

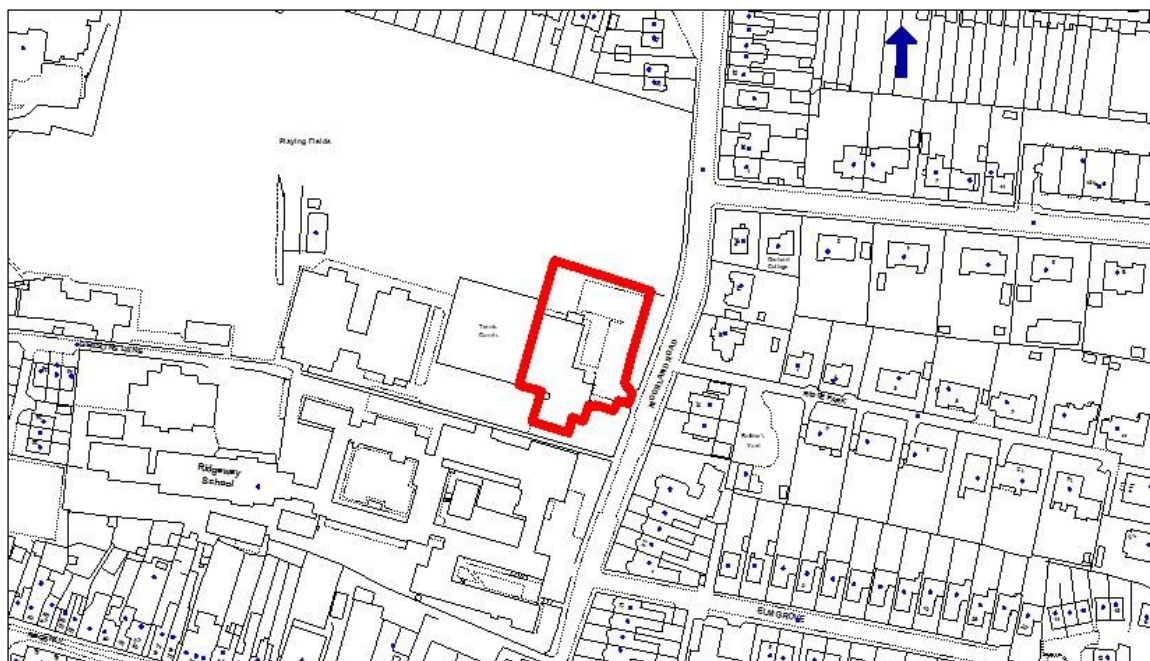
PLANNING APPLICATION REPORT



Application Number	14/01809/FUL	Item	02
Date Valid	24/09/2014	Ward	Plympton St Mary

Site Address	RIDGEWAY SCHOOL, MOORLAND ROAD PLYMOUTH		
Proposal	Extension to existing sports hall building and associated external alterations		
Applicant	Ridgeway School		
Application Type	Full Application		
Target Date	19/11/2014	Committee Date	Planning Committee: 20 November 2014
Decision Category	Member Referral		
Case Officer	Chris Dadds		
Recommendation	Grant Conditionally		

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This application has been referred to planning committee by Councillor Nicholson

1. Description of site

The application site is the existing sports hall within the wider Ridgeway School site. The school is located within the primarily residential area, but within close proximity of the local centre to the south.

The application site itself is the school sports hall, bounded to the south and west by the existing school buildings and to the north by the school playing fields. The school and the sports hall are bounded by Moorland Road to the east, which provides access.

The sports hall has a dedicated vehicular access from Moorland Road which serves a car park providing 40 parking spaces immediately adjacent to the hall itself. The school main access is approximately 75m to the south, which serves a second smaller, car park.

The existing sports hall is a typical 1980s building constructed of light coloured brick and profiled cladding. Windows and doors are a mixture of brown, white and silver PVC and aluminium.

2. Proposal description

The school have been successful in their bid for funding to improve their sports facilities and the project involves the refurbishment of their existing facilities with the help of Sport England funding.

The proposals are essentially to refurbish the existing sportshall and changing rooms and to remodel and improve the main entrance and reception area. This will be achieved by including the existing gym into the entrance area.

An extension of 166sqm is proposed to be added to provide a replacement gym and fitness suite. A second extension of 27sqm, will provide additional storage for the sportshall.

It is proposed that the extensions to the building will be single storey, with an extension to the flat roof over the entrance area for the reception and a pitched roof over the fitness suite.

It is not proposed to imitate the tired appearance of the existing building. The entrance area is to be rendered to ensure a unity between the existing and new area. The Fitness suite is proposed to be clad in composite panels with a buff brick plinth. The application proposes the panels to be red, to reflect the branding of the wider school and reflect the existing buildings which have red panels as part of their design.

The stores to the north of the building are proposed to be clad in grey composite panels.

There are no proposals to amend the access or car parking area and no spaces will be lost as part of the proposals. A small area of grass will be lost, as will one lime tree. It is proposed to mitigate for this loss through the provision of additional planting at the boundary of the sportshall.

3. Pre-application enquiry

There was no formal pre-application inquiry with the planning authority in regard to the refurbishment of the sportshall. However, there was consultation with the local community, prior to the determination of the funding bid.

4. Relevant planning history

There have been numerous applications since the 1970s for small changes to the school, including additional classrooms and fences.

The most recent applications relate to the removal of temporary huts and their replacement with permanent extensions which were approved last year (Ref 13/02179)

Of more specific relevance to the determination of this application, it should be noted that the council approved an application for the replacement of the red and white curtain walling on the front elevation of the school (12/00733/FUL). This application involved the replacement of the cladding with red cladding reflecting the schools colours. This application was approved 13 August 2012.

5. Consultation responses

Local Highway Authority has no objections to the proposal and recommend no conditions.

Public Protection Service recommend approval subject to conditions such that the applicant adhere to the Council's Code of Practice during construction works (to protect local amenity) and report any unexpected contamination of the site, should it be found during development.

Wales and West Utilities – no objection

Police Architectural Liaison Officer – no objection

6. Representations

Three letters of objection were received from local residents.

Two respondents raised concern about the proposed colour of the proposed building

One respondent raised concern about the impact the proposal might have on traffic and congestion in the area around the school. (exiting Ridge Park Road onto Moorland Road).

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The National Planning Policy Framework (the Framework) is a weighty material consideration. It replaces the majority of Planning Policy guidance issued at National Government Level. Paragraph 215 of Annex I to the Framework provides that the weight to be afforded to Core Strategy policies will be determined by the degree of consistency of those policies with the Framework.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the

development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- specific policies in the Framework indicate development should be restricted.

In addition to the Framework, the following Adopted Supplementary Planning Documents are also material considerations to the determination of the application:

- Development Guidelines SPD

8. Analysis

1. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007, and specifically the following adopted policies: CS14 (New Education Facilities), CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS32 (Designing Out Crime) CS34 (Planning Application Considerations) CS19 (Wildlife) CS21 (Flood Risk). It is considered to be in line with the policies relating to parking standards as set out in the Development Guidelines SPD. It is also considered to be compliant with National Planning Policy Framework guidance.
2. The application relates to the improvement of facilities at a school, within the confines of the existing site and as such the principle of the use in this location is supported in line with Policy Cs14 of the Adopted Core Strategy.
3. During the consideration of the planning application three elements of concern were identified by respondents and they are considered below:

The Colour of the proposed extension.

4. The proposals have three elements, the entrance area is proposed to be rendered and painted grey and the additional store is proposed to be clad in grey composite panels. There have been no objections to either of these elements.
5. The extension to provide the new fitness suite is to be clad in composite panels and the application drawings indicate that these will be red in colour.
6. Red is the schools signature colour and is used in their current buildings and wider branding (from sports kit to stationary and their website). The proposal is that this branding be continued into the new building in order to provide a coherent frontage across the whole school site.
7. The panels will be on the east and north elevations of the extension only, a total of 14m of the building. 9.5m of this will front onto Moorland Road, whilst 4.5m will front onto the sports pitches to the north.
8. The building is located behind the car park and trees which front onto Moorland Road, which will serve to screen the building from sight, particularly when approached from the north along the road and from the residential properties immediately opposite the building.

9. It is considered that the single storey extension won't therefore result in a significant loss of amenity to local residents or those passing the site.
10. It is recommended that a condition be applied to any permission, requiring the submission of samples prior to commencement of the development, in order to ensure that high quality materials are selected.

Traffic Impact

11. One of the neighbours has suggested that the proposals will exacerbate traffic issues in the vicinity, notably for those existing from Ridge Park Road onto Moorland Road.
12. The Highway Authority has raised no objection to the proposals.
13. The application seeks a relatively small extension to the existing building, which in turn is a small part of the overall school. The extension will not result in additional pupils attending the school and will not therefore result in increased traffic generation at peak times of morning and evening.
14. The investment in the sports facilities will mainly involve the improvement of the existing facilities (Hall and changing rooms) with some extension of the fitness rooms and stores. Therefore during school hours the traffic impact will not change and after hours the school are wishing to maintain the level of booking that they already attract, the new facilities won't allow them to significantly increase that offer in terms of the scale of activities that they can accommodate. The intention is that there will be a more frequent use of the facilities by groups, which is part of the purpose of the application and a benefit to the wider community. However, this is unlikely to exacerbate any current issues by increasing the numbers of users at any one time.

Containers used for storage

15. During the course of the application, it was noted that there are two containers located on the sports pitches to the north of the sports hall. A question as raised as to whether the containers could be removed as a result of implementing the proposals.
16. The containers have been in place for a number of years and are used for the storage of grounds maintenance equipment and sports equipment, used on the adjacent sports pitches. The school intend to review the use of these containers once the stores for the sportshall have been extended and it may be that one or other of the containers could be removed, once the new stores are in place. However, the containers are not part of the application site, nor part of the scheme and it is not considered that their removal can be required as part of this application.

9. Human Rights

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.

10. Local Finance Considerations

A Community Infrastructure Levy (CIL) contribution would not be sought in this case.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

No planning obligations have been sought regarding this application.

12. Equalities and Diversities

The application provides for enhanced facilities for the school which will also be open to the wider community. The facilities will be available to and accessible to all members of the community.

13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance.

It is considered that the proposals provide significant benefits to the school and to the wider community and would not have undue negative impact on the amenity of residents, either through the appearance or the operation of the extension to the building which is the subject of this application.

In respect of the application dated 24/09/2014 and the submitted drawings, it is recommended to:
Grant Conditionally

14. Recommendation

In respect of the application dated **24/09/2014** and the submitted drawings, it is recommended to:
Grant Conditionally

15. Conditions

CONDITION: 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.

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 6255_P01 - Location Plan, 6255_P02 - Existing Site Plan, 6255_P03 - Existing Floor Plan, 6255_P04 - Existing Roof Plan, 6255_P05 - Existing Sections, 6255_P06 - Existing Elevations, 6255_P10 - Proposed Site Plan, 6255_P11 - Proposed Floor Plan, 6255_P12 - Proposed Roof Plan, 6255_P13 - Proposed Sections, 6255_P14 - Proposed Elevations.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: EXTERNAL MATERIALS

(3) No development shall take place until details 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, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

Pre-occupation Conditions

PRE-OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION

(4) 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, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

Other Conditions

CONDITION: REPORTING OF UNEXPECTED CONTAMINATION

(5) In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- adjoining land
- groundwaters and surface waters
- ecological systems
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

CODE OF PRACTICE

(6) During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working, crushing, piling and noisy operations, control of mud on roads and the control of dust.

Reason:

The proposed site is in immediate vicinity to existing residential properties, whose occupants will likely be disturbed by noise and/or dust during demolition or construction work and to avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).