

SECTION 2

APPLICATION NO: 16/P/3009/RG3	CASE OFFICER: Judith Porter
APPLICANT: North Somerset Council	Extended expiry date:
PARISH/WARD: Portishead/Portishead South WARD COUNCILLOR(S): Cllr P Burden	TARGET DATE: 21 March 2017
SITE ADDRESS: Gordano School, St Marys Road, Portishead, BS20 7QR	

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



SECTION 2

7. **Section 2: 16/P/3009/RG3** **Erection of a detached two storey building to create a new dining and classroom facility within existing school site, following demolition of a single storey classroom block at Gordano School, St Marys Road, Portishead, BS20 7QR**

COUNCIL APPLICATION

Summary of recommendation

It is recommended that the application be **APPROVED** subject to resolution of the outstanding archaeological issues and conditions. The full recommendation is set out at the end of this report.

The Site

The application site is located to the east side of the Gordano School site. It is currently occupied by a single storey classroom block

The Application:

Full permission is sought for:

- the erection of a two story dining and classroom building
- dimensions are approx. 39 m length x 29m width x 10 m to apex of monopitch roof
- Materials include metal roofing and cladding, brickwork

Relevant Planning History

Year	Reference	Proposal	Decision
2011	11/P/1696/F	Erection of new sixth form block	Approve

Numerous other applications but not relevant to this specific application site.

Policy Framework

The site is affected by the following constraints:

- Inside the settlement boundary for Portishead
- Potentially within setting of Grade II* Listed Building The Grange
- Scheduled Ancient Monument (Roman Villa)
- Coal consultation

SECTION 2

The Development Plan

North Somerset Core Strategy (NSCS) (adopted January 2017)

The following policies are particularly relevant to this proposal:

Policy Ref	Policy heading
CS1	Addressing climate change and carbon reduction
CS2	Delivering sustainable design and construction
CS3	Environmental impacts and flood risk management
CS5	Landscape and the historic environment
CS11	Parking
CS12	Achieving high quality design and place making
CS25	Children, young people and higher education
CS31	Clevedon, Nailsea and Portishead

North Somerset Replacement Local Plan (NSRLP) (saved policies) (adopted March 2007)

No saved policies are particularly relevant to this proposal:

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
DM1	Flooding and drainage
DM3	Conservation Areas
DM4	Listed Buildings
DM6	Archaeology
DM24	Safety, traffic and provision of infrastructure etc associated with development
DM26	Travel plans
DM28	Parking standards
DM32	High quality design and place making
DM69	Location of sporting, cultural and community facilities

SECTION 2

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
8	Promoting healthy communities
9	Protecting Green Belt Land
10	Meeting the challenge of climate change, flooding and coastal change
11	Conserving and enhancing the natural environment
12	Conserving and enhancing the historic environment
13	Facilitating the sustainable use of minerals

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

- Residential Design Guide (RDG1) Section 1: Protecting living conditions of neighbours SPD (adopted January 2013)
- North Somerset Parking Standards SPD (adopted November 2013)
- Creating sustainable buildings and places SPD (adopted March 2015)
- Travel Plans SPD (adopted November 2010)

Consultations

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

Third Parties: 2 letters of objection have been received. The principal planning points made are as follows:

- No mention of air pollution
- Parking causes significant problems
- Travel plans don't work
- Loss of privacy
- Does not include landscaping

Portishead Town Council: "the application is approved and welcomes that the new building will be DDA compliant."

SECTION 2

Other Comments Received:

Historic England: Comments will be sought when archaeological evaluation has been submitted.

Avon and Somerset Constabulary: Recommend seeking Secured by Design accreditation.

Wales and West Utilities: Comment on procedure for development.

Sport England: Does not fall within remit.

Principal Planning Issues

The principal planning issues in this case are (1) the principle of development in this location, (2) design, (3) travel, parking and highway safety, (4) living conditions, (5) archaeology, (6) setting of listed building and (7) other matters.

Issue 1: The principle of development in this location

The site is within the settlement boundary for Portishead and is an existing secondary school. The erection of new school buildings is in principle in accordance with policy CS25 of the North Somerset Core Strategy and policy DM69 of the North Somerset Sites and Policies Plan Part 1.

Issue 2: Design

The proposed new building, while of significant size, is of an attractive modern design with a monopitch roof and making use of a range of materials. It will be a visual improvement on the utilitarian block it replaces. The development will comply with policy CS12 of the North Somerset Core Strategy and policy DM CS32 of the North Somerset Sites and Policies Plan Part 1.

Issue 3: Travel, parking and highway safety

The 2 storey block will result in a net increase of approximately 1100m² of floor area. It is proposed to remain using the existing parking and access arrangements. The development will facilitate an increase in capacity of 210 pupils and 10 staff and it is therefore likely to increase traffic on the local highway without any mitigation. Taking account of the current modal split of travel the development would result in an extra 144 walking and an extra 49 students and staff travelling by car.

SECTION 2

The proposed travel plan STP (School Travel Plan) targets seek to achieve a 5% modal shift away from single occupancy car journeys for the entire school. The net result, taking account of the additional 10 members of staff, would be an increase in sustainable modes and an increase of 2 members of staff travelling by car. Taking account of the additional 210 students, the result would be an increase in all sustainable modes, most notably 173 additional pupils walking to school, and an overall decrease of 53 students travelling by car (single occupancy).

The updated School Travel Plan (STP) is welcome and the modal shift required is achievable provided the school fully implements the STP. The initial travel survey should be within 3 months of the new facilities being brought into use. This is so that the travel plan can be progressed as quickly as possible. The school is also expected to provide survey data after 3 years and then at 5 years after the first survey. It will be important that travel plan measures are applied promptly to avoid students and staff developing a reliance on car travel to the site. If the agreed targets are not being met then mitigation measures may be required.

Subject to conditions, the development will comply with policy CS 11 of the North Somerset Core Strategy and Policies DM 24, DM 25 and DM 28 of the North Somerset Sites and Policies Plan Part 1.

Issue 4: Living conditions

The replacement of a single storey building with a 2 storey one has the potential for impacts on the occupiers of nearby houses. However, in this case, the new building is in excess of 30m from the nearest house, and 24m from its boundary. This substantially exceeds the distances set out in the Residential Design Guide (Section 1: Protecting living conditions of neighbours) and would not result in a significant adverse impact upon the living conditions of neighbouring residents. In this respect, the proposal complies with policy H/7 of the NSRLP and policy DM32 of the Sites and Policies Plan (Part 1).

Issue 5: Archaeology

The site lies close to a Scheduled Ancient Monument within the school grounds. An archaeological evaluation is therefore being prepared by the applicant to ensure that no harm is likely to be caused to archaeological interests and to ensure that the proposal complies with Policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan Part 1.

This issue, including confirmation of no substantive objection from Historic England, will need to be resolved before a final decision can be issued.

SECTION 2

Issue 6: Setting of listed building

The site of the new building is close to but not within the setting Grade 2* listed building at The Grange. There is no view of the new building from the listed building (only from the access drive) and there is significant visual separation from trees and roads. The new building, in any event, is a visual enhancement compared with the existing utilitarian building. Other listed buildings are identified in the Heritage Statement and analysis demonstrates that they do not fall within their settings and are not harmed.

The proposed new building therefore complies with Policy CS5 of the North Somerset Core Strategy, Policy DM4 of the North Somerset Sites and Policies Plan Part 1, section 12 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Issue 7: Other matters

All other matters raised by the consultees have been taken into account, including air pollution (which the travel plan will go some way to addressing) and the removal of trees on another part of the school site but none is of such significance as to outweigh the considerations that led the recommendation below.

Natural Environment and Rural Communities (NERC) Act 2006

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

The Crime and Disorder Act 1998

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

Conclusion

The proposed new building is acceptable in principle and will be a well- designed addition to the school, in accordance with policies CS12 and CS25 of the North Somerset Core Strategy and policies DM12 and DM69 of the North Somerset Sites and Policies Plan Part 1. The new building will not have an adverse impact on the living conditions of neighbours and complies with policy H/7 of the NSRLP and policy DM32 of the Sites and Policies Plan (Part 1).

The proposed Travel Plan will mitigate the travel impacts of the development to an acceptable level, to comply with policy CS 11 of the North Somerset Core

SECTION 2

Strategy and policies DM 24, DM 25 and DM 28 of the North Somerset Sites and Policies Plan Part 1.

The archaeological evaluation is awaited and, after consultation with Historic England, appropriate conditions will be attached to any permission to ensure that the development complies with policy CS5 of the North Somerset Core Strategy and policy DM6 of the North Somerset Sites and Policies Plan Part 1. There is no harm to the setting of any listed building. The proposed new building therefore complies with Policy CS5 of the North Somerset Core Strategy, Policy DM4 of the North Somerset Sites and Policies Plan Part 1, section 12 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

RECOMMENDATION: Subject to resolution of the outstanding archaeological issues the application be **APPROVED** (for the reasons stated in the report above), and subject to the following conditions and any other additional or amended conditions as may be required in consultation with the Chairman and Vice Chairman:-

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No work on the construction of walls and roof shall be commenced until samples of the materials to be used in the development have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in the approved materials unless otherwise agreed in writing.

Reason: To ensure that the materials are acceptable in the interests of the appearance of the area and in accordance with section 7 and paragraph 17 of the National Planning Policy Framework, policy CS12 of the North Somerset Core Strategy and policy CS32 of the North Somerset Sites and Policies Plan Part 1

SECTION 2

4. The building shall not be occupied until a modified Travel Plan, which seeks to reduce the number of vehicle trips to and from the site, has been submitted to and approved by the Local Planning Authority. The modified travel plans shall incorporate an initial travel survey within 3 months of the new facilities being brought into use and shall thereafter provide survey data after 3 years and then at 5 years after the first survey. The modified travel plan shall also set out additional mitigation for parking and travel should it be shown that the expected modal split has not been achieved and shall identify the location and timescale for relocation of the cycle parking removed to construct the building. The approved travel plan shall thereafter be implemented in accordance with its recommendations and shall be integrated into the wider, existing travel plan for the school to the satisfaction of the Local Planning Authority.

Reason: In order to reduce the number of vehicle trips to and from the site in compliance with locational and sustainable policies contained in Policy DM26 of the North Somerset Sites and Policies Plan Part 1.

5. The building hereby approved shall not be occupied until the solar panels as shown on drawing number 3587 0202 and described in the Sustainability Statement dated 27 February 2017 have been installed in accordance with the submitted details and is fully operational. Thereafter, the solar panels shall be permanently retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In order to secure a high level of energy saving by reducing carbon emissions generated by the use of the building in accordance with paragraph 17 and section 10 of the National Planning Policy Framework and policies CS1 and CS2 of the North Somerset Core Strategy.

6. *Any archaeological conditions as may be required as a result of the ongoing investigation*