

Item No: 5.2
Application No: 16/00075/FUL Author: Maxine Ingram
Date valid: 16 February 2016 ☎: 0191 643 6322
Target decision date: 17 May 2016 Ward: Killingworth

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. Infill extension to the south facade to enable creation of new teaching spaces. Associated alterations to exterior facade and new associated parking facilities (Amended description 28.4.16)

Applicant: Percy Hedley Foundation, Mrs Sarah Turner Percy Hedley School West Lane Killingworth NE12 7BH

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

RECOMMENDATION: Application Permitted

INFORMATION

1.0 Summary Of Key Issues & Conclusions

1.0 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.

2.0 Description of the Site

2.1 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 is now complete. Works have commenced on the car parking associated with this new building.

2.2 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.

2.3 The site is located within a wildlife corridor.

3.0 Description of the Proposed Development

3.1 Planning permission is sought for the erection of a new single storey education wing to the south elevation of the existing upper school, an extension to the east elevation and an extension to the south façade to enable the creation of new teaching spaces. The development also includes alterations to the exterior façade and new associated parking facilities.

3.2 The proposed extension to the south and west of the existing buildings would measure approximately 37.8m by 34.2m. This extension would be constructed around an internal court yard. It would incorporate a flat roof to match the existing single storey building.

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

3.4 The existing car park would be fenced off to form a play surface for the Junior School.

3.5 Consent has been granted for a single storey extension to the south west corner of the existing building and infill extension to the east and south elevations under 15/01518/FUL. This consent seeks to amend this proposal by omitting the infill extension to the east of the building and re-locating the car park to the north of the existing building.

4.0 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

15/01052/FUL - Variation of condition 1 approved plans of planning approval

14/00943/FUL. Reconfiguration of floor area to allow 26 bedrooms. Addition of solar panels, reconfiguration of parking and covered parking and various alterations to the external façade – Permitted 30.09.2015

15/01518/FUL - 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 – Permitted 11.12.2015

5.0 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 (August 2007)

6.0 Government Policy

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

6.2 National Planning Practice Guidance (NPPF) (As amended)

6.3 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

7.0 Main Issues

7.1 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.

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.

8.0 The principle of development

8.1 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.

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

8.3 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.

8.4 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

8.5 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.

8.6 The development would involve a large single storey extension to the south and west of the existing buildings. An infill extension is proposed to the south of the existing building. This extension will be sited on an existing hard surfaced area 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.

8.7 The existing car park is to be used as a play area. An internal courtyard would also be provided within the new build extension.

8.8 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.

9.0 The impact on the character and appearance of the area

9.1 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.

9.2 UDP Policy H13 states that in assessing proposals for non residential uses within or adjacent to residential areas or for changes of use from residential to other uses, or for the intensifications of an existing residential use will be approved only where the LPA 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.

9.3 The proposed development is for a new extension to the south west corner of the existing buildings. A single storey infill extension to the south elevation of the existing building is also proposed. The remodelling of the existing facades aims to link all of the buildings, both new and existing to look like one cohesive campus.

9.4 The existing car park is to be relocated to the north of the existing building. It is noted that these car parking spaces would be sited on an area of designated open space. However, it is important to note that the loss of some of this open space has already been accepted under planning application 14/00943/FUL which granted consent for the extension to the north of the building and associated car parking. There would not be any increase in the level of parking provision previously approved under 15/01518/FUL. The parcel of land sited in the south east corner of the site will be retained. These play areas would maintain a degree of separation between the open space to the south of the site and the existing and proposed buildings within the site. Additional landscaping is proposed along the southern boundary, which will help to soften the appearance of the development.

9.5 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.

9.6 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.

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

10.0 The impact on amenity

10.1 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.

10.2 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.

10.3 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.

10.4 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'.

10.5 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 over 90m from these residential properties. Views of the new extension from the majority of these properties would be screened by the existing buildings and boundary treatment. The infill extension would not be sited any closer to these residential properties than the existing buildings on site.

10.6 The Manager for 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.

10.7 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.

11.0 The impact on highway safety and parking provision

11.1 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.

11.2 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.

11.3 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.

11.4 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.

11.5 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.

11.6 The objection received regarding parking on the adjacent highway is noted.

11.7 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. Access to the school will be via the existing access points. The proposed development would relocate the existing south car park to provide all car parking within the north eastern part of the site. This would include additional parking spaces located off the one-way loop and widening of the route adjacent to the new proposed pupil entrance. The existing vehicular access to the south is proposed to be a drop off access only for mini buses and would be managed by the school.

11.8 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.

11.9 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.

11.10 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.

11.11 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.

12.0 The impact on biodiversity and landscaping

12.1 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.

12.2 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.

12.3 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.

12.4 The site is designated as a wildlife corridor. The Ecology Officer has been consulted and has assessed the submitted Phase 1 Habitat Survey. She has raised no objections to the proposed development subject to the mitigation measures set out in this report being conditioned.

12.5 The submitted ecology report and tree survey advises that prior to the commencement of the previously approved extension to the north of the existing building, there were 23 individual trees and 4 groups of trees. The Council's Landscape Architect required a revised plan that clearly identified all of the existing trees to be retained. She has confirmed that the additional information submitted clarifies how the retained trees and vegetation on site can be incorporated into a robust landscaping plan.

12.6 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.

13.0 Other issues

13.1 Flooding

13.2 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.

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

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

13.5 The Environment Agency (EA) has been consulted. The site lies within Flood Zone 1. The EA have advised that they will not be commenting on this application as it falls outside their remit.

13.6 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.

13.7 Contamination

13.8 NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity and the potential sensitivity of the area or proposed development to adverse effects of pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibilities for securing a safe development rests with the developer and/or landowner.

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

13.10 Part of the site lies within a Coal Referral Area. The applicant has submitted a Phase 1 Desk Top Study Report. The Coal Authority has raised no objections.

13.11 The LPA has not received any comments from the Contaminated Land Officer. However, she did comment on the previous application for similar works to those proposed under this planning application. Her previous comments advised that there was no requirement for any conditions as the information submitted was sufficient to demonstrate that contamination on the site had already been dealt with.

14.0 Conclusion

14.1 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: Application Permitted

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 PHF2-GA-00-DR-A-00-00-000
 -Existing Floor Plan GRA-429 PHF2-GA-00-DR-A-00-00-002
 -Existing Elevation (South and West) GRA-429 PHF2-GA-00-DR-A-00-00-005
 -Existing Elevation (North and East) GRA-429 PHF2-GA-00-DR-A-00-00-004
 -Proposed site plan GRA-429 PHF2-GA-00-DR-A-00-00-100
 -Proposed Ground Floor Plan 1 of 3 GRA-429 PHF2-GA-00-DR-A-00-00-101
 -Proposed Ground Floor Plan 2 of 3 GRA-429 PHF2-GA-00-DR-A-00-00-102
 -Proposed Ground Floor Plan 3 of 3 GRA-429 PHF2-GA-00-DR-A-00-00-103
 -Proposed North Elevation GRA-429 PHF2-GA-00-DR-A-00-00-201
 -Proposed West Elevation GRA-429 PHF2-GA-00-DR-A-00-00-202
 -Proposed South Elevation GRA-429 PHF2-GA-00-DR-A-00-00-200
 -Proposed East Elevation GRA-429 PHF2-GA-00-DR-A-00-00-203
 -Proposed Roof Plan GRA-429 PHF2-GA-00-DR-A-00-00-105
 -Proposed Courtyard Elevations GRA-429 PHF2-GA-00-DR-A-00-00-204
 -Tree Protection VEC109-01
 -Mitigation VEC109/02
 -Arc Environmental Site Investigation (October 2015)
 -Preliminary Ecological Appraisal E3 Ecology Ltd (Sept 2015)
 -Flood Risk and Drainage Impact Assessment Revision A (February 2016)
 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. Notwithstanding Condition 1, prior to the development hereby approved being brought into use details of the refuse storage area, collection point and collection route shall be submitted to and approved in writing by the Local Planning Authority. 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 H13 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 (VEC109-01). 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 H13 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 outlined 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. Notwithstanding Condition 1, no new plant or equipment shall be installed at the premises unless a noise scheme has been submitted to and approved in writing by the Local Planning Authority. The noise scheme must be in accordance with BS4142 to determine the background noise levels for daytime, evening and night (if plant or equipment is operating 24 hours) without the plant noise operating at the boundary of the nearest residential premises and appropriate mitigation measures taken where necessary to ensure the rating level of plant and equipment does not exceed the background noise level. All plant and

machinery shall be enclosed with sound insulation materials in accordance with a scheme to be submitted to and agreed by the Local Planning Authority in writing and the plant and machinery shall not be used until the approved soundproofing has been implemented. Thereafter, the plant or equipment shall be installed in accordance with these agreed details and retained thereafter.

Reason: To safeguard the amenity of nearby residents and future residents having regard to policy H13 of the North Tyneside Unitary Development Plan 2002 and National Planning Policy Framework.

11. Notwithstanding Condition 1, the development shall not begin until details of a surface water management plan has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied until the works for the disposal of surface water have been constructed in accordance with these approved details.

Reason: This information is required from the outset to ensure the development does not increase flood risk elsewhere in accordance with NPPF. Development Plan 2002.

12. Notwithstanding Condition 1, the landscaping scheme shall be carried out in accordance with the submitted Tree Protection Plan (VEC109-01) and Mitigation Plan (VEC109/02). The landscaping scheme shall be implemented within the first available planting season. Thereafter, the development shall only be carried out in accordance with these agreed details. Any trees or plants which, within a period of five years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the current or first planting season following their removal or failure with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

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. Notwithstanding Condition 1, prior to the occupation of the extensions details of all screen and boundary walls, fences and any other means of enclosure within that development shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a 1.8m high acoustic fence to the eastern boundary of the outdoor play area. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. These agreed boundary treatments shall be retained thereafter.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development having regard to policy H13 of the North Tyneside Unitary Development Plan 2002.

14. 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 H13 of the North Tyneside Unitary Development Plan 2002.

15. 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 H13 of the North Tyneside Council 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

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining features are unexpectedly encountered during development, these should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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)
Consent to Display Advertisement Req'd (I04)



Application reference: 16/00075/FUL

Location: Percy Hedley School, West Lane, Killingworth

Proposal: Erection of new single storey education wing to the south elevation of the existing upper school. 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: 28.04.2016

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Item 5.2

Appendix 1 – 16/00075/FUL

Consultations/representations

1.0 Internal Consultees

1.1 Highways Network Manager

1.2 The development will consist of a new school building, a wet pour space, tarmac playground, 40no additional car parking spaces and cycle parking.

1.3 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. This proposal is looking to relocate the existing car parking from the south and provide additional parking spaces located off the new one-way loop and widening of the route adjacent to the new proposed pupil entrance to provide a drop off zone. The existing vehicular access to the south is proposed to be a drop off access only for mini buses only and will be managed by the school to reflect this. 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.

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

1.5 Recommendation - Conditional Approval

1.6 Conditions:

PAR04 - Veh: Parking, Garaging before Occ

REF02 - Refuse Bins: Details, Provide Before Occ

SIT05 - Construction Management

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

1.7 Informatives:

I13 - Don't Obstruct Highways: Build Materials

I45 - Street Naming and Numbering.

I46 - Highways Inspection before development

1.8 Lead Local Flood Authority (LLFA)

1.9 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.

1.10 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.

1.11 It is considered that the outline proposals are acceptable in principle and subject to detailed design, conditional approval is recommended.

1.12 Recommendation - Conditional Approval

1.13 Condition:

No development shall commence until a scheme for surface water management has been submitted to and approved by in writing 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 effective surface water management

1.14 Landscape Architect

1.15 Final comments

1.16 This additional information clarifies what we have on site and how this can be incorporated into a robust landscape plan. It is good to see trees within group A being retained. Drawings VEC109/02 landscape scheme and VEC109/01 tree protection are acceptable and I have no further comment.

1.17 Initial comments:

1.18 From the history of the site and before current works began, there were 23 individual trees and 4no groups of trees surveyed (A-D) as reported in the ecological report/tree survey. The survey was undertaken to the whole site and not just the application site. 4no trees were categorised under BS 5837 as category 'A1' trees; 15no as 'B1'; 1no as 'C3' and 3no as 'U' and would need to be removed due to poor condition/and or structural defects. Previous application allowed trees group A and T1, T5, T6, T7, T10 and T22 to be removed. As the site has changed, the proposed layout plan should show all existing trees to be retained (and numbered in accordance with the initial tree survey - i.e. T1, T2) should be submitted for comment. The same plan should show any further trees to be removed (with their 'T' numbers) and also the line of protective fencing to the retained trees – the protective fencing should also include the tree groups to the boundaries of the site. This information will allow a full evaluation for the impact of the works to the external areas and ensure an suitable level of mitigation is allowed for. It appears that 5no trees are proposed which may not be sufficient mitigation.

1.19 Ecology Officer

1.20 Please ensure that the mitigation measures and Method Statements detailed in the 'Mitigation Strategy' set out in Section 7 of the Ecological Appraisal report (Ref: 2015D003/F/R02) are conditioned as part of this application.

1.21 Manager for Environmental Health

1.22 I have no objection in principle to this development but would recommend conditions to address noise from any new plant and equipment installed as part of the development. I would also recommend an acoustic fence to the eastern boundary of the outdoor play area to attenuate any noise arising from outdoor play activities for residential properties located on West Lane. Conditions will be required to mitigate construction noise and dust mitigation scheme for the construction activities.

1.23 For all new plant and equipment installed at the site, a noise scheme must be submitted in accordance with BS4142 to determine the current background noise levels for daytime, evening and night (if plant or equipment is operating 24 hours). The rating level for all plant must not exceed the current background noise levels.

NO104 this will include details of the noise levels expected to be created by the combined use of new external plant and equipment to ensure compliance with the noise rating level.

Submit for approval prior to installation details of the acoustic 1.8m fence to be fitted to the eastern boundary of the outdoor play area.

HOU04

HOU05

SIT03

2.0 Representations

2.1 One letter of objection has been received. The objections are summarised below:

- Works have commenced on site.
- Impact on the adjacent highway network and parking on the adjacent highway.

3.0 External Consultees

3.1 NATS

3.2 The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

3.3 However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

3.4 If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further

application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

3.5 Northumbrian Water

3.6 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.

3.7 Having assessed the proposed development against the context outlined above Northumbrian Water has the following comments to make:

3.8 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 runoff rates from the proposed development will be maintained as per the existing rates.

3.9 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.

3.10 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. Our comments simply reflect the ability of our network to accept flows if sewer connection is the only option.

3.11 The Coal Authority

3.12 I can confirm that the application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application.

3.13 In addition to the mining of deep coal seams, The Coal Authority's information suggests that thick coal seams outcrop at or close to the surface of the application site which may have been worked in the past.

3.14 The coal mining information for the proposed development site has been obtained on behalf of the applicant and has been used to inform a Phase 1: Desk Top Study and Coal Mining Risk Assessment Report (September 2015, prepared by Arc Environmental Limited), which accompanies this planning application. We note that this report was previously submitted in support of planning application 15/01518/FUL.

3.15 The Phase 1: Desk Top Study and Coal Mining Risk Assessment Report has been informed by an appropriate range of sources of information including a Coal Authority Mining Report, Geological data, historical OS mapping, and the results of previous reports relating to desk-based and intrusive investigations at the site.

3.16 Based on a review of these sources of geological and mining information, the report concludes that future instability at the site caused as a direct result of shallow mining activities is deemed to be low and therefore no further assessment or intrusive investigation works are required with regards to historical shallow coal mining activities.

3.17 The Report does, however, recommend that gas monitoring is undertaken. Having reviewed the Ground Investigation Report (21 October 2015, prepared by Arc Environmental Limited) which also accompanies the application and which was also submitted in support of planning application 15/01518/FUL, we note that it appears that the recommended gas monitoring has now been completed and the results indicate that no gas protection measures are necessary.

3.18 The Coal Authority considers that the content and conclusions of the Phase 1: Desk Top Study and Coal Mining Risk Assessment Report are sufficient for the purposes of the planning system and meet the requirements of the NPPF in demonstrating that the application site is, or can be made, safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application.

3.19 The potential exists for unrecorded mine workings to be present within coalfield areas. In the interests of public safety, therefore, The Coal Authority would recommend that, should planning permission be granted for this proposal, the following wording is included as an Informative Note within the Decision Notice.

3.20 The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining features are unexpectedly encountered during development, these should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

3.21 Architectural Liaison Officer

3.22 I have looked through the associated documents from a crime prevention point of view and taken into consideration the crime history at the school.

3.23 Crime wise there have been two burglaries reported in the last 2 years neither of which were into the main building.

3.24 I would recommend that if granted then the new building should be constructed in line with the specification listed in the police approved security document Schools 2014 from the Secured by Design (SBD) scheme.

3.25 SBD is a tried and trusted scheme designed to prevent crime and reduce the opportunities for crime to occur. I would ask that my details are passed to the applicant in order for security issues to be discussed in detail.

3.26 Environment Agency

3.27 We will not be responding to these consultations as they are outside of our remit.