

ADDENDUM REPORT PLANNING COMMITTEE 4th March 2010

Item: 06

Site: Longcause School, Longcause, Plymouth

Ref: 10/00010/FUL

Applicant: Mr Mike Jelly

Pages: 93-102

Members are advised that further letters of representation were received. Of these 12 raise objections on the following grounds:-

1. The school has outgrown its current site. The proposed building will be out of proportion with the surrounding residential environment and would be detrimental to the Conservation Area. It would also have a negative impact on the vista and aspect of Cotton Close and will be visible for miles around.
2. Advantage should be taken of existing facilities at other institutions.
3. Potential flooding of properties in Longbrook Street.
4. Insufficient parking on the Longcause School site.
5. Increase in traffic and noise pollution and impact of this on the Conservation Area.
6. Increase in traffic causing congestion and prejudicial to highway safety.
7. Transportation of children from other schools and out of hours use will add to traffic problems.
8. There are no toilets and changing facilities proposed.
9. Visual impact that will detract from the historic borough and Conservation Area.
10. Disturbance from evening use.
11. There is no mention of lighting and security. Unauthorised access from Cotton Close will be made worse if the sports facility is approved.
12. Loss of outdoor area for the pupils.
13. Children from Longcause School could use facilities at other, nearby sites.
14. Rather than building anew, better planning/use of existing school structures should be considered.
15. Where is the reference for the statement in the application that children in Plympton are in the second highest risk group across the city in terms of the risk of obesity.

The Plympton and District Society raise objections on the grounds of: impact on the Conservation Area; the site of St. Maurice Primary School would be more appropriate; increased traffic; parking problems on Longcause; risk of flooding in Longbrook Street.

Eight letters were received that support the application for the following reasons:-

1. Longcause School is a specialist sports college without an indoor sports facility.

2. It will improve and benefit the health of everyone. The facility will be available for use by the public.
3. On-site facilities will alleviate the need to transport the children to other schools for sports facilities.
4. The children are currently disadvantaged in terms of PE facilities. There is a lack of indoor facilities. They have to be bused to facilities elsewhere.
5. Users of the facility after school hours and at weekends could use the on-site parking facilities.
6. Longcause School has specialist sports status and needs this building to progress in this area.
7. Comments made regarding speeding traffic are a police matter. Speeding vehicles are usually through traffic and have no connection to the school.

The Plympton St. Maurice Civic Association take a neutral position on the proposals, although they do raise concerns with regard to any increase of noise, traffic and pollution as well as the visual impact of any further building on the boundary of the Conservation Area that will be easily visible from many parts of St. Maurice.

Most of the objections reiterate points already made and set out in the report or otherwise are similar. The additional supporting comments essentially expand on comments set out in the report.

The applicant's agent has submitted excerpts from Plymouth Sports Facility Strategy/DRAFT, which states that Plymouth has submitted an Expression of interest and its readiness to deliver a project at Longcause School. The document also states that the halls in the Plympton locality are at capacity/fully utilised and that the area is underprovided for by indoor sports space accessible during the daytime. The document advocates the use of school sites for the provision of such facilities.

The agent has also submitted a strategy for dealing with stormwater by SUDS (Sustainable urban Drainage Systems), which in this case involve the use of soakaways.