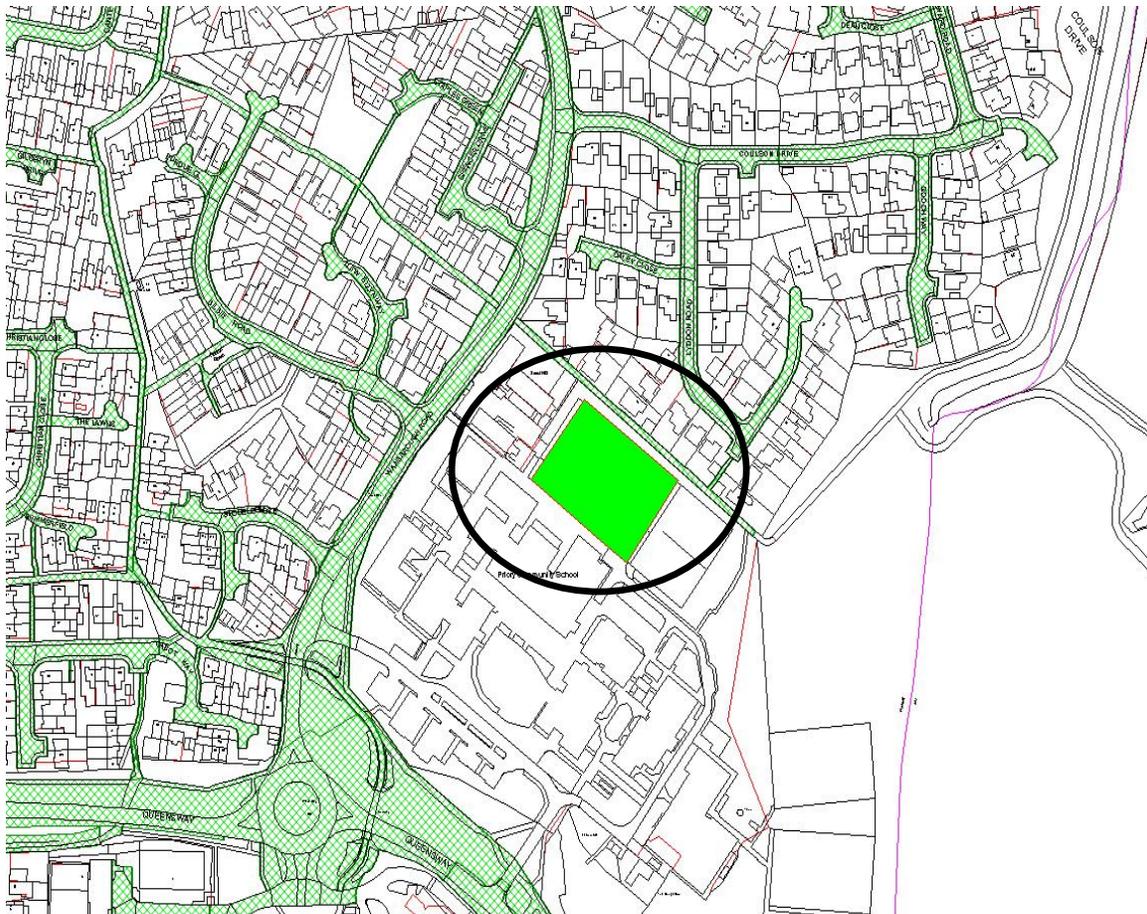


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|--|---------------------------------------|
| APPLICATION NO: 16/P/1396/RM | CASE OFFICER: Andrew Stevenson |
| APPLICANT: Priory Community School | Extended expiry date: |
| PARISH/WARD: Weston-super-Mare/Weston-super-Mare North Worle | TARGET DATE: 08 September 2016 |
| WARD COUNCILLOR(S): Cllr Derek Mead Cllr Mrs M L Pepperall | |
| SITE ADDRESS: Priory Community School Academy, Queensway, Weston-super-Mare, BS22 6BP | |

LOCATION PLAN: The following plan shows the general location of the site only and is for illustrative purposes. The circle identifies the location of the site and is not a representation of the site boundaries. The site boundaries and other details submitted with the application can be viewed on the council's website at www.n-somerset.gov.uk. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright and database rights 2016 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form



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9. **Section 2: 16/P/1396/RM Reserved matters application for the erection of a new science block pursuant to Outline permission 14/P/2357/O (erection of a new science block with all matters reserved for subsequent approval)**

REFERRED BY COUNCILLOR PEPPERALL

Summary of recommendation

It is recommended that the application be **APPROVED**. The full recommendation is set out at the end of this report.

Background

Outline planning permission ref 14/P/2357/O was granted by the Planning and Regulatory Committee at its meeting on 11th February 2015 for the erection of a new science block with all matters reserved for subsequent approval. Condition 8 of the outline planning permission restricts the building to single storey only. The details of this reserved matters application are in accordance with the conditions attached to the outline planning permission.

The Site

The application site consists of a secondary school, comprising of several detached buildings with associated parking, playground and extensive playing field facilities. Priory School is located within the settlement boundary of Weston-super-Mare with residential development adjoining to the north, east and west of the site. Residential properties along Lyddon Road are located alongside the northern perimeter of the site.

The Application

This application is for the approval of reserved matters of access, appearance, landscaping, layout, and scale for the erection of a detached new science block with associated offices and welfare facilities pursuant to the granting of outline planning permission reference 14/P/2357/O. The outline planning permission provided indicative plans showing the parameters for development in terms of location, layout, scale and form of the new building and the reserved matters now submitted are in accordance with the previous indicative proposals.

The proposed building is to be located on an existing area of hardstanding within the curtilage of the school and located to the north of the main school complex. The existing hardstanding has previously been used as games courts but this function has been replaced with new court facilities and all weather sports provision elsewhere on the site.

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Relevant Planning History

| Year | Reference | Proposal | Decision |
|-------------|------------------|--|-----------------|
| 2015 | 14/P/2357/O | Outline application for the provision of a new science block with all matters reserved | Approved |
| 2012 | 12/P/1438/F | Replacement SEN building | Approved |
| 2006 | 06/P/1058/RG3 | Erection of single storey 6 th form centre (retrospective) | Approved |
| 2006 | 06/P/0833/RG3 | Retention of temporary car park | Approved |
| 2005 | 05/P/1423/RG3 | Erection of 6 th form centre | Approved |
| 2004 | 04/P/3055/RG3 | Redevelopment and refurbishment of building | Approved |

Policy Framework

The site is within the Weston-super-Mare settlement boundary and within Flood Zone 3A.

The Development Plan

North Somerset Core Strategy (NSCS) (adopted April 2012)*

The following policies are particularly relevant to this proposal:

| Policy Ref | Policy heading |
|-------------------|---|
| CS2 | Delivering sustainable design and construction |
| CS3 | Environmental impacts and flood risk management |
| CS4 | Nature Conservation |
| CS12 | Achieving high quality design and place making |
| CS25 | Children, young people and higher education |
| CS28 | Weston super Mare |

** Core Strategy - High Court Challenge*

Following a legal challenge to the adopted Core Strategy, Policy CS13 (housing requirement) was remitted back to the Planning Inspectorate for re-examination. In addition, Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32, CS33 were also remitted on the grounds that should the housing requirement be increased, then this may have consequences for one or more of these policies. All other

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policies remain adopted. Policy CS13 was approved by the Secretary of State on 18 September 2015 and forms part of the development plan. The examination of the other remitted policies is currently taking place.

The Sites and Policies Plan Part 1: Development Management Policies (Adopted 19 July 2016)

The following policies are particularly relevant to this proposal:

| Policy | Policy heading |
|---------------|---|
| DM32 | High quality design and place-making |
| DM69 | Location of sporting, cultural and community facilities |

Other material policy guidance

National Planning Policy Framework (NPPF) (March 2012)

The following is particularly relevant to this proposal:

| Section No | Section heading |
|-------------------|--|
| 7 | Requiring good design |
| 10 | Meeting the challenge of climate change, flooding and coastal change |

Other National Policy Guidance

- National Planning Practice Guidance (March 2014)
- Technical Guidance to the National Planning Policy Framework (March 2012)
- Practice Guide to Planning Policy Statement 25 (December 2009)

Supplementary Planning Documents (SPD) and Development Plan Documents (DPD)

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)

Consultations

Copies of representations received can be viewed on the council's website. This report contains summaries only.

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Third Parties: Three letters of objection have been received. The principal planning points made are as follows:

- Height and size will dominate over neighbouring properties
- Design is out of keeping with surrounding area
- Detrimental impact to neighbours through loss of outlook and noise and disturbance
- Security concerns along pathway
- Disturbance during construction

Weston-super-Mare Town Council: No objection.

Principal Planning Issues

The principal planning issues in this case are (1) the principle of development, (2) siting, design and appearance, (3) the impact to living conditions of neighbours, and (4) other matters.

Issue 1: Principle of development

The principle of development for a new school building in this location has been established with the granting of outline planning permission ref 14/P/2357/O. The details of the reserved matters now submitted follow the parameters of the outline consent and accord with the conditions attached to the outline planning permission in terms of scale and form of the proposed building.

The new building will accommodate 13 classrooms with associated facilities and will occupy an area of approximately 1,800m², which is less than the 2,000m² footprint assessed at the time of the outline application. The proposed building is of single storey form, in accordance with condition 8 of the outline planning permission, and continues the authorised D1 use of the site.

The proposed science block will be situated on an existing area of hardstanding that has previously been used as courts and provides an overspill area of hard surfaced outdoor play space. As has been assessed at the outline stage, there are sufficient alternative formal outdoor sports and recreation facilities and informal hard surfaced outdoor space elsewhere within the school complex. Therefore there will be no net loss of formal sports provision or informal outdoor recreation space.

Policies CS25 of the Core Strategy and DM69 of the Sites and Policies Plan Part 1 provide a framework of support for improved or new learning facilities particularly where these are in a sustainable location and well related to the community they are intended to serve. Government policy is also that local authorities should support schools development. Priory School is an established secondary school serving the North Worle area and the proposed science block

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will improve the teaching facilities within the site. This will continue the educational use of the site and provide enhanced educational facilities for the community.

Issue 2: Siting, design and appearance

Policy CS12 of the Core Strategy and DM32 of the Sites and Policies Plan Part 1 require new development to achieve a high quality of design. To meet these aims new development must be sensitive to local characteristics and constraints of the area.

The outline planning permission has established a framework for the parameters of the development in that the building is to be sited on an area of existing hardstanding to the north of the main school complex, with a footprint of up to 2000sq m, and to be of single storey scale.

At the outline stage it was agreed that the siting of the new science block on a previously developed part of the site adjacent to the existing complex of school buildings was appropriate. In its context this enables the new building to form an extended part of the school complex and to integrate with the established character of the area.

The reserved matters now submitted adhere to the principles established with the outline planning permission and therefore the access, layout and scale of the development are acceptable.

It is proposed to construct a single storey building with a flat roof contained behind a low parapet feature. This allows the overall height of the building to be kept as low as practical, which given the proximity of residential properties to the north east of the site is an appropriate design solution. The school campus comprises single storey buildings interspersed with larger blocks and the modest flat roof design and appearance of the new science block will successfully integrate with and be in keeping with the existing school buildings.

The design and appearance of the proposed building are appropriate to this location and the development therefore complies with Policies CS12 of the Core Strategy DM32 of the Sites and Policies Plan Part 1.

Issue 3: The impact to the living conditions of neighbours

Policy DM32 seeks to ensure there is no unacceptable impact to neighbours through loss of privacy, overlooking, overshadowing or overbearing impact. In determining whether the design is acceptable account will also be taken of whether the design reflects the need to deter crime and enhance security.

The north east elevation of the proposed building will face the side elevation of 10 Lyddon Road and the rear elevations of 12 and 14 Lyddon Road. The new single storey science block will be sufficiently screened from ground floor windows and the garden areas of these properties by the existing block boundary

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wall of approximately 2.2m on the residential boundary. Number 10 Lyddon Road is the closest property to the site however this property is orientated so that at first floor level the blank gable end elevation faces towards the school therefore no unacceptable impact will occur. The rear elevations of numbers 12 and 14 Lyddon Road face towards the site and include first floor windows with an outlook over the school. Nevertheless, it is considered that there is a sufficient separation distance between the proposed science block and these neighbours, which when coupled with the modest single storey flat roof design of the building ensures there is no unacceptable or overbearing impact to neighbouring occupiers. In addition, the site is separated by a public footpath running between the northern boundary of the school and the adjacent residential properties. The distances and relative position between the proposed building and the neighbouring properties complies with the guidance of the adopted Residential Design Guide SPD.

The existing 2.2m high security fence along the school boundary will be retained and the location of the proposed science block will not compromise visibility of users of the adjacent public footpath by creating blind spots or corners where views are obstructed. The north east elevation includes classroom windows and the scale and design of the building will not unacceptably enclose the footpath or create an inhospitable environment for pedestrians.

For these reasons it is considered that there will be no unacceptable impact to the living conditions of neighbours and the proposal has regard to crime and security of the site. The details submitted as part of the reserved matters therefore accord with Policy DM32 of the Sites and Policies Plan Part 1.

Issue 4: Other matters

This section of the school site contains only limited landscaping, with a grassed area between the edge of the existing hardstanding and the open mesh security fence. Consideration has been given to a landscaping scheme along the north east boundary to soften the appearance of this section of the site, however there is only a limited strip of land available for planting and this is also the route of a fire escape from the building so could reduce the viability of any new planting.

Concerns over surface water drainage have been raised by neighbours. This is controlled by condition 6 of the outline planning permission that requires the submission of foul and surface water drainage details together with a programme of implementation. Therefore a further condition is not required to deal with this matter.

Natural Environment and Rural Communities (NERC) Act 2006

The proposed development will not have a material detrimental impact upon biodiversity.

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The Crime and Disorder Act 1998

The proposed development will not have a material detrimental impact upon crime and disorder.

Conclusion

The proposed science block is considered to be acceptable in terms of its siting and scale and design and will not have an unacceptable detrimental impact to the character of the area or living conditions of nearby neighbours. The reserved matters accord with the conditions and principles of the outline planning permission and the scheme is accordance with Policies CS3, CS12 and CS25 of the Core Strategy and DM32 and DM69 of the Sites and Policies Plan Part 1.

RECOMMENDATION: APPROVE (for the reasons stated in the report above) and subject to the conditions attached to the outline planning permission 14/P/2357/O