

APPLICATION NO PA/2012/0090

APPLICANT North Lincolnshire Council

DEVELOPMENT Planning permission to erect extensions to school

LOCATION Willoughby Road Primary School, Willoughby Road, Scunthorpe

PARISH **SCUNTHORPE**

WARD Brumby

CASE OFFICER Mark Simmonds

SUMMARY RECOMMENDATION **Subject to the Secretary of State not wishing to intervene, grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Statutory consultee objection (Sport England)

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy DS1 (General Requirements) expects a high standard of design in all developments, which should not result in a loss of amenity and should protect open spaces and not cause pollution.

Policy R1 (Protected Playing Fields)

Policy R3 indicates that proposals for indoor or purpose-built sports facilities will be encouraged and that existing facilities should be retained or a replacement provided wherever possible.

North Lincolnshire Core Strategy: Policy CS1 (Spatial Strategy for North Lincolnshire).

Policy CS2 (Delivering More Sustainable Development) states that in supporting the delivery of the spatial strategy set out in policy CS1, as well as determining how future development needs will be met in North Lincolnshire, a sequential approach will be adopted.

Policy CS5 (Delivering Quality Design in North Lincolnshire) requires all new development to be well designed and appropriate for its context.

Policy CS23 (Sport, Recreation and Open Space) – proposals will be permitted provided that there is no adverse impact on nearby properties or habitats, by reason of noise, general disturbance, fumes or external lighting; and the development contributes to meeting identified shortfalls in provisions or enhances the quality of existing provision.

CONSULTATIONS

Severn Trent Water Ltd: Advise a condition.

Fire Brigade: Advise an informative.

NHS: No objections.

Sport England: Object due to the loss of grassed areas capable of being used as sports pitches without an equivalent replacement.

PUBLICITY

Neighbours have been notified and site notices displayed. No comments have been received.

ASSESSMENT

This application involves substantial extensions and alterations to the layout of the site with additional car parking to facilitate the amalgamation of two schools in the locality – Riddings Infants and Riddings Juniors – to create a 350-place school known as Willoughby Road Primary School. The plans have been amended to reduce the size of the extensions.

The main issue in determining this application is whether the loss of grassed areas at the school would lead to an unacceptable loss of potential sports pitches.

The application is considered completely acceptable in terms of size, scale and design, and there would be no material impacts upon the amenity of neighbours or the street scene.

The main issue in the determination of the application is an objection from Sport England. Sport England object to the development extending onto land capable of accommodating pitches and ancillary sporting facilities, it states that they cannot find reference to any replacement playing field to compensate for that being lost to the proposals. It advises that the objection is specifically on the grounds that:

- (i) there is a deficiency in the provision of playing fields in the area of the local authority concerned; and
- (ii) the proposed development would result in a deficiency in the provision of playing fields in the area of the local authority concerned.

It has taken a hard line on the application and requires an equivalent replacement of the land lost to the development. Attempts have been made to negotiate on this position but Sport England maintains its objection. It also refers to a 'Google Earth' image from 2003 which shows a large pitch on the area identified for the extensions.

The school would provide a more than adequate level of play provision, including hard and soft play/sports areas.

The school has a generous amount of open land, mostly grassed and part of the current application involves providing a football pitch which is of a suitable size for the age of children attending the school. The school is also directly adjoining a public sportsground. It

is felt that the school will have more than an adequate provision of play areas and sports facilities and the objection from Sport England is unreasonable and unfounded.

Further to Sport England's letter of 14 February 2012, Education have advised on the situation in general and in particular on the issue regarding playing pitches.

The former Riddings Junior and Infant Schools were amalgamated in September 2011 to form Willoughby Road Primary School following extensive informal and statutory formal consultation with all stakeholders including parents and members of the local community. As part of the consultation and public meetings governors, staff and parents were consulted on the local authority's intention to move both schools to one site. Both the amalgamation and relocation of pupils received support from the public and as a result the council made the decision to implement the proposals.

The Willoughby Road (former Riddings Junior) site is 18799 square metres. This is mid way in the range of site areas for a 350 place school as per the Department of Education Building Bulletin 99. The infant site is too small to support a primary school as there is no requirement for infant pupils to have access to formal playing pitches. Hence, the proposal is to extend the existing junior school to form a primary school.

The junior site has not had formal playing pitches marked on the grounds for a number of years as evidenced on the current Google Earth maps. There is an area to the south-east of the site that is currently large enough to support a football pitch. There is no other area on the current site that a junior football pitch could fit in. The majority of building is contained on either the existing hard play area or aligned with the existing two classrooms that protrude from the south elevation of the school. Once the building work is complete a junior football pitch will still fit on the site with adequate run-off areas. This is the size of pitch that is appropriate for the age range of the pupils that will attend this school. In addition to an area suitable for a football pitch, rounders or running strip there are other grassed areas retained that would be suitable for development as training grids or informal play. A further area for foundation stage continuous outdoor play as required to meet the curriculum would be created. The additional playground to the side of the mobile classrooms is to compensate for the area removed for construction of the studio and classrooms to the rear of the school. Additional car parking has been added to the site to reduce the impact of staff and visitors cars on the local road network. A cycle storage facility has been included in the design to encourage more staff and pupils to use sustainable travel options. The majority of current pupils live within walking distance of the school.

Staff and governors have been consulted on the proposed design and layout of the site and support this application.

The school is adjacent to the Riddings recreation ground that provides sport field provision to meet the needs of the local community. In addition, part of the field at the former secondary school on the Riddings estate is currently leased to Bottesford football club. Therefore we feel there is adequate provision to meet the needs of the local community.

The local authority is in consultation with Sport England on the updated Playing Pitch Strategy currently in the process of being written. The data supporting this document indicates that there is sufficient provision to meet local demand and does not count the Willoughby Road Primary School site within the existing provision.

The proposals should be approved as they stand.

RECOMMENDATION

The committee resolves:

- (i) it is mindful to grant permission for the development;**
- (ii) the application be referred to Sport England for further consultation in accordance with statutory procedures to enable it to consider whether it wishes the Secretary of State to intervene;**
- (iii) in the event of no intervention the decision be delegated to the Head of Development Management; and**
- (iv) the permission so granted be subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: AL(0)112 Rev A, AL(0)002, AL(0)111, TLL/S/0121630/EX/R1/250112, AL(0)11 Rev D, AL(0)003, 3103/001, AL(0)004, 3103/101 and 3103/102.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No development shall take place until a scheme for the disposal of foul and surface water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

5.

If, during development, any odorous, discoloured or otherwise visually contaminated material is found to be present at the site then no further development shall be carried out until a written method statement detailing how this contamination shall be dealt with has been submitted to and approved in writing by 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 off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan.

6.

Before development is commenced, details of the method of protecting the existing trees on the site throughout the construction period shall be submitted to and approved in writing by the local planning authority, and such works as may be so approved shall be carried out before development is commenced, and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damage to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed with the local planning authority.

Reason

In order to protect the existing trees on the site.

7.

All works shall be carried out in accordance with the recommendations of the submitted document 'Protected Species Survey of Willoughby Road Primary School, Willoughby Road Primary School' dated January 2012.

Reason

To protect features of recognised nature conservation importance in accordance with policies CS5 and CS17 of the North Lincolnshire Core Strategy.

Reasons for approval

The council, as local planning authority, has had regard to the relevant policies of the development plan as set out below and considers that, subject to compliance with the conditions attached to the permission, the proposed development would be in accordance with the development plan, would not materially harm the character of the area and would be acceptable in all other planning considerations:

North Lincolnshire Local Plan: DS1, R3

North Lincolnshire Core Strategy: CS1, CS2, CS5, CS23



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