

## Planning Committee

23 January 2014

**Reference:**  
**APP/13/01354**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

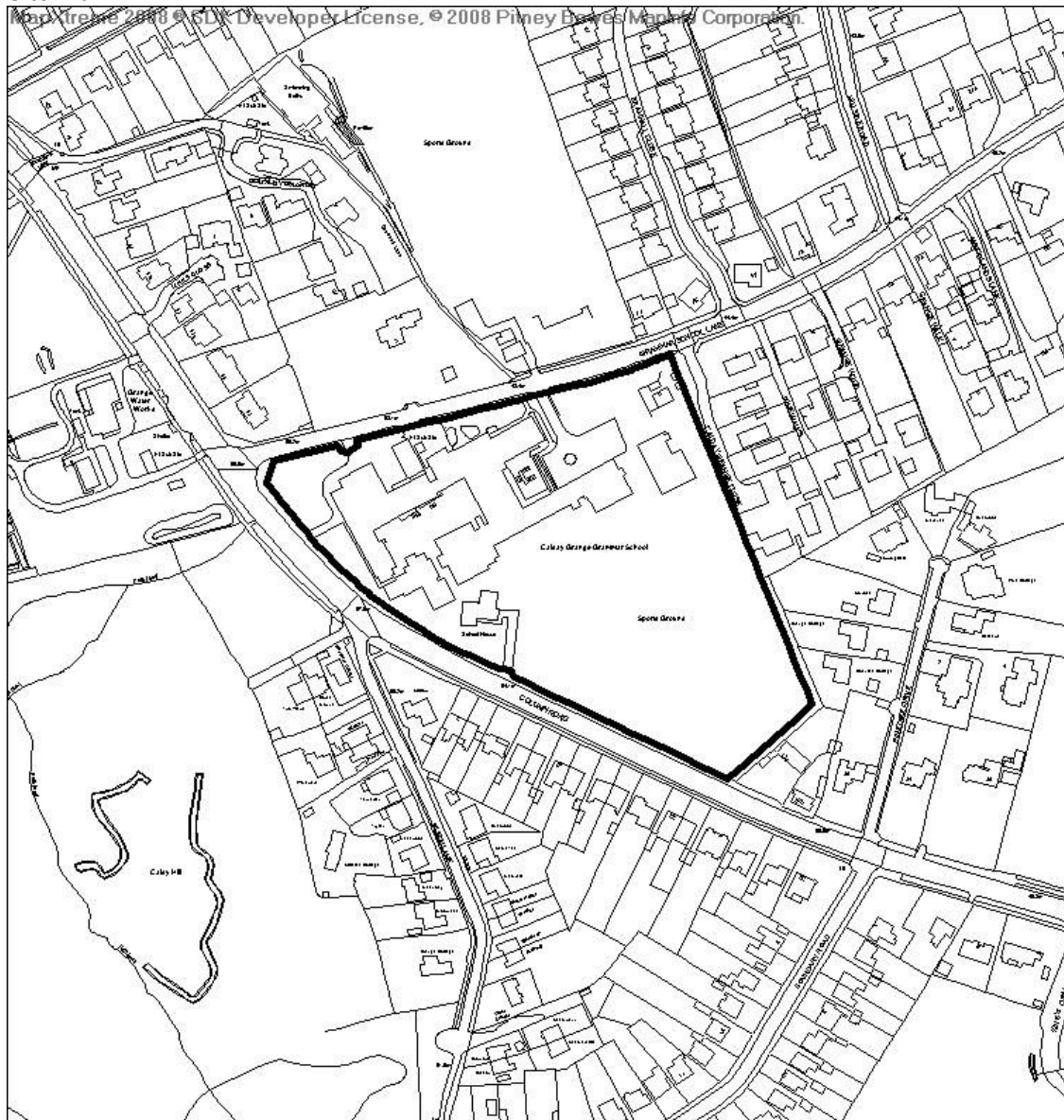
**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Calday Grange Grammar School, GRAMMAR SCHOOL LANE,  
NEWTON, CH48 8AY

**Proposal:** Demolition of Block E and formation of new four court sports hall  
complete with associated changing facilities, storage and fitness suite,  
and car park. Alterations to existing gymnasium

**Applicant:** Calday Grange Grammar School  
**Agent :** Cunliffes Ltd

### Site Plan:



**Development Plan allocation and policies:**

Primarily Residential Area  
School Playing Field

**Planning History:**

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Relocation of existing prefabricated concrete garage.  
Application No: APP/95/05715  
Decision Date: 17/07/1995  
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU  
Application Type: Deemed  
Proposal: Erection of a pre cast concrete store shed  
Application No: DPP/75/03331  
Decision Date: 30/09/1975  
Decision Type: Approve

Location: Calday Grange, Grammar School For Boys, Grammar School Lane, Newton,  
Wirral, CH48 8AY,  
Application Type: Full Planning Permission  
Proposal: Erection of a three storey extension with fourth floor link corridor.  
Application No: APP/02/05609  
Decision Date: 17/05/2002  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Formation of new car parking area.  
Application No: APP/96/05408  
Decision Date: 22/05/1996  
Decision Type: Approve

Location: Calday Grange, Grammar School, Grammar School Lane, Newton, Wirral  
L48 8AY  
Application Type: Full Planning Permission  
Proposal: Erection of a three storey teaching block extension, formation of additional car  
parking and hard play areas.  
Application No: APP/98/06163  
Decision Date: 02/10/1998  
Decision Type: Approve

Location: Calday Grange Grammar School , Grammar School Lane, Newton, Wirral,  
CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey (ground and first floors) front extension to provide  
classroom and dining accommodation, single storey (third floor) rear  
extension to provide classroom accommodation.  
Application No: APP/05/05243  
Decision Date: 16/05/2005  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral,  
CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Construction of a new vehicular access  
Application No: APP/05/05926

Decision Date: 21/06/2005  
Decision Type: Approve

Location: Calday Grange Grammar School, GRAMMAR SCHOOL LANE, NEWTON,  
CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Erection of a cycle shelter  
Application No: APP/10/00608  
Decision Date: 12/07/2010  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Erection of a new classroom extension.  
Application No: APP/97/05556  
Decision Date: 23/05/1997  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Erection of a four storey technology block and two storey extension to 6th  
Form block.  
Application No: APP/94/06595  
Decision Date: 14/02/1995  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Erection of an extension to provide new entrance and office accommodation.  
Application No: APP/93/05798  
Decision Date: 02/07/1993  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Advertisement Consent  
Proposal: Display of a non-illuminated sign.  
Application No: ADV/93/05797  
Decision Date: 21/06/1993  
Decision Type: Approve

Location: Calday Grange Grammer School, Grammer School Lane, , Newton, Wirral.  
L48 8AU  
Application Type: Full Planning Permission  
Proposal: Alterations of existing covered area to form enclosed tuck shop and open  
access to changing.  
Application No: APP/97/06060  
Decision Date: 12/08/1997  
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU  
Application Type: Full Planning Permission  
Proposal: Erection of one temporary classroom (Mobile unit)  
Application No: APP/74/00471  
Decision Date: 12/09/1974  
Decision Type: Approve

Location: Calday Grange Grammar School, Column Road,Newton,Wirral,L48 8AU  
Application Type: Deemed  
Proposal: Provision of two new single classroom mobile units.  
Application No: DPP/79/13426

Decision Date: 18/10/1979  
Decision Type: Approve

Location: Calday Grange Grammar School , Grammar School Lane, Newton, Wirral,  
CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Erection of a two storey extension  
Application No: APP/04/05305  
Decision Date: 15/04/2004  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey extension to form art room.  
Application No: APP/96/05469  
Decision Date: 14/06/1996  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU  
Application Type: Work for Council by Council  
Proposal: Alterations to existing building to form a class room.  
Application No: APP/88/06482  
Decision Date: 15/09/1988  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral, L48  
8AY  
Application Type: Full Planning Permission  
Proposal: Erection of single storey extension to form new drama area with office,  
entrance and stores.  
Application No: APP/99/05002  
Decision Date: 16/02/1999  
Decision Type: Approve

Location: Cald Grammar School, Grammar School Lane, West Kirby  
Application Type: Deemed  
Proposal: Erection of a prefabricated double classroom unit  
Application No: DPP/75/02601  
Decision Date: 13/05/1975  
Decision Type: Approve

Location: Calday Grange, Grammar School, Grammar School Lane, Newton, Wirral  
L48 8AY  
Application Type: Full Planning Permission  
Proposal: Extension to form covered access to boy's lavatories together with new offices  
to the western elevation.  
Application No: APP/98/06756  
Decision Date: 11/12/1998  
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral,  
CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Variation of condition no. 4 on planning approval no APP/98/6163 to replace  
obscure glazing with clear glazed windows  
Application No: APP/00/05876  
Decision Date: 07/07/2000  
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU  
Application Type: Deemed  
Proposal: Erection of a mobile classroom unit  
Application No: DPP/76/05459  
Decision Date: 23/07/1976  
Decision Type: Approve

Location: Caretakers House, Calday Grange Grammar School, Grammar School Lane,  
Newton, Wirral, CH48 8AY  
Application Type: Full Planning Permission  
Proposal: Two storey extension to Caretakers house.  
Application No: APP/03/05009  
Decision Date: 21/02/2003  
Decision Type: Approve

### **Summary Of Representations and Consultations Received:**

#### **REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 33 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received. Three individual letters of support have been received. The following comments have been received:

1. Reasonable steps should be taken to reduce noise disturbance;
2. Access to surrounding properties should not be impeded;
3. A condition to thicken and raise the height of the boundary hedge;

#### **CONSULTATIONS:**

Head of Environment and Regulation (Highway Engineers) have no objections to the proposal.

Sports England have no objections to the proposal.

#### **Director's Comments:**

#### **REASON FOR REFFERAL TO PLANNING COMMITTEE:**

The application is classed as a major planning application. As such, having regard to the Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

#### **INTRODUCTION**

The application proposes a sports hall, and alterations to the existing car park and gymnasium.

The application includes a statement setting out the requirement for the sports hall to enhance the education and learning experience of the pupils. The sports hall will also have the potential for community usage.

#### **PRINCIPLE OF DEVELOPMENT**

The application site overlaps part of the primarily residential area and a designated school playing field as shown on the Unitary Development Plan Proposals Map. Approval of the proposed development would be subject to complying with the criteria for protecting local amenity in UDP Policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields, and addressing the protection given to playing fields in NPPF paragraph 74.

#### **SITE AND SURROUNDINGS**

The school building comprises of a brick 4-storey building surrounded by buildings of varying heights, and playing fields to the south-east. There is a small amount of off-street parking provision. The site is surrounded by residential properties. The principle entrance is onto Grammar School Lane, and there is an entrance adjacent to Caldly Grange Close.

## **POLICY CONTEXT**

Section 8 'Promoting Healthy Communities' in the National Planning Policy Framework (NPPF), Policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, SPD4 Parking Standards set out the relevant policies to be used in the determination of this application.

NPPF paragraph 72 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning authorities should take a pro active, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools, and work with schools to identify and resolve key planning issues before applications are submitted. However, NPPF paragraph 74 also makes it clear that playing fields should not be built on unless an assessment clearly shows it surplus to requirements, or the loss would be replaced by better/equivalent facilities in a suitable location or the scheme is for alternative sport and recreation purposes that outweigh the loss. Policy RE5 of the Wirral UDP looks to protect sports grounds.

The proposed sports hall is adjacent to the playing field, and on land currently used for parking and a hard surfaced tennis court. It is considered that the proposal would be constructed on land that could not be realistically used as a playing field or pitch and as such it would not result in the loss of useable playing field land. The loss of the tennis court is not considered to form a reason for refusal, and the proposal will provide an indoor flexible sports use.

UDP Policy HS15 indicates that within Primarily residential areas, small scale built development can be permitted providing there is no detrimental impact on the character of the area or the residential amenities of surrounding occupiers.

The proposal is an extension to an existing school, although the height is greater than the existing building, in terms of area it occupies a relatively small part of the school site. No increase in pupils is proposed and as such no increase in noise, disturbance or parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced and the hours of use and the availability of the schools parking can be controlled by conditions. The provision of a community facility and the increased opportunity for recreation and sport to the wider public is in line with guidance in NPPF and is similar to activities undertaken in schools across the borough.

This proposal provides improved small scale education facilities which can be supported in the context of both the NPPF Section 8 and UDP Policy HS15 and RE5 in the adopted development plan.

## **APPEARANCE AND AMENITY ISSUES**

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The scale of the proposed sports hall is considered appropriate to surrounding development, and it is set 9 metres away from the perimeter of the school, maintaining the spacious quality of the area. The proposed sport hall measures 9 metres in height to Sport England standards capable of use for badminton and indoor sports. The height of the proposed sports hall is not considered to form an overbearing feature when viewed from residential properties. To maintain outlook, a 14 metre separation distance is recommended in policy SPG11, and there is a 26 metre separation distance achieved between dwellings directly facing the proposal on Caldys Grange Close. The proposal materials are considered acceptable, and can be conditioned to ensure a sympathetic finish.

The proposed alteration to the existing gymnasium are not considered detrimental to the character of the building or the amenities of neighbouring properties.

The proposal complies with policy HS15 and RE5 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

## **SEPARATION DISTANCES**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable

room windows should be at least 14 metres from any blank gable. As considered in detail above, separation distances required are, in this instance, achieved. No residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

No increase in pupils is proposed and as such no increase in parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced. The Traffic & Transportation Division had no objection to the proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

Environmental Health had no objection to the proposal. There are no environmental/sustainability issues relating to these proposals.

#### **HEALTH ISSUES**

The proposed sports hall will promote health and wellbeing by enabling sports and recreation, in accordance with the NPPF.

#### **CONCLUSION**

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

#### **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

#### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 06 December 2013 and listed as follows: drawing numbers P-02, P-06, P07, P-08, P-09, P-10, P11 (date March 2013), P-12, P-13 (dated November 2013)

**Reason:** For the avoidance of doubt and to define the permission.

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 15/01/2014 10:18:58  
**Expiry Date:** 07/03/2014