



meeting **PLANNING COMMITTEE**

date **28 MAY 2004**

from: **Director of Environment**

agenda item number

6

GEDLING BOROUGH COUNCIL 7/2004/0345
EXTENSIONS TO EXISTING SCHOOL WITH A TWO STOREY BUILDING TO
CREATE TWO GROUND FLOOR SCIENCE LABORATORIES AND A FIRST
FLOOR RESOURCE CENTRE
CARLTON LE WILLOWS COMPREHENSIVE SCHOOL, WOOD LANE,
GEDLING

Purpose of Report

1. To consider a planning application for a two-storey extension at Carlton le Willows Comprehensive School. The proposal relates to development within the Green Belt and is therefore being treated as a departure from the Development Plan. The recommendation is to grant planning permission subject to conditions.

Site and Surroundings

2. Carlton le Willows Comprehensive School lies on the eastern side of Gedling village and is accessed from Wood Lane, although the campus has a large road frontage onto the A612 Burton Road. The school is situated within a large campus, which is generally laid to grass and open in character and is split between two complexes of buildings, both set back from Burton Road.
3. This planning application seeks to extend the buildings on the east side of the campus. These buildings are of a brick two-storey, flat-roofed construction. An area of hard-surfaced playground is located on the eastern side of the school. A row of evergreen trees screens the view of this hard-surfaced play area from Burton Road. The whole of the school campus is situated within the Green Belt.

Proposed Development

4. Planning permission is sought to erect a two-storey extension on the eastern elevation of the school, on part of the existing hard surfaced play area. The extension will provide two science laboratories, prep room and lift at ground floor. At first floor it is proposed to provide a resource centre, office and lift.
5. The main part of the extension measures 22.6m long by 8.7m wide, is two storeys in height and constructed from matching brick with a profiled steel curved

roof. The smaller part of the extension comprising of a prep room, office and lift measures 9.3m by 3.5m, and is also constructed from matching brick with a matching flat roof.

6. The existing library/ resource area and science area are of an inadequate size to meet the increased emphasis on sciences within the curriculum. The extension will provide the additional space required by the school and will enable the existing facilities within the school to be converted into additional teaching space.

Planning Policies

7. Central Government advice in respect to Green Belts is set out in Planning Policy Guidance (PPG) Note 2. Policy 3/2 of the Nottinghamshire Structure Plan Review (SPR) sets out the Green Belt Policy for Nottinghamshire and reflects PPG2 advice. This policy confirms that planning permission will not be granted for inappropriate development within the Green Belt. Where development is considered as being appropriate it will only be permitted provided that it is located and designed so as not to adversely affect the Green Belt, particularly its open character.
8. Policy ENV1 of the Gedling First Replacement Revised Deposit Draft Local Plan (GLP) is an overarching policy which seek to ensure that all developments are undertaken to comply with a criteria for good design.
9. Policy ENV 26 GLP defines the types of development which are considered as appropriate development within the Green Belt. These include development in connection with agriculture and forestry, essential facilities for outdoor sport and recreation, cemeteries, and other uses of land which do not conflict with maintaining the openness of the Green Belt. The enlargement of school buildings is not specifically listed as one of the classes of development considered as appropriate development within the policy. Appropriate development is only considered to be acceptable subject to it not having an adverse impact on the open character of the Green Belt.

Publicity

10. The application has been advertised as a departure application by the erection of a site and by a press notice. The occupiers of 109-143 (odd) Coronation Walk have been consulted by letter – no representations have been received.

Consultations

11. Gedling Borough Council – No objections
12. Coal Authority – No objections in principle
13. Transco – Have submitted a location plan which shows there are no gas services in the vicinity of the extension.

14. East Midlands Electricity – Submit a plan showing the location of electrical services in the area.

Highway Observations

15. No objections.

Observations

16. The site lies within the Green Belt and, as such, only proposals defined as 'appropriate development' would have policy support. Policy ENV26 of the GLP sets out the types of development considered as appropriate development within the Green Belt. The extension of school buildings is not one of the categories of development specifically identified within this policy as being appropriate development. The proposed extension will of itself constitute substantial built development thereby triggering Green Belt policy considerations. On this basis the application by definition is being treated as a 'departure' to the Development Plan.
17. Notwithstanding the above, the school have demonstrated that there is a clear and proven need for the additional accommodation proposed within this planning application. With the entire school campus being located within the Green Belt, there are no options to provide the additional accommodation on land outside the Green Belt. If the development is to proceed it must be located on land within the Green Belt. The main issue therefore is what negative impacts would occur to the Green Belt, if this development were to proceed.
18. PPG 2 sets out that the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land open. The most important attribute of Green Belts is their openness.
19. With regard to the current proposals the school campus is an established site containing the buildings and associated infrastructure of a large comprehensive school. The scale of the proposals subject to this planning application are relatively small in relation to the existing school. The development is of a similar height to existing buildings on the campus and is well screened by an existing row of evergreen trees on land currently used as a hard surfaced play area. The visual impact of the extension is therefore considered to be minimal, and the development will not have a harmful prejudicial impact on the open character of the Green Belt.
20. With regard to other issues, the development is located a sufficient distance away from residential properties to ensure that it will not result in any harmful impacts. Furthermore it does not give rise to any highway objections. The design of the extension is satisfactory and therefore accords with Policy ENV1 of the GLP.

Human Rights Act Implications

21. The relevant issues arising out of the Human Rights Act have been assessed in accordance with the Council's adopted protocol and it appears that no human rights under Article 8 and Article 1 of the First Protocol are affected

Statutory and Policy Implications

22. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, Crime and Disorder and users. Where such implications are material, they have been brought to out in the text of the report.

Crime and Disorder Implications

23. The development is located within an existing school site and will benefit from being linked to the existing alarm system. The security suggestions made by the Crime Prevention and Architectural Liaison Officer have been brought to the applicants attention.

RECOMMENDATION

24. It is RECOMMENDED that no objections be raised and the application be referred to the Government Office for the East Midlands as a Departure from the Development Plan.
25. In the event that the Government Office do not wish to intervene, it is FURTHER RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Appendix 2.

Members need to consider the issues and resolve accordingly.

PETER WEBSTER
Director of Environment

Director of Resources' Financial Comments

This report considers the planning application and has no direct financial implications.
[DJK 6.5.04]

Head of Democratic and Legal Services' Comments

Planning Committee have powers to decide the Recommendation. [SHB 6.5.04]

Background Papers Available for Inspection

Letter for Gedling Borough Council dated 16th March 2004.
Letter from Nottinghamshire Police dated 16th March 2004.
Letter from Transco dated 23rd February 2004.
Letter from East Midlands Electricity dated 27th February 2004.
Letter from Coal Authority dated 20th February 2004.

Electoral Division Affected

Carlton East

EPD.MH/EP4520 29 April 2004

RELEVANT PLANNING POLICIES

Nottinghamshire Structure Plan Review

Policy 3/2

PERMISSION WILL NOT BE GRANTED FOR INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT. APPROPRIATE DEVELOPMENT WILL INCLUDE:

- (a) USES APPROPRIATE TO RURAL AREAS INCLUDING AGRICULTURE, FORESTRY AND MINERAL EXTRACTION;
- (b) ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION;
- (c) CEMETERIES;
- (d) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS, LIMITED INFILLING IN EXISTING VILLAGES, LIMITED INFILLING OR REDEVELOPMENT OF MAJOR EXISTING SITES AS IDENTIFIED IN ADOPTED LOCAL PLANS;
- (e) CHANGE OF USE OF AGRICULTURAL AND OTHER BUILDINGS TO EMPLOYMENT AND TOURISM USES, WHICH HELP TO DIVERSIFY THE RURAL ECONOMY;

PROVIDED THAT THE DEVELOPMENT IS LOCATED AND DESIGNED SO AS NOT TO ADVERSELY AFFECT THE GREEN BELT, IN PARTICULAR ITS OPEN CHARACTER.

Gedling First Replacement Revised Deposit Draft Local Plan

Policies ENV1, ENV26

SUGGESTED PLANNING CONDITIONS**Conditions**

1. The development hereby permitted shall be begun within 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in accordance with the following plans, unless otherwise agreed in writing with the County Planning Authority (CPA), or where amendments are made pursuant to the other conditions below:
 - Drawing No. 8783/AL/03 Floor Layouts dated 20/11/03
 - Drawing No. 8783/AL/04 Proposed Elevations dated 23/01/04
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby approved have been submitted to and approved in writing by the CPA. Development shall be carried out in accordance with the approved details.
4. Prior to commencement of development there shall be submitted to the CPA for its written approval details showing the method of protecting the existing trees located to the immediate frontage of the proposed development. The scheme shall include, but not necessary be limited to, the erection of protective fencing around the retained trees and landscaping, and details of the method of constructing service channels to minimise damage to roots. The scheme for the protection of the trees shall be implemented in accordance with the approved plans before any equipment, machinery or materials are brought to the site for the purposes of the development, and shall be maintained until all machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within the protected area shall not be altered, nor shall any excavation be made without the written consent of the CPA.

Reasons

1. To comply with the requirements of Section 91 of the Town and Country planning Act 1990.
2. For the avoidance of doubt.
3. In the interest of visual amenity and to ensure compliance with Policy ENV1 of the Gedling First Replacement Revised Deposit Draft Local Plan.
4. To ensure the protection of the trees during the development which provide a visual screen of the proposed development and to ensure compliance with Policy ENV1 of the Gedling First Replacement Revised Deposit Draft Local Plan.

Notes to Applicant

1. Your attention is drawn to the attached letter from The Nottinghamshire Police Authority.
2. Your attention is drawn to the attached letter from East Midlands Electricity.
3. Your attention is drawn to the attached letter from the Coal Authority

EPD.MH/EP4520
29 April 2004

Please note. Copies of the plan referred to in this report may be obtained from: John Sheffield, Environment, Trent Bridge House, Fox Road, West Bridgford, Nottingham NG2 6BJ, tel 0115 977 4499, email john.sheffield@nottsc.gov.uk or from Peter Barker at the same address, tel 0115 977 4416, email peter.barker@nottsc.gov.uk.