

APPLICATION NO	PA/2015/0043
APPLICANT	Mrs L Wardlaw, Demeter House (England) Ltd
DEVELOPMENT	Planning permission to erect a three-bay portacabin to provide office, staffroom and meeting room facility
LOCATION	Demeter House, Bigby Street, Brigg
PARISH	BRIGG
WARD	Brigg and Wolds
CASE OFFICER	Joanna Heweth
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Significant public interest

POLICIES

National Planning Policy Framework: Presumption in favour of sustainable development.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

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 proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give greater weight to the need to create, expand or alter schools; and work with schools promoters to identify and resolve key planning issues before applications are submitted.

Paragraph 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Paragraph 74 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless the land is surplus to requirements, or the loss would be replaced elsewhere or the development is for alternative sports and recreational provision, the needs of which clearly outweigh the loss.

North Lincolnshire Local Plan: Policy DS6 (Temporary Buildings)

Policy DS1 (General Requirements)

Policy R1 (Protecting Playing Fields)

Policy C1 (Educational Facilities)

Policy T19 (Car Parking Provision and Standards)

Policy LC12 (Protection of Trees, Woodland and Hedgerows)

Policy DS14 (Foul Sewage and Surface Water Drainage)

North Lincolnshire Core Strategy: Policy CS2 (Delivering More Sustainable Development)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS13 (Lifelong Learning and Skills)

CONSULTATIONS

Highways: Does not wish to restrict the grant of planning permission.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. Letters of objection have been received on the following grounds:

residents of Ancholme Mews to the north of the site are a minimum of 60 years old as required by condition of occupancy (or 55 average if a couple) and residents enjoy sitting out, especially in summer months

loss of residential amenity by virtue of noise and disturbance – the development should be re-sited away from residential properties

unused playing fields, parking area or unused tennis courts could be used to site temporary building instead

the proposed site is grassed and unsightly, holding only a shed in need of repair, but for residents this area would be further diminished by an unsightly and unmaintained portable building

devaluation of residential properties

residents are concerned that the proposal would be the start of 'development creep'

the proposal should be reconsidered and the applicant should be requested to re-site the building away from Ancholme Mews.

ASSESSMENT

The applicant is Demeter House, a registered school which opened in 2006. The school caters for students aged 5 to 16 of both sexes with social, emotional and behavioural difficulties. The school continues to grow in demand and the applicant states that this is

placing pressure on the existing building's facilities. The proposal is for the erection of a three-bay temporary building to enable the relocation of office, staffroom and meeting rooms from the main school building. This would provide staff with a quiet area to work away from the students without disturbance currently experienced and, secondly, it would enable the formation of teaching rooms in the main building to cope with the increased demand for the facility. The submitted plans do show one room as a meeting/classroom but the majority of the time this room is intended to be used as a meeting rather than a teaching facility.

The single-storey building would be sited on an existing grassed area to the south-west of the existing school. It would measure 9.02 metres wide, 9.93 metres long and 3.2 metres high, and would have a flat roof. To the south-west of the site lies ancillary accommodation for teachers at the school. To the north of the site is a block of residential flats which is three-storey and has windows overlooking the application site. To the west of the school site are residential properties. To the east of the site lies Demeter House School site and beyond that are council offices. To the south of the school site is a playing field.

On the eastern boundary to the site is a 1.5 metre high hedge. Along the southern boundary is a hedge to around 2 metres in height. Along the western boundary are high conifer trees which provide a complete screen from the west. The northern boundary next to Ancholme Mews is formed by a 2 metre high close-boarded fence with a 0.3 metre high trellis along the top. On the application site next to this fence is a row of young deciduous trees which in time would provide a screen between the site and the flats to the north. Vehicular access is separate for the school access and is from Bigby Street.

The material planning considerations relate to policy and principle, and amenity.

Policy and principle

The application site falls within the development boundary for Brigg and is not allocated for any particular use within the North Lincolnshire Local Plan. Policy DS6 (Temporary Buildings) states that planning permission will be granted provided the temporary building is not highly visible to the general public or detrimental to the amenity of the area/landscape, and will not prejudice proposals for the permanent development on the site. The policy also states that in granting planning permission for temporary buildings conditions may be imposed requiring the landscaping of the development or other measures to help mitigate its impact on the visual amenity of the area. The policy also states that a time-limited planning permission will be granted for non-permanent structures in cases where a permanent permission would prejudice future development of the site.

In view of the location within the existing school grounds and the requirements of policy DS6, it is considered that the proposal is acceptable in principle.

Amenity

A total of 16 letters of objection have been received from occupiers living in the apartment building to the north of the site at Ancholme Mews. This is a three-storey development with habitable windows on the south elevation facing the site. There is a private amenity area for residents next to the southern elevation.

The proposed building would be located a distance of 25 metres from the Ancholme Mews building itself and a distance of 17 metres from the mutual boundary. The building

would be prefabricated with steel sheet roof and prefinished panel walls. The roof and walls would be finished in green which the applicant has chosen to blend in with the surrounding grassed areas and landscaping to minimise the impact of the building as much as possible. The ancillary WC facilities would be connected to an existing manhole which in turn discharges to an existing septic tank currently only being used by the existing teachers' living accommodation to the south-west. No further vehicular access would be required but a new footpath would be provided leading to the site from the existing access road.

Following the receipt of a number of letters of objection, the applicant was requested to provide additional information in order to address residents' concerns and objections. The applicant states that the primary use of the building would be for staff facilities and offices. There would be a meeting room for training staff. Children would visit the building if directed to do so but it would not be for their general use.

The applicant has stated in writing that the building is guaranteed for a period of 10 years and it is intended that the building would be used for this full period. The applicant confirms that if the school continues to be successful then a more permanent site/building would be looked for at that point. The applicant states that the land is currently part garden to the house to the south-west and part horticultural study area for the school children. If the application is successful the applicant intends to involve the children in changing this into a sensory garden with raised flower beds and vegetable plots. The design and construction of the garden would be carried out as a school project with a view to letting the community share it after that. It is not intended by the applicant to landscape the site for screening purposes as there is existing planting on each boundary.

Residents have objected on a number of grounds as detailed above but have suggested that alternative locations be considered which would be further away from Ancholme Mews. The alternatives suggested include the tennis courts, playing fields and under-used parking areas. The applicant has advised, however, that the location of the site has been chosen partly because there is an existing drainage connection near to the site. If the building was positioned in the areas suggested by residents there would be no drainage connection available. The chosen siting would also have some visual sighting of the rest of the school.

The use of playing fields and tennis courts would bring other policy considerations, including policy R1 of the local plan, and may well be unacceptable in principle if this would result in the loss of sports facilities. Sport England would need to be satisfied that such a loss would be acceptable and may require replacement provision in any case. The use of parking areas may also be difficult, especially if the school intends to expand with a resulting increased demand for parking facilities. The applicant also makes the point that the application site is already within the school grounds and as such is available for the children to use at present.

It is considered that the building would be a sufficient distance from the residential accommodation at Ancholme Mews to prevent the building from causing any significant loss of outlook or loss of privacy or overlooking. The residents within the Mews who use the existing private amenity space next to the Mews accommodation may experience increased noise and disturbance following the use of the site for the intended use but the applicant states that the building itself would primarily be for staff facilities. The proposed sensory garden would not require planning permission if it is used by the school. Any proposed community use may well require a separate planning permission depending on the level

and type of use and the applicant will be advised accordingly. Community uses of school facilities are encouraged by policy CS13 of the Core Strategy.

In conclusion it is considered that the proposed development is acceptable and would not significantly affect nearby occupiers given that any use by children would be supervised and that the building would be a substantial distance from occupiers in Ancholme Mews.

RECOMMENDATION Grant permission 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 approved shall be limited to a period of five years only and the building shall be removed and the site restored to its former condition on or before 8 April 2020 unless an application is submitted and approved before this date.

Reason

To protect the appearance of the area in accordance with policy DS6 of the North Lincolnshire Local Plan as the building is of a temporary construction and in need of regular maintenance.

3.

Prior to the siting of the building hereby approved, details of surface water and foul drainage shall be submitted to and approved in writing by the local planning authority. All work shall accord with the approved details.

Reason

To ensure satisfactory drainage is secured to protect the site and adjacent occupiers from flooding in accordance with policy DS14 of the North Lincolnshire Local Plan.

4.

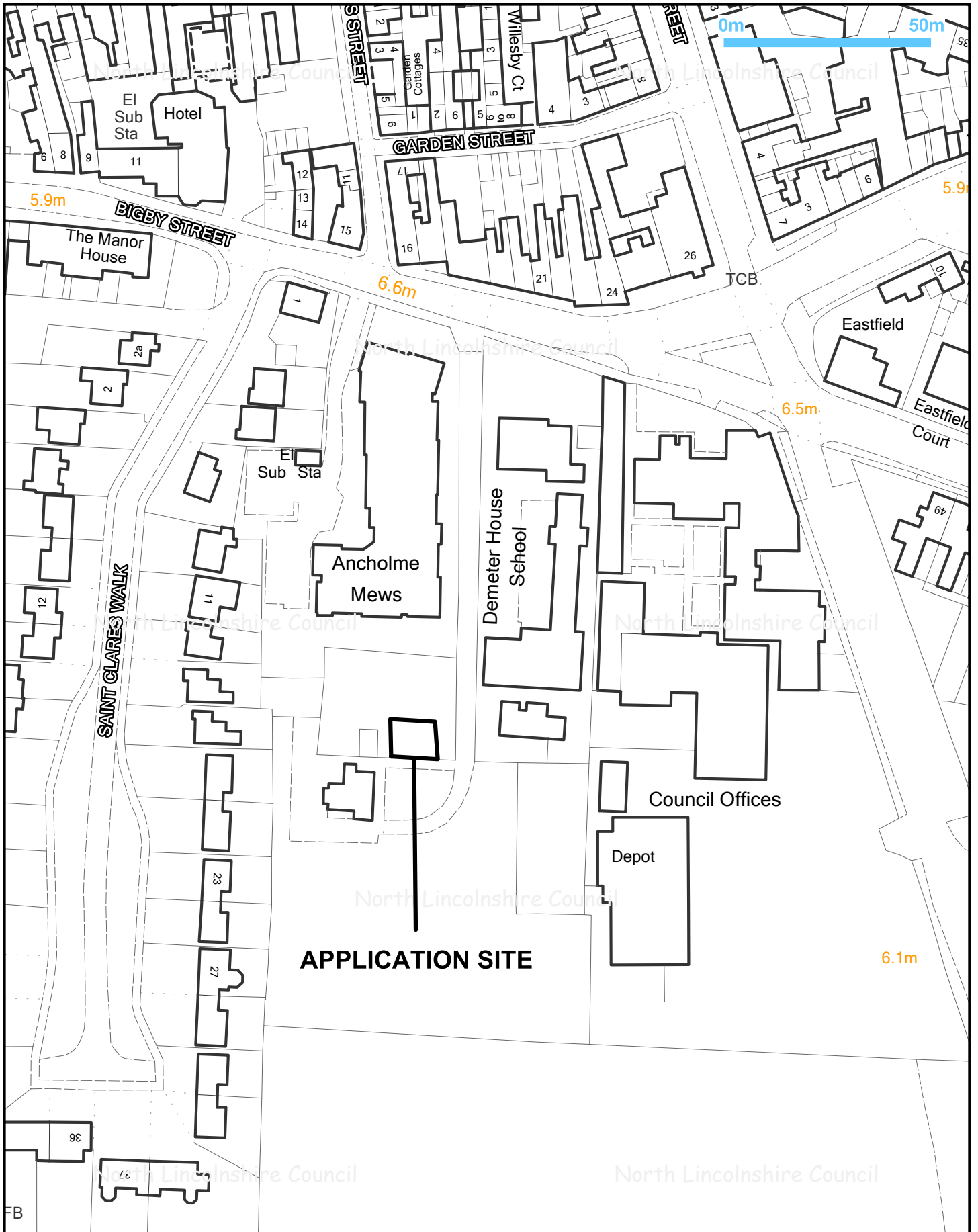
The development hereby approved shall be carried out strictly in accordance with the submitted details and the following plans: location plan DH/15/01, site location plan DH/15/02, proposed layout plan FL/2014/0516511-1, point load diagram FL/2014/0516511-2, and proposed elevations FL/2014/0516511-3.

Reason

In the interests of proper planning and for the avoidance of doubt.

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2015/0043		
Drawn by: Sue Barden	Date: 24/03/2015	Scale 1:1250

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PA/2015/0043 Proposed Block Plan

