

Item No: 5.3
Application No: 15/01213/REM Author: Aidan Dobinson Booth
Date valid: 24 July 2015 ☎: 0191 643 6333
Target: 23 October 2015 Ward: Valley
decision date:

Application type: approval of reserved matters

Location: Land West Of Station Rd Backworth South Of Backworth Hall North Of A191 East Of, A19 Trunk Road, Backworth, Tyne And Wear,

Proposal: Application for reserved matters relating to outline permission 14/01930/FUL details of appearance, landscaping, layout and scale for the erection of the new primary school and associated external works

Applicant: The Northumberland Estates, FAO Mr Barry Spall Estates Office
Alnwick Castle Alnwick Northumberland NE66 1NQ

Agent: DarntonB3, FAO Miss Kayleigh Scott 2nd Floor Generator Studios
Trafalgar Street Newcastle Upon Tyne NE1 2LA

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1. Main Issues

1.1 The main issues for Members to consider is whether the remaining reserve matters relating to layout, scale, landscaping and appearance of a new primary school, which is part of outline planning permission 14/01930/FUL is acceptable.

2. Description of the Site

2.1 The site which has outline planning permission measures approximately 26.3 ha in area and is currently arable farmland. The remaining reserve matters for the majority of the housing and the estate road were approved by Planning Committee at it's meeting on 4 August 2015.

3. Description of the Proposed Development

3.1 The proposal seeks approval of reserve matters relating to outline planning permission 14/01930/FUL, which are layout, scale, landscaping and appearance for a new primary school.

3.2 The school will move to their new accommodation from September 2017. The school will remain in their existing buildings on Station Road until the end of the summer term 2017. The school will be built to a two form entry capacity (admission of up to 60), however initially, three classrooms will be built to 'shell finish' and therefore not occupied. The school will operate to an admission

number of 45 (1.5 form entry) until the demand from the new housing development requires the introduction of additional capacity. This will ensure that neighbouring schools are not affected by the provision.

At this point, there is no intention of amending the catchment areas, as a consequence of building this school. The new school building has been designed to the Government's Building Bulletin 1.3. The general teaching spaces are all designed to a capacity of 30 pupils, with the exception of the Nursery Class is to a capacity of 26, in line with the guidance of the Early Years and Foundation Stage guidance.

4. Relevant Planning History

13/00781/OUT – Outline planning permission for the construction of 590 residential dwellings (including affordable housing), new primary school buildings and separate building and separate building for the local community with all matters reserved except access.

14/01930/FUL – Variation of conditions 5, 7 8, 11, 12, 14-26, 28-33, 41-46, 49 and 50 of planning application 13/00781/OUT. To enable development to be implemented in accordance with an agreed phasing plan.
Permitted 02.04.15.

15/00434/REM – Application for reserved matters relating to outline permission 14/01930/FUL Construction of link road (Layout)
Permitted 05.08.15.

15/00514/REM – Application for reserved matters relating to outline permission 14/01930/FUL: Details of layout, scale, landscaping and appearance of 200 residential dwellings (Phase B).
Permitted 05.08.15.

15/00543/REM – Application for reserved matters relating to outline permission 14/01930/FUL: Details of layout, scale, landscaping and appearance for 180 residential dwellings (Phase A).
Permitted 05.08.15.

5. Development Plan

5.1 North Tyneside Unitary Development Plan (adopted March 2002)
Direction from Secretary of State under Paragraph 1(3) of Schedule 8 of Town and Country Planning and Compulsory Purchase Act 2004 in respect of policies in the North Tyneside UDP.

6. Government Policy

6.1 National Planning Policy Framework (2012).

6.2 National Planning Policy Guidance (2014).

6.3 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in the determination of this application. It required local planning authorities to apply a presumption in favour of sustainable development on determining development

proposals. Due weight should still be attached to Development Plan policies according to the degree to which any policy is consistent with the National Planning Policy Framework.

PLANNING OFFICERS REPORT

7. Main Issues

7.1 The main issues for Members to consider in this case is whether the reserve matters relating to layout, scale, landscaping and appearance for the erection of a new primary school and associated external works approved as part of outline planning permission 14/01930/FUL are acceptable.

7.2 Consultation responses and representations received as a result of the publicity given to this application are set out in the appendix to this report.

7.3 Preliminary Matters

7.4 The principle of building a new primary school on this site has already been firmly established by the grant of outline planning permission on 22 November 2013. A subsequent application which sought to vary some conditions to enable this development to proceed on a phased basis was also approved on 2 April 2015.

7.5 Layout

7.6 Paragraph 56 of NPPF states the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

7.7 The Design Quality SPD provides guidance on the design of buildings, places and spaces in North Tyneside. It states that the Council will encourage innovation in the design and layout, provided that the existing quality and character of the immediate and wider environment are respected.

7.8 Policy T11 states that parking requirements will in general be kept to the operational maximum and should include adequate provision for people with disabilities and special needs.

7.9 LLD 12 Transport and Highways SPD sets of the Council's adopted parking standards.

7.10 The school would be situated centrally within the site. A surface level car park would be provided towards the south western end of the site adjacent to the new access that would be formed to the estate road. Playgrounds would be provided to the north of the school buildings with a Multi Use Games Area to the north end of the site and a Mini Soccer pitch towards the north western edge. The layout presents a logical and functional use of the site in order to provide the new school.

7.11 The existing golf course is situated to the north of this site and the existing mature tree belt. The golf course at this location plays from east to west, with the

hole situated at the western end and therefore the furthest point away from the school. It is officer advice that due to the existing mature landscaping and the position of the hole that the school would not be adversely affected by misdirected golf balls.

7.12 The Highway Network Manger has been consulted and states the Section 106 Agreement remains in place as do the original planning conditions and associated off site highway works and this reserved matters application refers to the detailed layout. He goes onto state that the detailed layout has been assessed and subject to appropriate conditions approval is recommended.

7.13 Members need to determine whether the proposed layout is acceptable and whether the proposed would accord with the advice in NPPF policy T11 and the Design Quality SPD and weight this in their decision.

7.14 Scale

7.15 LDD11 The Design Quality SPD states that the scale mass and form of new buildings are some of the most important factors in producing good design and ensuring development integrates into its setting within the wider environment.

7.16 The new school building will primarily be two storeys in height, although it will step down at the main entrance to create a welcoming entrance on a human scale, especially to children. Overall, the new school building would measure approximately 7.3m to the eaves and 10.7m to the top of a curved roof.

7.17 In terms of the surroundings, the closest buildings are Parkside House, which is two storeys, an ambulance station which is 1 storey, but double height and the existing residential housing, which is mostly 2 storeys on the eastern side of the A186. The majority of the new housing to the west of the site would be mainly two storeys in height, with some being two and half storeys providing living accommodation in the roofspace. It is officer advice that the proposed school would sit comfortably in relation to surrounding buildings and be acceptable in terms of scale. The proposal would therefore accord with LDD11 The Design Quality SPD.

7.18 Members need to consider whether the proposal is acceptable in terms of scale, whether it would accord with LDD11 The Design Quality SPD and weight this in their decision.

7.19 Appearance

7.20 The site is adjacent to the Backworth Village Conservation Area, which was formally designated in November 1974 and is located to the north.

7.21 Policy E16/2 states that development which would not preserve or enhance the character, appearance or setting of a conservation area will not be permitted. In assessing a development particular consideration will be given to its relationship to surrounding development.

7.22 LDD11, The Design Quality SPD states that all new buildings should be well proportioned and have a well-balanced and attractive external appearance.

Good design requires a harmonious and consistent approach to the proportions of details, the position, style and location of windows and doors, the type and use of materials and the treatment to the roof its eaves and verges. Contemporary and innovative designs... add to the overall attractiveness of the Borough and contribute to the overall character.

7.23 The style of the proposed school would be modern and contemporary. The proposed design seeks to use a pallet of materials including timber, white composite panelling and timber weatherboard, which will complement the surrounding countryside. The modern building would be seen as part of the new housing estate, which would also be contemporary in style. The new school building would be immediately adjacent to the Backworth Conservation Area which is to the north. The careful choice of materials including timber would ensure that it would not detract from the character or appearance of the Backworth Conservation Area.

7.24 It is officer advice that the proposed contemporary and modern design of the new school is acceptable to the site and the surrounding area. The proposal would not have an adverse impact upon the character or appearance of the adjacent Backworth Conservation Area. The proposal is considered to accord with policies E16/2 and LDD11 The Design Quality SPD.

7.25 Members needs to consider whether the appearance of the proposed school is acceptable, whether it would accord with policies E16/2 and The Design Quality SPD and weight this in their decision.

7.26 Landscaping

7.27 Policy E14 seeks to protect and enhance existing trees and landscape features within the urban environment and encourage new planting in association with new development.

7.28 The Design Quality SPD states that good landscape design can help legibility, create focal and reference points, enhance biodiversity and enhance the overall quality of the external environment. It goes onto state that the Council will expect applicants to demonstrate how they have taken account of the need to provide a high quality landscape design in their proposals.

7.29 The applicant states that the landscape design features will reinforce the natural timber larch appearance of the school building. The landscape proposals accommodate a combination of open parkland with more enclosed areas. The landscape scheme includes additional planting including new tree planting and on the whole will be a benefit compared to the existing rather sparse agricultural field.

7.30 The proposal seeks to provide a high quality landscaping scheme, which the new school would fit comfortably within. Buffer planting is proposed to the edges of the site, which help to reduce the impact of the proposal upon neighbouring occupiers. The Landscape Officer requested that the final layout should reflect more the original masterplans which showed increased planting to the east and west boundaries, and the applicant has submitted a revised site plan and a

revised and more detailed landscape proposals plan to reflect these comments. Both the Landscape Officer and the Biodiversity Officer have raised no objection to the revised plans, but have recommended that conditions requiring a detailed landscape scheme, and a maintenance and management plan be attached to the planning permission.

7.31 Subject to conditions, it is officer advice that the proposal would create a high quality landscape scheme which would help the proposal to fit within its surroundings. The proposal would accord with policy E14 and LDD11 The Design Quality SPD.

7.32 Members need to consider whether the proposed landscaping is acceptable and whether it would accord with policies E14 and The Design Quality SPD and weight this in their decision.

7.33 Conclusion

7.34 The principle of providing a new school on this site has been firmly established by the previous outline planning permission. This application relates to those details still to be approved. Officer advice is that the layout, scale, appearance and landscape are all acceptable in principle. Members need to decide whether they consider whether they consider that the reserved matters are acceptable.

7.35 Conditions attached to the outline planning permission remain valid and will have to be complied with as any development is progressed. It is therefore not necessary to repeat conditions which are already in place. Conditions set out below address issues arising from the consideration of the reserved matters submission.

RECOMMENDATION: Application Permitted

Conditions/Reasons

- | | | | |
|----|-------------------------------------|-------|----------------|
| 1. | In accordance with approved plans | MAN01 | * |
| 2. | New Access Access Before Devel | ACC10 | *T6 |
| 3. | Exist Access Closure Misc Points By | ACC17 | *6
*T6 |
| 4. | Turning Areas Before Occ | ACC25 | *refuse
*T6 |
| 5. | Veh Parking Garaging before Occ | PAR04 | *T6 |

6. The school hereby permitted shall not be first occupied until details including a timetable for the provision of secure undercover cycle parking has been submitted to and approved in writing by the Local Planning Authority. Thereafter the secure undercover cycle parking shall be provided in accordance with the approved details.

Reason: To ensure adequate cycle parking is provided in accordance with Policy T8 of the North Tyneside Unitary Development Plan 2002.

7. The school hereby permitted shall not be first occupied until details a delivery management scheme including swept path analysis for appropriate service vehicles has been submitted to and approved in writing by the Local Planning Authority. Thereafter this scheme shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with policy T6 of the North Tyneside Unitary Development Plan 2002.

8. The school hereby permitted shall not be first occupied until a scheme to manage vehicles in the vicinity of the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter this scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety and in accordance with policy T6 of the North Tyneside Unitary Development Plan 2002.

9. Notwithstanding any indication of materials which may have been given in the application the new school hereby approved shall not be constructed above damp proof course level until a schedule and/or samples of the materials and finishes for the development has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory external appearance having regard to LDD11 The Design Quality SPD.

10. No vegetation clearance is to be undertaken within the bird nesting season (March - August inclusive) unless a survey by a qualified ecologist has been undertaken within 2 days of the works commencing and confirmed the absence of nesting birds.

Reason: In the interest of Biodiversity in accordance with the advice set out in the National Planning Policy Framework.

11. The development hereby approved shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted to and approved in writing by the Local Planning Authority before the new school hereby approved is first occupied.

Reason: To ensure good design in accordance with the advice in NPPF.

12. Landscape Scheme Implementation LAN06 *H13
Period

13. Prior to the commencement of any site clearance works or of the development there shall be submitted to the Local Planning Authority for their approval a scheme showing the type, height and position of protective fencing to be erected around each trees or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a vertical and horizontal framework of scaffolding or post and rail fencing, to a height of 1.5 metres, well braced to resist impacts and supporting either cleft chestnut pale or chain link fencing and sited at a minimum distance from the tree equivalent to the crown spread.

No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- a) There shall be no changed in ground levels;
- b) No materials or plant shall be stored;
- c) No buildings or temporary buildings shall be erected or stationed;
- d) No materials or waste shall be burnt;
- e) No drain runs or other trenches shall be dug or otherwise created, without the written consent of the Local Planning Authority, and
- f) In carrying out the development, the developer shall conform with the recommendations in BS 5837:2012 in relation to the protection of trees during construction.

Reason: This condition needs to be pre-commencement to ensure trees and hedges that are to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.

14. Prior to any occupation of the dwellings hereby approved a Management and Maintenance Plan, which shall provide full details of how the landscaped areas incorporated into the development will be managed and maintained, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be maintained and managed in accordance with the approved details.

Reason: To ensure that the landscaped areas are managed and maintained in accordance with policy H11 of the North Tyneside Unitary Development Plan 2002.

Statement under Article 35 of the Town & Country (Development Management Procedure) (England) Order 2015):

The Local Planning Authority worked proactively and positively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been

secured by planning condition. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

Informatives

Contact ERH Construct Highway Access (I05)

Contact ERH Path Bridleway Xs Site (I07)

Contact ERH Works to Footway (I08)

No Doors Gates to Project Over Highways (I10)

Do Not Obstruct Highway Build Materials (I13)

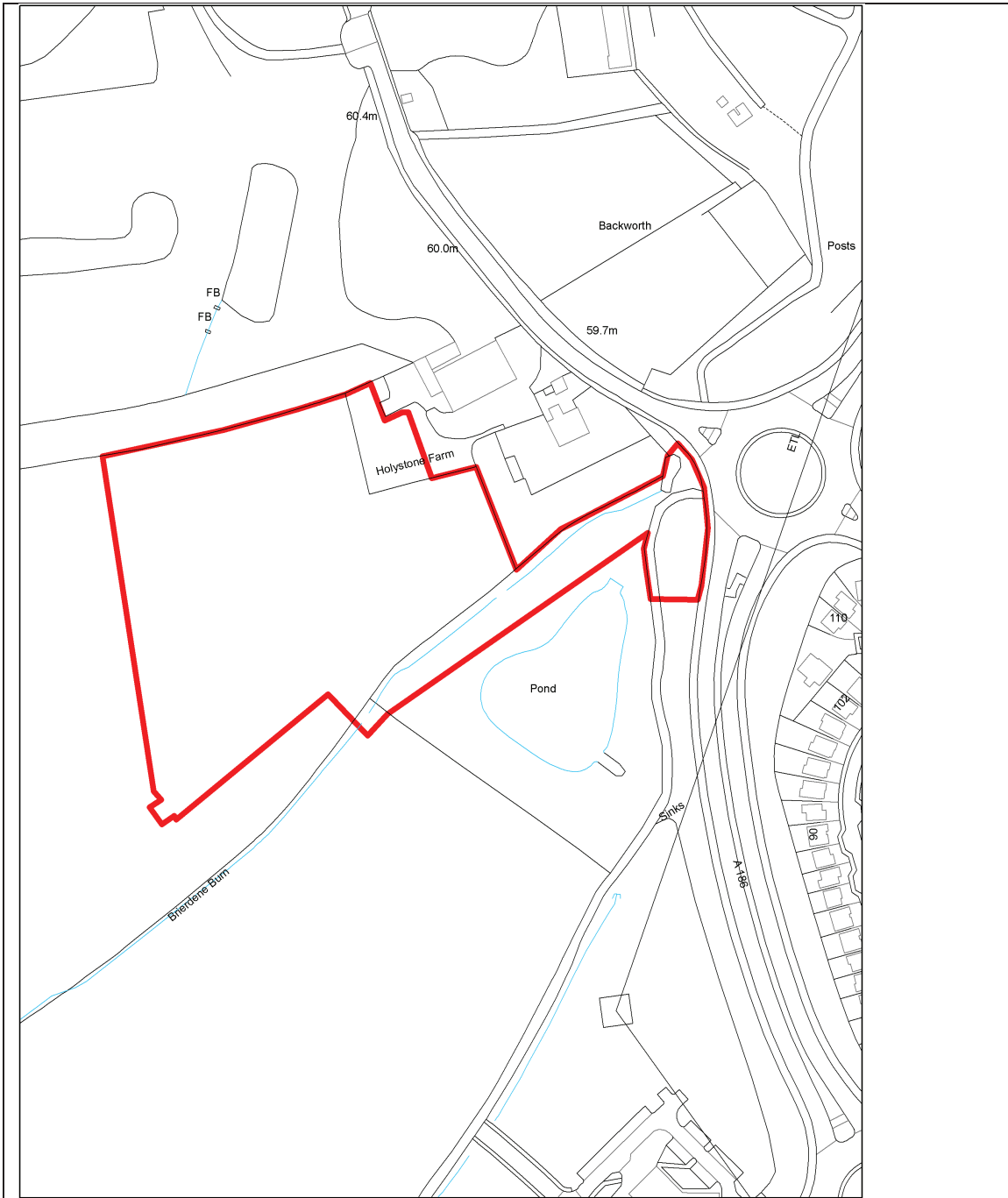
Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)

Free and full access to the Public Right of Way network is to be maintained at all times. Should it be necessary for the protection of route users to temporarily close or divert an existing route during development this should be agreed with the Council's Rights of Way Officer.

Prior to the commencement of works and upon the completion of the development the developer shall contact the Rights of Way Officer to enable a full inspection of the routes affected to be carried out. The development will be responsible for the reinstatement of any damage to the network arising from development

The developer is advised to contact the Council's Rights of Way Officer to discuss connectivity to the site into the surrounding Public Rights of Way Network.

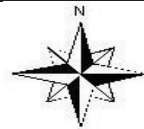


Application reference: 15/01213/REM
Location: Land West Of Station Rd Backworth South Of Backworth Hall
North Of A191 East Of, A19 Trunk Road, Backworth, Tyne And Wear
Proposal: Application for reserved matters relating to outline permission
14/01930/FUL details of appearance, landscaping, layout and scale for the
erection of the new primary school and associated external works

Not to scale

Date: 16.10.2015

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Item 5.3

Appendix 1 – 15/01213/REM

Consultations/representations

Internal Consultees

1. Highway Network Manager

1.1 This application is for reserved matters relating to outline permission 14/01930/FUL details of appearance, landscaping, layout and scale for the erection of a new primary school and associated external works.

1.2 The Section 106 Agreement remains in place as do the original planning conditions and associated off site highway works and this reserved matters application refers to the detailed layout. The Transport Assessment (TA), Travel Plan (TP) and Flood Risk Assessment (FRA) were submitted at the outline stage and have been agreed and will be developed as necessary.

1.3 The detailed layout has been assessed and subject to appropriate conditions is deemed to be acceptable from a highway perspective and conditional approval is recommended.

1.4 Recommendation – Conditional Approval

1.5 This conditional approval is subject to the developer entering into appropriate section 278 & section 106 Agreements for the highway measures previously agreed as part of the outline approval.

1.6 Conditions:

ACC10 – New Access: Access before Devel

ACC17 – Exist Access closure: Misc Points, By *6 months

ACC20 – Visibility Splay: Detail before Devel (2.4m by 33m by 0.6m)

ACC25 – Turning Areas: Before Occ

PAR04 – Veh: Parking, Garaging before Occ

REF01 – Refuse Storage: Detail, Provide Before Occ

SIT01 – Building Site: Compound Storage

SIT02 – Building Site: Construction Access

SIT03 – Dust Supression

SIT04 – Lorry routeing

1.7 No development shall commence until a car park management strategy for the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter the management of the car park shall be carried out in accordance with the agreed details.

Reason: To ensure adequate parking facilities for the site and in the interest of highway safety.

1.8 No development shall commence until a scheme for the provision of secure undercover cycle storage for residential use shall be submitted to and approved by in writing by the Local Planning Authority. Thereafter, this scheme shall be

implemented in accordance with the approved details before the development is occupied.

Reason: To comply with the council's policy on cycle storage.

1.9 No development shall commence until a site specific Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this Travel Plan shall be implemented in accordance with the approved details before the development is occupied.

Reason: To accord with Central Government and Council Policy concerning sustainable transport.

1.10 No development shall commence until a scheme to manage refuse collection, including identifying a suitable storage area for collection day and swept path analysis for appropriate collection vehicles has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details before the development is occupied.

Reason: In the interests of highway safety.

1.11 No development shall commence until a delivery management scheme including swept path analysis for appropriate service vehicles has been submitted to and approved in writing by the Local Planning Authority. Thereafter, this scheme shall be implemented in accordance with the approved details and before the development is occupied.

Reason: In the interests of highway safety.

1.12 No development shall commence until a scheme to manage vehicles in the vicinity of the site has been submitted to and agreed in writing by the Local Planning Authority. Thereafter this scheme shall be implemented in accordance with the agreed details.

Reason: In the interests of highway safety.

1.13 Informatives:

- I05 – Contact ERH: Construct Highway Access
- I07 – Contact ERH: Footpath/Bridleway X's Site
- I08 – Contact ERH: Works to footway
- I10 – No Doors/Gates to Project over Highways
- I13 – Don't obstruct Highway, Build Materials
- I45 – Street Naming & Numbering
- I46 Highway Inspection before dvlpmt

1.14 Free and full access to the Public Right of Way network is to be maintained at all times. Should it be necessary for the protection of route users to temporarily close or divert an existing route during development this should be agreed with the council's Rights of Way Officer.

1.15 Prior to the commencement of works and upon the completion of the development the developer shall contact the Rights of Way Officer to enable a full inspection of the routes affected to be carried out. The development will be

responsible for the reinstatement of any damage to the network arising from development.

1.16 The developer is advised to contact the council's Rights of Way Officer to discuss connectivity to the site into the surround Public Right of Way network.

2. Manager of Environmental Health (Pollution)

2.1 I have no objections or comments.

3. Manager of Environmental Health (Contaminated Land)

3.1 No comments to make on the reserved matters application.

4. Landscape Architect

4.1 Final Comments 14.10.2015:

This is an application for reserved matters relating to outline permission 14/01930/FUL details of appearance, landscaping, layout and scale for the erection of the new primary school and associated external works. The submitted plan (drawing no. 108645/8001 rev C) show outline proposals with the changes made as discussed at the meeting.

4.2 Planting to the eastern boundary:

The planting to the eastern boundary has been strengthened by increasing the width which now varies from 6.0m to 2.5m to 9.0m plus. Subsequent emails confirm the planting detail where it has been agreed that the boundary will be planted with native shrub planting with all trees omitted with the exception of small growing fruit trees. This is an improvement on previous and subject to final planting details, the proposal acceptable in principle.

4.3 Watercourse:

The drawing highlights that the planting /wildflower mixes to the watercourse is to be planted with marginal planting and wetland shrub planting which should be in line with the agreed schemes submitted for both Miller and Storey Residential developments and again will be subject to final details.

4.4 Original Comments:

This is an application for reserved matters relating to outline permission 14/01930/FUL details of appearance, landscaping, layout and scale for the erection of the new primary school and associated external works. No landscape details have been submitted with this application therefore I am unable to comment fully. However the landscape masterplans (planning application 13/00781/OUT) show increased planting to the east and western boundaries of the school which falls in line with the proposed wildlife links into the site. Consideration should be given to strengthening the planting to these boundaries as previously approved and the plans amended as such.

5. Biodiversity Officer

5.1 Amended landscaping (Landscape Proposals Plan.108645/8001 Rev.C , and Proposed Site Plan.81400/G2/SI-010/F, 12.10.2015) is fine. There needs to be a landscape condition and a management plan condition attached to the application:-

- A detailed landscape plan must be submitted to the LA for approval prior to development commencing
- A Maintenance & Management plan must be submitted to the LA for approval prior to development commencing

6. Tyne and Wear Archaeology Officer

6.1 Archaeological Services Durham University produced an archaeological desk based assessment in 2011. They carried out a geophysical survey and evaluation trenching in 2012.

6.2 Four archaeological trenches were excavated on the site of the proposed school to test the results of the geophysical survey.

6.3 In trench 1 a pit was found which contained an undated copper alloy ring, 19th century pottery and post medieval glass.

6.4 In trench 2 the linear anomaly on the geophysics proved to be a land drain. 19th or 20th century pottery was found.

6.5 In trench 3 a shallow gully was recorded.

6.6 In trench 4 the linear anomaly was a modern land drain.

6.7 No further archaeological work is required.

7. Local Lead Flood Authority

7.1 This application is an application for reserved matters relating to outline permission 14/01930/FUL – details of appearance, landscaping, layout and scale for the erection of the new primary school and associated external works. A condition for surface water management for the site as a whole was attached to the outline application and no further comments are required.

8. External Consultees

8.1 Highway England

8.1 No objections.

9. Environment Agency

9.1 Having assessed the supporting information I can advise that we have no objections to the reserved matters and no further comments to make at this time.

10. Northumbrian Water

10.1 Having assessed the proposed development against the context outlined above I can confirm that at this stage we would have no additional comments to make.

11. Sport England

11.1 No comments.

12. The Coal Authority

12.1 The application site does not fall within the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

13. Northern Gas Networks

13.1 No objections.

14. Northumberland County Council

14.1 No objections.

15. Office of Rail and Road

15.1 No comments.

16. Representations

None.