced to minimise solar gain and ease future maintenance.

Impact upon the amenities of neighbouring properties

The impact upon surrounding residential properties remains very limited as the changes are within the approved development area of the campus.

The proposed changes affect the built area of the site and do not affect the trees and ecological habitats. Work on these areas was undertaken last winter, outside nesting season, in preparation for redevelopment. As the 'red' line of this application goes around the whole of the reiteration of the conditions.

Policy CS20 (Sustainable Resource Use) of the Core Strategy seeks to promote development that utilises natural resources in an efficient and sustainable way as possible. It is still proposed that the scheme will be developed comfortably in accordance with BREEAM 'very good' rating – although the location of the energy plant room, containing biomass boilers, has been moved on site.

The adequacy of access and parking arrangements

The proposal does not significantly increase the size of uses accommodated on the site and maintains accesses on Miller Way as the vehicular accesses to the site. There are a few concerns about the parking layout and the upgrading of the junctions to roundabouts. Clearly capacity must be built in to ensure, with upgrading if necessary, service of the housing land at a future date. But with traffic calming measures and crossing improvements to Miller Way recommended by the highway authority these issues can be resolved, in relation to this proposal without obviously undermining future indicated intentions for the perimeter of the site – although these stand to be considered with their respective planning applications at the time.

Section 106 Obligations

None. PCC are the applicants

Conclusions

This proposal refines and improves upon the previously approved scheme in response to changes in the brief. Such modifications and changes often occur prior to the implementation of a major scheme. Whilst vigilance always needs to be maintained in considering such applications - to ensure that there is no reduction in the quality of the architecture or materials - it is not considered in this case that the proposed changes will result in an inferior scheme to that enthusiastically approved last time.

Recommendation

In respect of the application dated **08/09/2008** and the submitted drawings, **1395/P/001-B; 1395/P/100-A; 1395/P/101-Q; 1395/P/102-L; 1395/P103-G; 1395/L/020-D; 1395/L/021-D; 1395/L/022-D; 1395/L/023-C; 1395/P/1127-B; 1395/P/160-C; 1395/P/161-C; 1395/P/162-D; 1395/P/163-B; 1395/P/150-J; 1395/P/151-G; 1395/P/152-G; 1395/P/153-G; 1395/P/154-H; 1395/P/155-H; 1395/P/156-H** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

SURFACE WATER DISPOSAL

(2) Development shall not begin until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is first .

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

EXTERNAL MATERIALS

(3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SURFACING MATERIALS

(4) No development shall take place until details of all surfacing materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE DURING CONSTRUCTION

(5) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

In the interests of amenity and highway safety

EXTERNAL LIGHTING SCHEME

(6) Before the development hereby approved commences details of any external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be fully implemented before the development is first occupied and henceforth permanently maintained for the occupiers of the site.

Reason:

In order to ensure that adequate external lighting is provided for future occupiers of the site.

REFUSE DETAILS

(7) Before the development hereby permitted commences details of the siting and form of bins for the disposal of refuse shall be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage provision shall be fully implemented before the development is first occupied and henceforth permanently made available.

Reason

In order to ensure that adequate, safe and convenient refuse storage provision is provided and made available for use by future occupiers in accordance with Planning Guidance 9 - Refuse Storage in Residential Areas.

LANDSCAPE DESIGN PROPOSALS

(8) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include .

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LANDSCAPE WORKS IMPLEMENTATION

(9) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

DETAILS OF BOUNDARY TREATMENT

(10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected.

The boundary treatment shall be completed before Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CAR PARKING PROVISION

(11) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced (or such other steps as may be specified)(in accordance with the details submitted to and approved by the Local Planning Authority), and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE PROVISION

(13) The development shall not be occupied until space has been laid out within the site in accordance with (the approved plan)(details previously submitted to and approved in writing by the Local Planning Authority) for X bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

TRAFFIC CALMING WORKS

(13) No development shall commence on site until the traffic calming works shown on the approved plans have been completed.

Reason:

In order to reduce traffic speeds in the interest of public safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

STAFF TRAVEL PLAN

(14)The use hereby permitted shall not commence)(The development hereby permitted shall not be occupied) until a Staff Travel Plan (STP) has been submitted to and approved in writing by the Local Planning Authority. The said STP shall seek to encourage staff to use modes of transport other than the private car to get to and from the premises. It shall also include measures to

control the use of the permitted car parking areas; arrangements for monitoring the use of provisions available through the operation of the STP; and the name, position and contact telephone number of the person responsible for its implementation. From the date of (the commencement of the use)(occupation) the occupier shall operate the approved STP.

Reason:

In the opinion of the Local Planning Authority, such measures need to be taken in order to reduce reliance on the use of private cars (particularly single occupancy journeys) and to assist in the promotion of more sustainable travel choices in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

FURTHER DETAILS

(15) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:- The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

BAT ROOST PLAN

(16) Prior to the commencement of development, a plan should be submitted to the Local Planning Authority specifying the exact position and detail of the replacement bat roosts. The replacement roosts shall be put in position in accordance with the approved details and in accordance with the approved schedule of works.

Reason To ensure that appropriate mitigation is provided for the European protected species.

TREE PROTECTION PLAN

18) The Tree Protection Plan shall be implemented prior to development commencing on site.

Reason: To ensure no damage occurs to the vegetation that is to be retained on site.

INFORMATIVE - NATURAL ENGLAND BAT LICENCE

(1) Prior to any works commencing on the existing buildings, in the vicinity of the identified bat roost, a Natural England licence must be obtained.

INFORMATIVE - KERB LOWERING

(2) Transport would ask that for this and all future applications a set of drawings be provided at a suitable scale of 1:200 to enable proper assessment of the proposal and help avoid the need for otherwise unnecessary additional planning conditions.

INFORMATIVE -CODE OF PRACTICE

(3) The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following;

1) Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.

2) Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking.

(3) Hours of site operation, dust suppression measures, noise limitation measures.

Statement of Reasons for Approval and Relevant Policies

- The principle of developing a new school campus on a consolidated site
- Layout and quality of educational environment proposed
- External Appearance of proposed new buildings
- Impact upon the amenities of neighbouring properties
- Ecology and trees
- Sustainable resource use
- Community Uses & Benefits
- The adequacy of access and parking arrangement

Having regard to the planning considerations, which are: public safety and amenity, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed signs are acceptable and comply with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Planning Guidance (SPG) Notes, Government Policy Statements and Government Circulars, as follows:

PPG17 - Sport and Recreation

PPS9 - Biodiversity and geological conservation

PPS1 - Delivering Sustainable Development

CS28 - Local Transport Consideration

CS32 - Designing out Crime

CS33 - Community Benefits/Planning Obligation

CS34 - Planning Application Consideration

CS14 - New Education Facilities

- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS20 - Resource Use
- CS21 - Flood Risk
- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS30 - Sport, Recreation and Children's Play Facilities