

Planning Committee

04 January 2011

Reference:
DPP3/10/01204

Area Team:
South Team

Case Officer:
Ms C Berry

Ward:
**Pensby and
Thingwall**

Location:
Proposal:

Pensby Infant School, KENTMERE DRIVE, PENSBY, CH61 5XW
Demolition of existing school in two phases. Construction of new primary school incorporating special school during phase two and landscaping the whole site and grounds. Proposal of small mains electricity sub station within school grounds and adjacent to the main entrance at Greenbank drive.

Applicant:
Agent :

Wirral Council

Site Plan:



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Development Plan allocation and policies:

School Playing Field
Primarily Residential Area

Planning History:

Associated application DPP/10/01334 - Creation of a playing field at Stanley School

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted and letters of notification were sent to neighbouring properties.

At the time of writing this report one comment has been received enquiring about drainage of the site.

CONSULTATIONS

Director of Law, HR and Asset Management - Environmental Protection - No objection subject to conditions

Director of Technical Services (Highways Traffic Management) - No objection subject to conditions

Sport England - No objection subject to conditions

Environment Agency - No objection subject to conditions

Directors Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is a major application and results in loss of part of a designated playing field.

INTRODUCTION

The proposal is for demolition of the existing school building and the erection of a new primary school including playgrounds, sport pitches and car parking. The proposal is in two phases and this application is Phase 1. Phase 2 will comprise a separate school due to the relocation of Stanley School currently located in Pensby Road. The two schools will share facilities such as assembly hall, sports hall, kitchen and dining facilities, swimming pool and hydrotherapy pool. The proposal will include the demolition of the existing school.

PRINCIPLE OF DEVELOPMENT

The principle of a new school on the site of an existing school is acceptable. However part of the new building will be located on an area designated as playing field which is unacceptable unless adequate replacement can be provided. An associated application DPP/10/01334 is for the creation of a playing field at the former Stanley School, which 'off sets' the loss at Pensby School site. The net loss of playing field at Pensby Primary is 4,400 square metres with a total provision of 7,500 square metres provided at the former Stanley School (if Members are minded to approve).

SITE AND SURROUNDINGS

The school site is bounded by houses and access will be via Greenbank Drive as existing. There are some trees along the perimeter boundary which will remain with more trees and planting proposed within the site, the majority of the new trees will be on the northern boundary.

POLICY CONTEXT

National Policies:

PPS1 - Delivering Sustainable Development

PPG 17 - Planning for Open Space, Sport and Recreation

Sport England Policy E4 states that the loss of a playing field should be replaced by a playing field of an equivalent or better quality and of equivalent or greater quantity in a suitable location and subject to management arrangements.

Wirral Unitary Development Plan

Policy HS15 - Non-Residential Development within Primarily Residential Areas states that proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

APPEARANCE AND AMENITY ISSUES

The built form of the new school will be located partially on the footprint of the previous school buildings and is curved in design with a central courtyard to be shared between the two schools. The form, design and layout of the building including phase 2, is such that blends well in the area. It is single storey and is a distinctive functional building that takes account of natural light and ventilation. The proposed car parking will be located to the north east of the site and provides 26 spaces. Proposed play areas will be located to the south of the site and utilise the existing playing field. As part of the engineering works encroach into the designated playing field, an off set playing field will be provided (subject to Committee approval of DPP/10/01334) at the site of the former Stanley School.

The site is relatively secure with natural surveillance provided by the surrounding houses. The development incorporates designing out crime measures, for example, CCTV and dual pan alarm system. The full perimeter of the school will be protected by a 1.84 metre 'securifor' weldmesh fencing and gates of a similar construction. All glazing and doors will be manufactured to the 'secured by design' specification.

SEPARATION DISTANCES

The new building maintains a separation distance in excess of 21 metres away from the nearest houses adjacent (22 metres from the rear elevations of houses on Penmon Drive). This is an improvement to the existing situation where the school buildings were 6 metres at the shortest distance and 36 metres at the most.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal. There is on site parking provided for staff and adropping off area for parents in accordance with the requirements of SPD4.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The building is designed with sustainability and renewable energy goals in mind, the design and orientation of the new building will maximise use of solar gain. The building is designed to reduce CO2 emissions by 60% and will achieve a "very good" rating from Building Research Environmental Assessment Method (BREEAM). A Flood Risk Assessment has been submitted, which includes sustainable drainage elements.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The new school will provide improved facilities within a contemporary building which has been designed using sustainable principles and blends well in context with the surrounding area. The new building improves the separation distances to adjacent houses compared to the existing buildings and will therefore not result in any harm to the occupiers of nearby houses. The proposal accords with Policy HS15. The loss of part of the existing playing field is compensated by provision at the nearby former Stanley School subject of a separate application and as such does not conflict with national policy.

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 new school will provide improved facilities within a contemporary building which has been designed using sustainable principles and blends well in context with the surrounding area. The new building improves the separation distances to adjacent houses compared to the existing buildings and

will therefore not result in any harm to the occupiers of nearby houses. The proposal accords with Policy HS15. The loss of part of the existing playing field is compensated by provision at the nearby former Stanley School subject of a separate application and as such does not conflict with national policy for the protection and provision of playing fields.

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. No development shall commence until a full scheme for the formation of the replacement playing field is submitted and approved in writing by the Local Planning Authority. The scheme shall include timescales of construction and be available for use by the end of January 2014 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate provision of playing field.

3. Prior to any works taking place on the retained and improved area of playing field as shown on drawing number C18547/36 C:

- i. A detailed assessment of ground conditions of the land proposed for upgraded playing field shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
- ii. Based on the results of this assessment to be carried out pursuant to i) above, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority

The playing field shall thereafter be constructed and upgraded in accordance with the approved scheme in accordance with a timescale to be first approved in writing with the Local Planning Authority.

Reason: To ensure adequate provision of playing field.

4. No development or site works shall be commenced until a scheme to regulate surface water, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

5. No development shall be commenced until a scheme for noise insulation of the plant room, associated ducting; intakes and exhausts is submitted and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is occupied.

Reason: To prevent the emission of noise above a level which would be detrimental to the amenity of the area and to comply with Policy HS15 of the Wirral Unitary Development Plan.

6. A scheme of odour control for any proposed kitchen extraction equipment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved odour control scheme shall be implemented on site prior to the extraction system being brought into use and shall thereafter be so retained.

Reason: To prevent the emission of fumes which would be detrimental to the amenity of the area to accord with Policy HS15 of the Wirral Unitary Development Plan.

7. Before any construction commences, samples of the the facing, roof and window 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.

8. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 of the Wirral Unitary Development Plan 2006

9. Within six months of the first occupation of the development hereby permitted, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. A review of the Travel Plan shall be submitted to the Local Planning Authority on an annual basis which, for the avoidance of doubt shall include:

- An updated action plan;
- A progress report; and
- Monitoring report including data from the latest travel surveys.

Reason: In the interests of highway safety and to promote sustainable modes of travel.

Last Comments By: 17/11/2010 11:28:29

Expiry Date: 04/01/2011