

**Item No:** 5.3  
**Application No:** 15/01518/FUL Author: Maxine Ingram  
Date valid: 28 September 2015 ☎: 0191 643 6322  
Target: 28 December 2015 Ward: Killingworth  
decision date:

Application type: full planning application

**Location: Percy Hedley School, West Lane, Killingworth, NEWCASTLE UPON TYNE, NE12 7BH**

**Proposal: Erection of new single storey education wing to the south elevation of the existing upper school. Extension to the east elevation and infill extension to the south facade to enable creation of new teaching spaces. Associated alterations to exterior facade and new associated parking facilities**

Applicant: Percy Hedley Foundation, Mrs Sarah Turner Upper School West Lane Killingworth Newcastle Upon Tyne North Tyneside NE12 7BH

Agent: Gradon Architecture, FAO: Mr Chris Allan NE40 Studios Main Road Ryton Tyne And Wear NE40 3GA

**RECOMMENDATION:** Minded to grant on expiry consultation

## **INFORMATION**

### **1.0 Summary Of Key Issues & Conclusions**

#### 1.0 Description of the Site

1.1 The site to which this application relates is the existing Percy Hedley school facility located on West Lane. The site is designated as educational open space within the Council's Unitary Development Plan (2002). The site contains the existing school buildings, playground and visitor parking. An extension to the north of the existing buildings, approved recently, is almost complete.

1.2 To the west of the site are playing fields. Residential properties are located to the east of the site beyond the public highway, West Lane.

1.3 The site is located within a wildlife corridor.

#### 2.0 Description of the Proposed Development

2.1 Planning permission is sought for the erection of new single storey education wing to the south elevation of the existing upper school, an extension to the east elevation and an infill extension to the south facade to enable the creation of new teaching spaces. Associated alterations to exterior facade and new associated parking facilities are also proposed.

2.2 The proposed extension to the south and west of the existing buildings would measure approximately 36.8m by 36m. This extension would be constructed around an internal court yard. It would incorporate a flat roof to match the existing single storey building.

2.3 The proposed extension to the north east corner of the existing buildings would measure approximately 1m by 10m.

2.4 The development would provide 14 new classrooms (11 within the new build and 3 within the extensions to the existing building).

2.5 The existing car park would be moved closer to the adjacent public highway, West Lane. This would allow the existing play area to be relocated adjacent to the new build.

### 3.0 Relevant Planning History

78/02724/FUL - Workshop block for educational use – Permitted 01.03.1979

90/00298/LAREG3 - New mobile unit to be used for additional classroom accommodation – Permitted 27.03.1990

92/00615/LAREG3 - Extension to gym for storage purposes – Permitted 28.05.1992

93/01636/FUL – Conservatory – Permitted 10.02.1994

94/00560/LAREG3 - Provision of barrel vault roof lights over 2 courtyard areas – Permitted 26.05.1994

95/01386/LAREG3 - Extension of 4 no. classrooms to east - Withdrawn 18.10.1995

95/01416/LAREG3 – Extension of 4 no. classrooms to east elevation of school – Permitted 18.12.1995

01/00690/FUL - Relocation of Percy Hedley Foundation Senior School. Works to include general refurbishment, new entrance canopy, extensions, fencing, additional car parking and new vehicular access to a highway – Returned 19.06.2001

02/00287/FUL - Existing temporary classroom to be removed for the erection of a single storey (independent) 16+ learning centre – Permitted 18.10.2002

03/00667/FUL - Existing temporary classroom to be removed for the erection of a single storey (Independent) 16+ learning centre – Permitted 15.05.2003

03/01102/OUT - Sports hall development with ancillary accommodation – Permitted 16.06.2003

04/03262/REM - Details of siting, design, external appearance, means of access, landscaping for new Sports Hall with storage and changing facilities approved by outline planning permission 03/01102/OUT – Permitted 30.11.2004

08/02259/FUL - Small single storey extension to existing secondary school comprising 2no classrooms adjacent to existing gymnasium and sports hall – Permitted 23.09.2008

12/01380/OUT - Outline planning application for the development of residential student accommodation (Use Class C2) for persons aged 8 - 19 years old – No decision issued

12/01825/FUL - Change of use from caretakers bungalow (C3 dwelling) into residential care (C2) – Permitted 09.01.2013

13/00184/FUL - Change of use from caretakers bungalow (C3 dwelling) into residential care (C2) including extension to form additional accommodation – Permitted 20.03.2013

14/00943/FUL - Extension to the existing Percy Hedley Foundation including student accommodation and a Hydrotherapy pool – Permitted 18.09.2014

#### 4.0 Development Plan

4.1 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 (August 2007)

#### 5.0 Government Policy

5.1 National Planning Policy Framework (NPPF) (March 2012)

5.2 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF is a material consideration in the determination of all applications. It requires LPAs to apply a presumption in favour of sustainable development in 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 NPPF.

### **PLANNING OFFICERS REPORT**

#### 6. Main Issues

6.1 The main issues in this case are:

- Principle of the development;
- Impact on the character and appearance of the area;
- Impact on amenity;
- Impact on highway safety; and
- Impact on biodiversity and landscaping.

6.2 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. The principle of development

7.1 One of the main aims of NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver development. NPPF sets out three dimensions to sustainable development: social; economic; and environmental.

7.2 NPPF contains 12 core principles that should underpin planning decisions.

7.3 UDP Policy R2/1 states 'Land shown on the proposals map for the purpose of open space use, including playing fields of schools, other education establishments, government and private organisations, will be retained in its present use.

7.4 UDP Policy R2/2 states 'Development of land shown on the proposals map for open space use will not be permitted where this will either: result in a

reduction in the open nature of the land where this causes a significant loss of amenity; or result in a

7.5 The site subject of this application is designated as educational open space within the Council's UDP Map (2002). This part of the application site is enclosed by existing palisade fencing and is only accessible via the existing access from West Lane. This part of the site is not publicly accessible.

7.6 The development would involve a large single storey extension to the south and west of the existing buildings. Two infill extensions are proposed to the south and east of the existing buildings. These extensions will be sited on existing hard surfaced areas and would not encroach onto any areas of accessible public open space. Therefore, there would not be any loss of open space either within or outside the application site.

7.7 The existing car park would be located closer to the adjacent public highway, West Lane and would involve the loss of a small area of associated landscaping. The area created by moving the car park would become a playground. An internal courtyard would also be provided within the new build extension.

7.8 Sport England has been consulted and has raised no objections.

7.9 Members need to determine whether the principle of the development is acceptable. It is officer advice that it is as it would provide an improved facility for existing and future users and the loss of the small area of ancillary landscaped area would be outweighed by the overall benefits of the scheme.

## 8. The impact on the character and appearance of the area

8.1 NPPF states that 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. NPPF goes on to state that it is important to plan positively for the achievement of 'high quality' and inclusive design for all development, including individual buildings, public and private spaces and wider areas development schemes.

8.2 UDP Policy H11 states that in determining application for residential development the local planning authority will require that any proposals take into account the quality of its layout and design, scale, density, massing, construction, landscaping and materials.

8.3 The proposed development is for a new extension to the south and west of the existing buildings. Two infill extensions and alterations to the external façade of the existing single storey building are also proposed. The extensions are single storey. The remodelling of the existing facades aims to link all of the buildings, both new and existing to look like one cohesive campus.

8.4 The existing car park is to be relocated and a play area is proposed in its former location. The car park and play area would be sited in the southern part of the site maintaining a degree of separation between the open space to the south

of the site and the buildings within the site. Additional landscaping is proposed along the southern boundary, which will help to soften the appearance of the development.

8.5 The external appearance and design of the building creates a strong linear development. This linear form would sit comfortably with the existing flat roofed buildings on site. It is considered that this form of development complements the existing facility yet provides a clear distinction between the old and new buildings.

8.6 Views of the proposed development would be afforded from outside the site. However, when viewed from these publicly accessible areas it would be seen against the existing leisure centre at Killingworth and the existing buildings of Percy Hedley. Therefore, it is not considered that the proposed development would significantly affect the visual amenity of the area.

8.7 Members need to determine whether the proposed development is acceptable in terms of its impact on the character and appearance of the area.

### 9. The impact on amenity

9.1 Paragraph 123 of NPPF states that planning decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

9.2 NPPF states that the planning system should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, derelict, contaminated and unstable land where appropriate.

9.3 UDP Policy E3 seeks to minimise the impact of pollution on the environment, including existing land uses and on proposed development and will support and encourage measures including the monitoring of pollution to reduce it to the lowest practicable levels.

9.4 UDP Policy H13 states 'Applications for non residential development within or adjacent to residential areas or for changes of use from residential to other uses, or for the intensification of an existing residential use will be approved only where the Local Planning Authority consider that they would not adversely affect residential amenity. Uses that generate excessive noise, smell, fumes, traffic or on street parking problems will not be allowed. Applications for the expansion or intensification of existing non residential uses within residential areas will be judged against the same criteria'.

9.5 The existing campus is sited to the west of the residential properties of Denewood, Leybourne Dene and Leybourne Avenue. The new extension would be sited closest to the west boundary of the site but would be sited over 90m from these residential properties. The infill extensions would not be sited any closer to these residential properties than the existing buildings on site.

9.6 The objection regarding additional lighting is noted. Environmental Health has been consulted. They have not raised any objections to the proposed

development subject to conditions. It is considered that the proposed would have a minimal impact upon the amenities of the nearest residential occupiers.

9.7 Part of the site lies within a Coal Referral Area. The applicant has submitted a Phase 1 Desk Top Study Report.

9.8 The Contaminated Land Officer has raised no objections. She has confirmed that there is no requirement for any conditions as the information submitted is sufficient to demonstrate that contamination on site has already been dealt with.

9.9 Members need to determine whether the proposed development would result in an acceptable impact on the residential amenity of existing residents. It is officer advice that subject to conditions it would have an acceptable impact on amenity.

#### 10. The impact on highway safety and parking provision

10.1 NPPF states that all developments that generate significant amounts of movement should be supported by a Transport Statement of Transport Assessment. It also states that development should only be prevented or refused on transport grounds, where the residual cumulative impacts of development are severe.

10.2 Policy T6 states that the highway network will be improved in accordance with the Council's general objective of amongst other matters improving safety and convenience of the public highway.

10.3 Policy T8 seeks to encourage cycling by amongst other matters ensuring cyclists needs are considered as part of new development and where appropriate require facilities including parking are provided to satisfy operational requirements and standards.

10.4 Policy T9 states that the needs of pedestrians, including people with disabilities and special needs will be given a high priority when considering transport and development issues.

10.5 T11 states that car parking requirements will be kept to the minimum commensurate with location, operational needs, the need to encourage alternative forms of transport and the need to protect environmental quality.

10.6 An objection has been received from a local resident regarding parking and access. These objections are noted.

10.7 A Transport Assessment (TA) has been submitted in support of the application. This has been considered by the Highways Network Manager. This assessment has considered the current parking and proposed parking allocations and the access to the school which will be via the existing vehicular access points. The TA notes that the closest bus stops are located on the B1505 Great Lime Road and are approximately 375m from the site entrance and the services offer a variety of destinations across the Killingworth area.

10.8 There are currently 92 spaces and the proposal will result in a net increase of 40no. spaces created within the boundary of the site. The staff parking bays would be clearly allocated.

10.9 The parking proposed on the site is sufficient to meet the needs of the school. Based on the submitted information the Highways Network Manager has recommended conditional approval.

10.10 Members need to determine whether the proposed development would result in an acceptable level of parking provision and that it would not result in a severe impact on the adjacent highway. It is officer advice that subject to conditions the development is acceptable.

### 11. The impact on biodiversity and landscaping

11.1 NPPF states that the planning system should contribute to and enhance the natural and local environment by amongst other matters minimising the impacts on biodiversity.

11.2 UDP Policy E12/6 states 'Development which would adversely affect the contribution to biodiversity of a wildlife corridor identified on the proposals map will not be permitted unless: no alternative site is reasonably available; or appropriate measures of mitigation of, or compensation for, all the adverse affects are secured where appropriate through planning conditions or obligations. In all cases any adverse effects of development shall be minimised. In addition the positive effect of a proposed development on the contribution to biodiversity of a wildlife corridor will be taken into account in determining applications.

11.3 UDP Policy E14 states 'The Local Planning Authority will seek to protect and conserve existing trees and landscape features within the urban environment and will encourage new planting in association with development and whenever possible in other suitable locations.

11.4 The site is designated as a wildlife corridor. The Ecology Officer has been consulted and has assessed the Phase 1 Habitat Survey. She has raised no objections to the proposed development subject to the imposition of conditions including landscape enhancements.

11.5 A Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) have been submitted. This information has been assessed by the Landscape Architect. Of the 23 trees surveyed within the whole site, two semi-mature trees will need to be removed to facilitate the development. A cherry tree will be removed to allow for creation of a new pupil entrance and drop-off point on the northern elevation of the existing building. A laburnum tree which is in poor condition will be removed as part of general management. There is one tree of significance, an early-mature hybrid black poplar where the proposals would conflict with the roots of this tree and trees within Group 1. The submitted AMS refers to methods to be undertaken to protect the roots and crown of this tree during construction. A condition is recommended to secure these protective measures.

11.6 The Landscape Architect has recommended conditional approval, including a fully detailed landscape plan and to ensure all works are carried out in accordance with the submitted TPP and AMS.

11.7 Members need to determine whether the proposed development would result in an acceptable impact on ecology and landscaping. It is officer advice that this is acceptable.

## 12. Other issues

12.1 A Flood Risk Assessment (FRA) was submitted as part of the planning application that analysed various flooding scenarios that could be associated with the site. The site is located in Flood Zone 1 (low risk) and flood risk from all sources except for surface water flooding are considered to be low or negligible.

12.2 The outline surface water drainage strategy will attenuate surface water within the site in subterranean tanks before discharging into Killingworth Lake at agreed rates.

12.3 The Lead Local Flood Authority (LLFA) has been consulted and have recommended approval.

12.4 The Environment Agency (EA) has been consulted. The site lies within Flood Zone 1. The EA have raised no objection.

12.5 Northumbrian Water has been consulted. They have raised no objection subject to the submitted Flood Risk Assessment (FRA) being conditioned as part of the approved documents.

12.6 The Coal Authority has been consulted. Their comments will be reported as an addendum.

12.7 Subject to the Coal Authority being satisfied, Members are advised that the proposed development would be acceptable.

## 13. Conclusion

13.1 Members need to determine whether the principle of the proposed development is acceptable and whether the development is acceptable in terms of the character and appearance of the surrounding area, impact upon amenity, impact upon parking provision and highway safety and the impact upon landscaping and biodiversity. It is officer advice that it is acceptable.

### **RECOMMENDATION: Minded to grant on expiry consultation**

It is recommended that members indicate they are minded to approve the application subject to the Coal Authority being satisfied and the conditions set out below and the addition or omission of any other considered necessary, subject to the receipt of any additional comments received from consultees and grant plenary powers to the Head of Environment, Housing and Leisure to determine the application providing no further matters arise which in the opinion of the Head



of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.

### Conditions/Reasons

1. The development to which the permission relates shall be carried out in complete accordance with the approved plans and specifications.

-Site Location Plan GRA-429 100:01

-Existing site plan GRA-429 100:02

-Proposed site plan GRA-429 200:01

-Proposed highways plan GRA-429 200:04

-Existing elevations GRA-429 130:01 and 130:02

-Proposed elevations (courtyard) GRA-429 220:04

-Proposed elevation (west) GRA-429 220:01

-Proposed elevation (south) GRA-429 220:02

-Proposed elevation (north and east) GRA-429 220:03

-Proposed Ground Floor Plan GRA-429 200:01 and GRA-429 210:03

-Proposed Ground Floor Roof Plan GRA-429 210:02

-Flood Risk Assessment Revision A (Sept 2015)

-Proposed Tree Protection Plan and Arboricultural Method Statements E3 Ecology Ltd (November 2015)

-Arc Environmental Site Investigation (October 2015)

-Ecological Appraisal E3 Ecology Ltd (Sept 2015)

-Design and Access Statement

-Construction Method Statement

Reason: To ensure that the development as carried out does not vary from the approved plans.

2. Standard Time Limit 3 Years FUL MAN02 \*

3. Restrict Hours No Demolition Sun BH HOU05 \*

4. The construction site subject of this approval shall not be operational and there shall be no construction, deliveries to, from or vehicle movements within the site outside the hours of 0800-1800 Monday - Friday and 0800-1400 Saturdays with no working on Sundays or Bank Holidays. If pile driving is necessary this activity shall only take place within the site between the hours 10:00-14:00 Mondays - Saturdays.

Reason: To safeguard the amenity of nearby residents having regard to policy E3 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.

5. The refuse storage area, collection point and collection route shall be provided in accordance with the submitted details 'Proposed Highway Layout GRA-429 200:04'. These areas shall be made available for use prior to any part of the development being brought into use and thereafter permanently retained.

Reason: In order to safeguard the amenities of the area having regard to policy H11 of the North Tyneside Unitary Development Plan 2002.

6. The scheme for parking, garaging and manoeuvring indicated on the approved plans shall be laid out prior to any part of the development being brought into use. These areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway having regard to LDD12.

7. The access to the site for all operatives (including those delivering materials) and visitors, provision for the parking of vehicles of site operatives and visitors; storage of plant and materials used in constructing the development; the scheme indicating the route for heavy construction vehicles to and from the site; the provision of a turning area within the site for delivery vehicles; the scheme to prevent the deposit of mud and debris onto the highway and a dust suppression scheme shall be implemented in accordance with the submitted Construction Method Statement and in conjunction with the submitted Tree Protection Plan and Arboricultural Method Statement (AMS). No site storage or parking is to be located within the root protection areas (RPAs). These approved schemes and provisions shall be implemented prior to any construction works starting on site and completed with during and for the life of the works associated with the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, pedestrian safety and residential amenity having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

8. No vegetation clearance shall be undertaken within the bird nesting season (March-August) unless a survey by a qualified ecologist has been undertaken immediately prior to any ground works or development commencing and confirmed the absence of nesting birds.

Reason: To safeguard important habitats and species of nature conservation value having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002.

9. The development hereby approved shall be carried out in complete accordance with all of the measures outline in the Mitigation Strategy (Section 7) of the submitted Ecological Appraisal.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002.

10. The development hereby approved shall be carried out in full accordance with the submitted Bat Method Statement in Appendix 4 of the Ecological Appraisal Report.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002.

11. The removal of Japanese Rose (*Rosa rugosa*) shall be carried out in full accordance with the measures outlined in the submitted Japanese Rose Method Statement in Appendix 5 of the Ecological Appraisal Report.

Reason: In the interests of wildlife protection having regard to policy E12/6 of the North Tyneside Unitary Development Plan 2002.

12. Notwithstanding Condition 1, prior to any part of the development being brought into use a fully detailed landscape plan and a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall include new tree planting to a minimum size of 12-14cm girth; heavy standard; 3.5-4m in height. Thereafter, the landscaping shall be planted in accordance with these agreed details.

Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

13. An exclusion zone to enclose the area of Japanese Knotweed shall be maintained at all times during the course of construction works. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the Japanese Knotweed on the site is properly investigated and its implication for the development approved is fully taken into account having regard to Policy E3 of the North Tyneside Unitary Development Plan 2002.

14. Any pruning works are to be undertaken in accordance with BS3998 (2010) 'Recommendations for Tree Works'.

Reason: In the interests of protecting existing trees having regard to policy E14 of the North Tyneside Unitary Development Plan 2002.

15. No utilities or drainage shall be located within the root protection areas of retained trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007).

Reason: To ensure trees are adequately protected throughout construction works having regard to Policy E14 of the North Tyneside Council Unitary Development Plan (2002).

16. Prior to the construction of any building above ground level, a schedule and/or samples of all surfacing materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory appearance having regard to Policy H11 of the North Tyneside Council Unitary Development Plan 2002.

17. Notwithstanding the details submitted, no floodlighting or other form of external lighting shall be installed until a fully detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and

intensity of illumination. Thereafter, the lighting shall only be installed with these agreed details.

Reason: In the interest of visual amenity and/or highway safety having regard to 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirements in Paragraphs 186-187 of the National Planning Policy Framework.

**Informatives**

Building Regulations Required (I03)

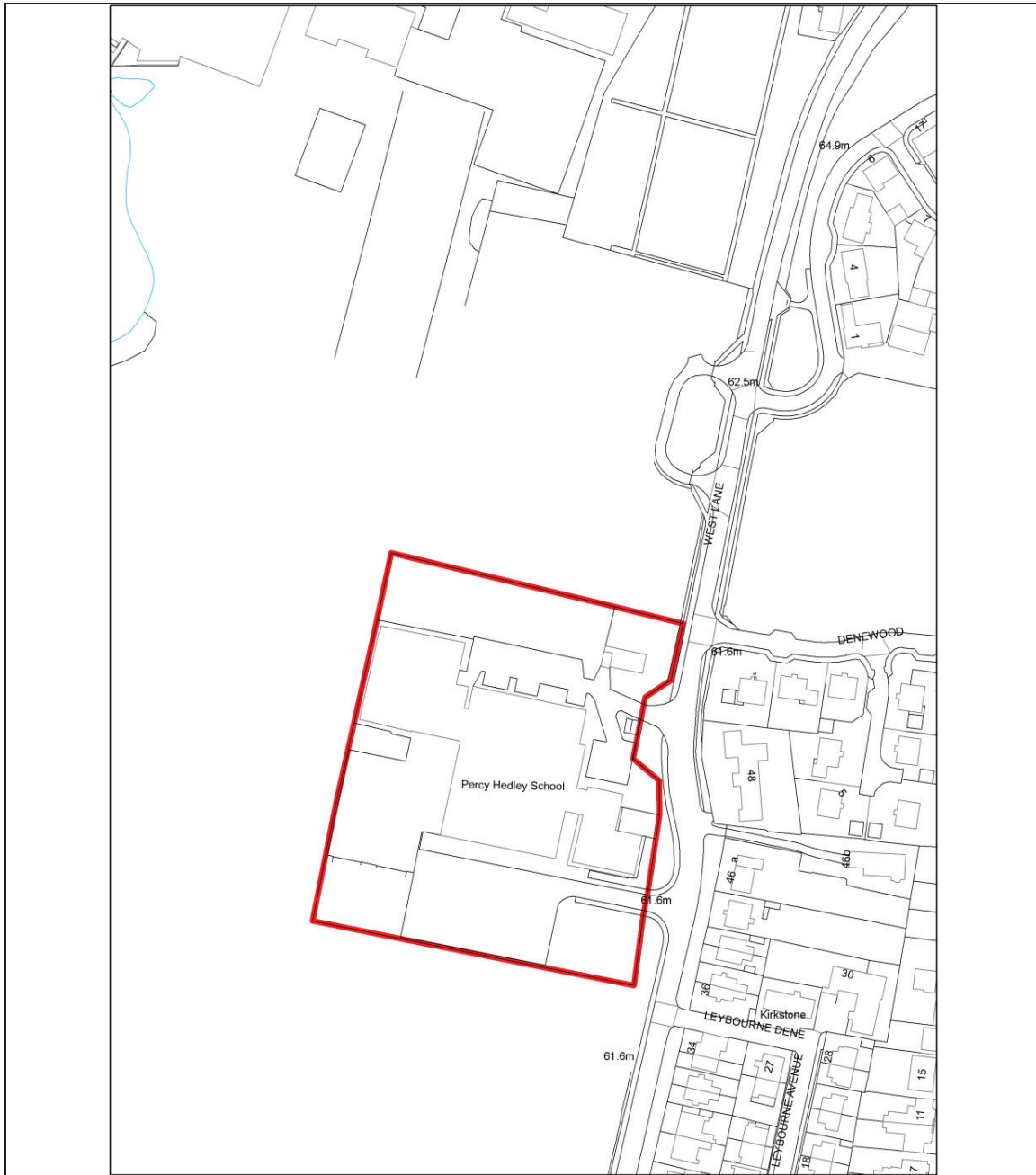
Do Not Obstruct Highway Build Materials (I13)

Advice All Works Within Applicants Land (I29)

Coal Mining Standing Advice (FUL,OUT) (I44)

Street Naming and numbering (I45)

Highway Inspection before dvlpt (I46)



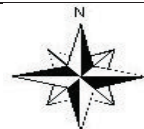
**Application reference: 15/01518/FUL**  
**Location: Percy Hedley School, West Lane, Killingworth, NEWCASTLE UPON TYNE**

**Proposal: Erection of new single storey education wing to the south elevation of the existing upper school. Extension to the east elevation and infill extension to the south facade to enable creation of new teaching spaces. Associated alterations to exterior facade and new associated parking facilities**

Not to scale

Date: 27.11.2015

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## Item 5.3

### Appendix 1 – 15/01518/FUL

#### Consultations/representations

##### 1.0 Internal Consultees

###### 1.1 Ecology Officer

1.2 The Ecology Officer is satisfied with the additional information provided by the applicant regarding the Japanese Knotweed. She has advised that if this position changes then a Japanese Method Statement would be required to be conditioned.

1.3 I have no objection to the application subject to the following conditions being attached to the application:-

-All measures outlined in the Mitigation Strategy (Section 7) of the Ecological Appraisal report must be followed.

-Building works will be undertaken following the Bat Method Statement in Appendix 5 of the Ecology Appraisal Report.

-Removal of Japanese Rose (*Rosa rugosa*) will be undertaken following the measures outlined in the Japanese Rose Method Statement in Appendix 4 of the Ecology Appraisal Report.

-A detailed landscape plan must be submitted to the Local Authority for approval prior to development commencing.

-No vegetation removal will take place within the bird nesting season (March-August inclusive) unless a survey by a suitably qualified ecologist has confirmed the absence of nesting birds immediately prior to works commencing.

-All retained trees within or adjacent to the site should be protected using adequate tree protection measures as outlined in the 'Tree Protection Plan and Arboricultural Method Statement' document.

###### 1.4 Landscape Architect

1.5 The updated tree protection plan sufficiently addresses the issues raised previously and is acceptable. There is a proposed species list attached to the TPP (page 13) but a fully detailed landscape plan will still need to be submitted. The conditions – except for No.2 – still apply

###### 1.6 Initial comments

1.8 The landscape scheme (Proposed Landscape & Boundary Treatment GRA-429 200:03) shows indicative planting areas; full detail can be submitted as a condition which will be subject to approval. Any planting should include native tree and shrub planting particularly to the boundaries of the site.

1.9 A tree protection plan (TPP) and Arboricultural Method Statement (AMS) has been submitted. Of the 23 trees surveyed within the whole site, two semi-mature trees will be removed to facilitate the new development. T1/360 (cherry) will be removed to allow for creation of a new pupil entrance and drop-off point on the northern elevation of the existing building, and T22/1534 (laburnum) which is in poor condition will be removed as part of general management. There is one tree of significance; T23, an early- mature hybrid black poplar, where the proposals will conflict with the roots of this tree and trees within Group 1.

However, the AMS (section 7) does refer to certain methods to be undertaken to protect the roots and crown of tree T23 during construction, and to ensure that the roots remain as undisturbed as is practicable; In order to protect the root system, the AMS refers to the use of hand tools, the installation of a Geocell type material and protective fencing as illustrated in Appendix 8.

1.10 I think the issues can be address by condition:

- All works are to be carried out in accordance with the Arboricultural Method Statement (AMS) and Tree Protection plan (TPP).
- The laying of the rubber impact absorbing surface or associated edging should not be installed up to the base of T23, thereby avoiding any damage to tree roots. Final detail of the edging between the rubber surface and the tree are to be submitted for comment. (However this information can be provided as a condition relating to materials or detailed on the landscape plan).
- Any pruning works are to be undertaken in accordance with BS 3998 (2010) 'Recommendations for Tree Work
- Fully detailed landscape plan which should include new tree planting to a minimum size of 12-14cm girth; heavy standard; 3.50 – 4.00m height
- Contractors site access and site set up to be submitted for approval in conjunction with the tree protection plan. No site storage, parking is to be located within the RPA of the retained trees
- No utilities or drainage should be located within the root protection areas of retained trees. Where installation or alteration to existing underground services has been agreed near or adjacent to trees, all works shall conform to the requirements of the National Joint Utilities Group publication Volume 4 (November 2007)

#### 1.11 Highways Network Manager

1.12 This application is for the erection of new single storey education wing to the south elevation of the existing upper school. Extension to the east elevation and infill extension to the south facade to enable creation of new teaching spaces. Associated alterations to exterior facade and new associated parking facilities at Percy Hedley School, West Lane, Killingworth. The school is currently split over two sites (upper and lower schools). This proposal is for the upper school which is a specialist teaching facility. The development will consist of a new school building, a wet pour space, tarmac playground, 40no additional car parking spaces and cycle parking.

1.13 As part of this application the applicant has submitted a Transport Assessment identifying the current parking and proposed parking allocations. Access to the school will be via the existing three vehicular access points. The closest bus stops are located on the B1505 Great Lime Road and are approximately 375m from the site entrance, the services offer a variety of destinations across the Killingworth area.

1.14 It is for the above reasons and on balance that conditional approval is recommended.

## 1.15 Recommendation - Conditional Approval

### 1.16 Conditions:

- PAR04 - Veh: Parking, Garaging before Occ
- REF02 - Refuse Bins: Details, Provide Before Occ
- SIT01 - Building Site: Compound/Storage
- SIT02 - Building Site: Construction Access
- SIT03 - Dust suppression during construction
- SIT04 - Lorry routing during construction

No development shall commence until details of a surface water management scheme have been submitted to and approved by in writing 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 surface water management

### 1.17 Informatives:

- I13 - Don't Obstruct Highways: Build Materials
- I45 - Street Naming and Numbering.
- I46 - Highways Inspection before development

## 1.18 Environmental Health

1.19 I have no objections to the development. I note that the staff car park will be closer to existing residential premises and would request protection against light pollution and construction and dust during construction activities. I would also recommend protection against delivery and collection noise.

Deliveries and collections shall be restricted to between 07:00 and 21:00 hours.

HOU05

If pile driving is required to be carried out then this is to be restricted to between 10:00 hours and 14:00 hours Monday to Saturdays.

LIG01

SIT03

## 1.20 Lead Local Flood Authority (LLFA)

1.21 This application is for the erection of a new single storey education wing to the south elevation of the existing upper school, extension to the east elevation and infill extension to the south facade to enable creation of new teaching spaces, associated alterations to exterior facade & new associated parking facilities

1.22 A Flood Risk Assessment (FRA) was submitted as part of the planning application that analysed various flooding scenarios that could be associated with the site. The site is located in Flood Zone 1 (low risk) and flood risk from all sources except for surface water flooding are considered to be low or negligible.

1.23 The outline surface water drainage strategy will attenuate surface water within the site in subterranean tanks before discharging into Killingworth Lake at agreed rates and subject to detailed design and including an allowance for climate change.



1.24 It is considered that the outline proposals are acceptable.

1.25 Recommendation - Approval

#### 1.26 Contaminated Land Officer

1.27 I have reviewed the Site Investigation report, submitted as additional information and I can confirm the information within this report has shown that the previous suggested conditions are no longer required to attached to the application.

### **2.0 Representations**

2.1 Two letters of objection have been received from a local resident. The comments are summarised below:

-Parking issues on the highway.

-Lighting from the car park will impact on residential amenity.

### **3.0 External Consultees**

#### 3.1 Northumbrian Water

In making our response Northumbrian Water assess the impact of the proposed development on our assets and assess the capacity within Northumbrian Water's network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control.

3.2 Having assessed the proposed development against the context outlined above NWL have the following comments to make:

3.3 We would have no issues to raise with the above application, provided the application is approved and carried out within strict accordance with the submitted document entitled "*Flood Risk and Drainage Impact Assessment*". In this document it states that surface water discharge rates from the proposed development will be restricted to current flow rates.

3.4 We would therefore request that the *Flood Risk and Drainage Impact Assessment* form part of the approved documents as part of any planning approval and the development to be implemented in accordance with this document.

3.5 It should be noted that we are not commenting on the quality of the flood risk assessment as a whole or the developers approach to the hierarchy of preference. The council, as the Lead Local Flood Authority, needs to be satisfied that the hierarchy has been fully explored.

#### 3.6 Environment Agency

3.7 This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee, therefore we have no comment to make on this application.

### 3.8 Sport England

3.9 The site is not considered to form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No.595), therefore Sport England has considered this a non-statutory consultation. The playing field that existed within the school's built footprint was lost under planning approval no. 14/00943/FUL (which has been implemented).

3.10 As the proposal does not have any impact on any existing sport facilities or playing fields, and does not generate significant demand for new indoor or outdoor sports facilities, Sport England has no comments to make.