



meeting **PLANNING COMMITTEE**

date **15 JUNE 2004**

from: **Director of Environment**

agenda item number

5

**BASSETLAW DISTRICT COUNCIL APPLICATION NUMBER 1/02/04/0099/.
PROPOSAL: ERECT SINGLE STOREY SEVEN CLASSROOM
EXTENSION, NEW CAR PARKING AND NEW ACCESS FROM RAYMOTH
LANE. LOCATION: GATEFORD PARK PRIMARY SCHOOL, AMHERST
RISE, GATEFORD PARK, WORKSOP.
APPLICANT: NOTTINGHAMSHIRE COUNTY COUNCIL EDUCATION
DEPARTMENT.**

Purpose of Report

1. To consider an outline planning application for the erection of a single storey seven classroom extension, new car parking area, new access and playing field at the Gateford Park Primary School. The recommendation is to grant outline planning permission subject to conditions.

The Site and Surroundings (See Location Plan)

2. The application site comprises part of the existing school site together with approximately 1.7 hectares of agricultural land immediately to the south and east. The existing school buildings are single storey and of innovative design to promote sustainability with the original building being constructed in 1999 and a 4 classroom extension added in 2002. Vehicular and pedestrian access to the site is from Amherst Rise. The agricultural land within the application site falls gently from the school site to Raymoth Lane and part of it has been identified as being of archaeological importance. The majority of the application site forms part of a larger tranche that was granted outline planning permission by Bassetlaw District Council in September 2003 for a local retail centre, residential development and a new road. The school currently has no playing field but utilises those adjacent to St John's School on Raymoth Lane.

Proposed Development

3. The existing Gateford Park Primary School has become over subscribed and together with projected pupil numbers, this has created a need for an additional 210 primary school places. This need can be met by either an extension to the existing school or by the construction of a new school in the area. The County Council's Education Department is considering both options

and as part of that process this application to extend the existing school has been submitted. Another application to construct a new school on Eddison Park Avenue has also been lodged but that submission may be the subject of a separate report to a later meeting of Committee.

4. The application for the extension to the existing school has been submitted in outline but including the means of access, with all other matters reserved for subsequent approval. It proposes an extension on the south side of the existing school building to provide a further 7 class rooms, a playing field and additional staff car parking (15 spaces). A new access road would be constructed to Raymoth Lane to serve the car park and to provide an additional access to the school. The line of the proposed access road is the same as that previously approved by the District Council last year whilst the proposed playing field and car park are situated within the area identified for residential development in that permission.

Planning Policies.

5. Policy 3/4 of the Nottinghamshire Structure Plan Review 1996 (NSPR) would not normally permit development which would disturb or damage sites of archaeological importance but if there is an overriding need for the development, conditions will be imposed requiring adequate provision to be made for survey, excavation or recording as appropriate.

Policy 5/12 requires new development to provide appropriate off-street parking which seeks to reduce the pressure for on-street parking, but does not contribute to generating unnecessary traffic.

Policy 8/1 requires the provision of educational facilities as close as possible to the centre of the community they serve.

6. Policy 5/7 of the Nottinghamshire and Nottingham Joint Structure Plan Deposit Draft November 2003 (JSP) requires development proposals to make provision for traffic reduction measures and minimise the need for, and provision of, off-street parking. Local plans will specify the principles for these reduction measures for relevant sites.

7. Policy 6/12 of the Bassetlaw Local Plan (BLP) contains similar sentiments to Structure Plan Policy 3/4.

Policy 7/3 indicates that new developments should generally provide adequate car parking.

Consultations

8. Bassetlaw District Council. Raise no objections but draw attention to the existing planning permission for the construction of a local retail centre, residential development and a new access road and the potential problems of implementing two proposals.

Transco Has apparatus in the area. The applicant will be advised.

The Coal Authority. _Report on Coal Mining Circumstances in the area. The applicant will be advised.

Severn Trent Water. No response.

East Midlands Electricity. Network in close proximity. The applicant will be advised.

Environment Agency. No response.

Sport England. No response.

Crime Prevention and Architectural Liaison. No response.

Publicity

9. The application has been publicised by statutory press and site notices and by neighbour notification letters. These were sent to Nos. 160 to 180 (evens) Raymoth Lane; 46 to 56 (evens) Wellesley Close; 10 to 44 (evens) Stillwell Gardens; Nos. 2 to 10 (evens) and 1 to 7 (odds) Amherst Rise; No. 40 Amherst Rise; and No. 2 Raymoth Cottage. Two letters of representation have been received objecting to the proposal on the following grounds:-
- i. traffic congestion and danger,
 - ii. potential noise, litter and unruly behaviour from the proposed new road;
 - iii. potential for anti-social behaviour on the proposed new road;
 - iv. parking difficulties caused by parents dropping off children;
 - v. visual impact; and
 - vi. devaluation of property.

Both objectors suggest that if the development is to go ahead, it should be accessed from the existing Raymoth Lane/Gateford Road junction via a new roundabout.

10. Representations have also been received from RPS Consultants on behalf of Barratt Sheffield, who it is understood have recently acquired the site, objecting to the application on the grounds that the site benefits from planning permission for the development of a local retail centre and residential development and that the company is preparing detailed information to secure Reserved Matters Approval for the development.
11. The objector argues that the development of part of the land for an extension to the school would lead to a reduction in the housing land supply in West Bassetlaw contrary to Government advice; and that the site is better suited to residential development. The representation advises that Barratt Sheffield does not wish to dispose of the land and therefore “significant ownership issues would arise if your authority is minded to approve the school extension.

Clearly this would prejudice the future deliverability of the development of the site.”

12. The objector states that the application should be treated as a departure from the development plan and also questions the extent to which the Education Department as applicant has “rigorously assessed other sites before progressing a site not in their ownership and ultimately not available unless Compulsory Purchase Order (CPO) powers are progressed. Evidence should be provided by the applicant to demonstrate the various other options have been thoroughly examined before progressing with this site.”

Highway Observations

13. There are no highway objections to the principle of the development. However, the new junction to Raymoth Lane must be completed prior to any works commencing on the proposed development. Until the remainder of the adjoining land is developed, provision must be made for parents to park in the locality when dropping off/picking up their children. Safe pedestrian access must be included in the detailed scheme.

Observations

14. The application site forms part of a larger area of land recently granted planning permission by the District Council for residential development and a local retail centre. As part of that proposal, planning permission was also granted for the construction of a new access road to Raymoth Lane and it is that road which would be used to serve the extension to the school. It is therefore considered that the location of the road has been fully addressed in the context of that earlier application and it is neither necessary nor appropriate to revisit the matter.
15. The issue of traffic congestion and danger is not borne out by the comments of the Area Highway Office although it is acknowledged that parent parking from St John’s School does create problems along Raymoth Lane at the beginning and end of the school day. For that reason it is intended that parent drop off/pick up parking will be accommodated within the new development and not on Raymoth Lane. The provision of a link to the existing cycle path at the eastern end of the application site could encourage some pupils to walk or cycle to the school. Travel plans for both pupils and staff could also be used to discourage private car use by parents and staff. A Travel Plan currently exists for the school but it is intended to impose a condition requiring this to be updated to reflect the extension to the school.
16. The objectors’ concerns about the potential of the new road to create noise, litter, anti-social behaviour etc, were, it is understood, expressed during consideration of the previous application by the District Council. The activities associated with the proposed extension and the school generally could result in an increased level of vehicular and pedestrian movement but this is likely to be for a very limited period at the beginning and end of the school day.

Furthermore, as Gateford Park is a primary school, there is less likelihood of anti social behaviour occurring.

17. The proposed extension will be single storey and will be some 140 metres away from properties on Raymoth Lane and will have little visual impact on those properties.
18. Part of the application site contains significant archaeology. A planning condition is proposed to ensure that it is dealt with in the most appropriate manner.
19. Turning to the objections made by Barrett Sheffield, the argument that the proposed development would detrimentally affect housing land supply is not accepted. The objection fails to mention the emerging Joint Structure Plan (JSP), which is shortly to go through its Examination in Public. The JSP gives a total dwelling provision 2001-2021 for West Bassetlaw of 1100 dwellings of which no more than 200 should be on allocations outside urban areas.
20. Dwelling completions for the period 2001-03 amount net to 388, planning permissions extant at April 2003 are 299 and urban capacity for the period 2001-11 is 1232 giving a grand total of 1919 dwellings. There is therefore more than sufficient housing supply to meet the JSP policy requirements to 2021. The JSP accords with approved RPG 8 that provides a figure of 49,000 dwellings to be provided in the JSP area for the same period 2001-21. It can therefore be argued that the application site is better used for non-dwelling urban purposes than for housing and that would also accord with the County Council's policy to locate new schools in locations accessible for all modes of travel.
21. The objector's comments that the site is suitable for residential development is not disputed but the reasons for its suitability are equally applicable for an extension to the Gateford Park Primary School. The site is in a sustainable location well contained within the existing urban fabric of Worksop in a good location and it will relate well to services and facilities. In educational terms, notwithstanding the operational advantages in having a single school, extending the existing building would utilise the existing infrastructure and its location; provide an opportunity to improve traffic movement to the school and reduce existing parking problems associated with the school; and bring the school and playing field together on a single site.
22. The Education Department investigated a number of alternative sites in the Gateford area. The majority of the sites were outside the defined settlement boundary and from discussions with Bassetlaw District Council, it was clear that they raised a number of planning issues. One of the sites, that on Eddison Park Avenue referred to earlier, is the site of an application for a new school as an alternative to extending the Gateford Park School. That application has attracted a number of objections, including one from the District Council.

23. The question of land ownership is not a planning issue for the Council has an obligation to consider the planning application on its own merits, having regard to national and local planning policies and any other material considerations and to grant it unless it considers that the proposal would cause material harm in the light of those policies and /or considerations. From the above comments, it is apparent that it is considered that the proposed development would not cause material harm. In that regard, it is apposite to note that the District Council has raised no objections to the proposal. It should also be noted that the application has been treated as a departure from the development plan and will need to be referred to the Government Office if the Committee is minded to grant planning permission for the development.
24. There are no rights of way affected by the proposed development.

Conclusions

25. The proposed development will provide a much needed extension to the existing school facility. Although the site forms part of a residential allocation, the District Council have raised no objections to the development. The extension will be accessed from Raymoth Lane via a new junction, which a proposed condition will require to be completed prior to any works commencing to ensure that a safe vehicular access exists into the site. Appropriate conditions are proposed to ensure that the archaeology on the site is dealt with properly whilst other conditions will deal with visual appearance, landscaping and ecology.
26. It is considered that the proposed development is not contrary to either national or local policies nor would it have any material effect upon the amenity of nearby residential properties.
27. The landowner's stated intention not to dispose of the site is noted but is not considered to be relevant to the consideration of the application.

Summary of Reasons for Granting Permission.

28. The County Council is of the opinion that the proposed development gives rise to no material harm and that there are no material considerations that indicate that the decision should be made otherwise. The County Council considers that any potential harm as a result of the proposed development would reasonably be mitigated by the imposition of the attached conditions.

Statutory and Policy Implications

29. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, Crime and Disorder and those using the service. Where such implications are material, they have been brought to out in the text of the report. Attention is, however, drawn to specifics as follows:-

Human Rights Act Implications

30. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. Rights under Article 8 and Article 1 of the First Protocol are affected. The proposals have the potential to have some limited impact upon the amenities of nearby residential properties. Members will need to consider whether the benefits, which the proposal would bring, outweighs any impact upon individuals.

RECOMMENDATION

31. It is RECOMMENDED that no objections be raised and that the application be referred to the Government Office for the East Midlands as a Departure from the Development Plan.
32. It is FURTHER RECOMMENDED that, should the Government Office not wish to intervene, the Director of Environment be authorised to grant outline planning permission for the above development, subject to the conditions set out in Appendix 1.
33. Members need to consider the issues set out in the report and resolve accordingly.

PETER WEBSTER
Director of Environment

Director of Resources' Financial Comments

As this report considers the planning application, there are no financial implications arising. [DJK 2.6.04]

Head of Democratic and Legal Services' Comments

Committee have power to decide the Recommendation. [SHB 28.5.04]

Background Papers Available for Inspection

1. Letter from Bassetlaw District Council dated 21/5/2004
2. 2 letters from local residents received between 30/3/2004 and 7/4/2004
3. Letter and plan from The Coal Authority dated 19/3/2004
4. Letter and plan from Transco dated 26/3/2004
5. Letter and plan from East Midlands Electricity dated 17/3/2004
6. Letter from RPS Consultants dated 24/5/2004.

Electoral Division(s) Affected

Worksop North and Carlton.

EPD.MD/EP4533
27 May 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.

APPENDIX 1

PROPOSED PLANNING CONDITIONS

1. The development hereby permitted shall commence either no later than five years from the date of this permission or no later than two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
2. Application for the approval of reserved matters as specified in Conditions 6 and 7 below shall be made to the County Planning Authority (CPA) no later than three years from the date of this permission
3. The vehicular access to the site shall be from Raymoth Lane as shown on Drawing No. 8392/ AL (0) 002 received on 5 March 2004, unless otherwise agreed in writing by the CPA. The junction works at Raymoth Lane must be completed prior to any works commencing on the proposed development. Until the remainder of the adjoining land is developed pursuant to the Outline Planning Permission 1/2/01/171 granted by Bassetlaw District Council, provision must be made in the immediate locality of the school for parent drop off/pick up parking.
4. Prior to any construction works commencing on the site, a programme of construction and site works shall be submitted to and approved in writing by the CPA. The programme shall specify the location of any temporary contractor's access points and compounds.
5. The proposed extension to the existing school buildings shall be single storey in height and shall be located as shown on Drawing No. 8392/ AL (0) 002 received on 5 March 2004 unless otherwise agreed in writing by the CPA.
6. No development shall take place until details of the following matters have been submitted to and approved in writing by the CPA:
 - a) the siting, layout, design and external appearance of the development including vehicular and pedestrian circulation routes and linkages to existing routes; car parking provision, which unless otherwise agreed in writing by the CPA shall be located as shown on Drawing No. 8392/ AL (0) 002 received on 5 March 2004; secure and covered cycle parking facilities, servicing provision and the means of enclosure of the site. Staff parking provision shall be in accordance with the County Council's Parking Provision for New Developments.
 - b) the materials to be used in the facing of the external surfaces of all buildings and other hard surfaced areas; and any external lighting within the site.

7. No development shall take place until a landscaping scheme has been submitted to and approved in writing by the CPA. The scheme shall include the following details:
 - a) all trees, hedges and shrubs to be retained and the measures for their protection during the course of development and thereafter;
 - b) existing and proposed levels and contours;
 - c) location and details of playing fields, all weather surfaces, play equipment, furniture and signage;
 - d) routes of existing and proposed services above and below ground;
 - e) surface water disposal;
 - f) planting proposals showing numbers, species, density of planting, positions and sizes of all trees and shrubs; and planting seeding/turfing of playing fields and other soft landscape areas.
 - g) a landscape management plan and schedule of maintenance.
8. All landscaping works approved under Condition 7 above shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the development or within the first planting and seeding seasons following the completion of the development, as agreed in writing with the CPA. The maintenance shall be carried out in accordance with the approved schedule. Any trees or plants that, within a period of five years after planting, die, are removed or, in the opinion of the CPA, become seriously damaged or diseased, shall be replaced as soon as is reasonably practicable with others of size, species and number as originally approved, unless the CPA gives written consent to any variation.
9. No development shall take place within the application site until details of a written scheme for archaeological mitigation has been submitted to and approved in writing by the CPA. Thereafter the scheme shall be implemented in full accordance with the approved details.
10. The development shall not be brought into use until the car parking provision and the cycle parking facilities approved under Condition 6 have been provided and made available for use in accordance with the approved plans and details.
11. No development shall take place until an ecological survey of the site has been undertaken using a methodology submitted to and approved in writing by the CPA. The survey shall identify the location of any species of flora and fauna that are protected species or of wildlife interest and propose measures to minimise the impact of the development upon such species. The proposed measures shall be agreed in writing by the CPA and thereafter implemented.
12. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through an oil interceptor designed and constructed to have a

capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

13. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas shall be passed through trapped gullies with an overall capacity compatible with the site being drained.
14. During construction all facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound shall be at least equivalent to the capacity of the largest tank, vessel or the combined capacity of interconnected tanks or vessels plus 10%. All filling points, associated pipework, vents, gauges and sight glasses must be located within the bund or have separate secondary containment. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework shall be located above ground and protected from accidental damage. All filling points and tank/vessels overflow pipe outlets shall be detailed to discharge downwards into the bund.
15. Prior to the development hereby permitted first becoming operational, the School Travel Plan, which is aimed at reducing reliance on the use of private cars as a principal means of staff transport to and from the school and reducing reliance on private cars to bring children to school shall be reviewed and submitted to the CPA for its written approval, and measures carried out as identified in the approved plan.
16. No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reasons

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| 1,2 | To comply with Section 92 of the Town and Country Planning Act 1990. |
| 3,10,15 | In the interests of road safety and to promote the aims of sustainable modes of transport. |
| 4,5,6,7,8 | In the interests of amenity. |
| 9. | To ensure that any archaeological remains on the site are protected. |
| 11 | To safeguard any species of flora or fauna that are of wildlife interest. |
| 12,13,14 | To prevent pollution of the water environment. |
| 16. | To prevent the increased risk of flooding. |

Notes to Applicant

Under the provisions of Section 76 of the Town and Country Act 1990, the attention of the applicant is drawn to Sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institute Code of Practice BS5810:1979 or any prescribed document replacing that Code.

The attention of the applicants is drawn to the comments of The Coal Authority, Transco and East Midland Electricity that are enclosed with this Decision Notice.

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