

3.0 CONSULTATIONS

INTERNAL

Public Protection

3.1 Additional information has been provided in relation to the type of equipment that would be used within the workshop. This would consist of hand held drills, bench drills, scroll saw and handheld sanders. Based on this additional information Public Protection has no concerns or objections regarding this proposed use.

EXTERNAL:

Heworth Planning Panel

3.2 no comments received

Publicity/Neighbour Notification

3.3 One objection received from a neighbouring property on the following grounds:

- Potential for noise from the equipment and machinery used within the workshop
- There is no mention of whether the building is, or would be, insulated in order to minimise noise
- The building is already too close to the boundary with residential properties in Meadlands

4.0 APPRAISAL

4.1 Key issue(s):

- Visual impact on surrounding area
- Neighbour Amenity

National Planning Policy Framework (February 2019) (NPPF)

4.2 Paragraph 38 of the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.3 Paragraph 94 of the NPPF states that local planning authorities should give great weight to the need to expand or alter schools through decision so n applications.

Publication Draft Local Plan

4.4. The ('2018 Draft Plan') was submitted for examination on 25 May 2018. In accordance with paragraph 48 of the NPPF the Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF). The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications.

4.5 Policy D11 (Extensions and Alterations to Existing Buildings states that proposals to extend, alter or add to existing buildings will be supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of current and neighbouring occupiers, contribute to the function of the area and protects and incorporates trees.

4.6 Policy ED6 (Primary and Secondary Education) seeks to meet the identified education, skills and training needs of children and young people, adults, families, communities and employers in modern education facilities.

Development Control Local Plan 2005

4.7 The Development Control Local Plan was approved for development control purposes in April 2005. Its policies are material considerations in the determination of planning applications although it is considered that their weight is limited except when they are in accordance with the NPPF. Policy GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity. Policy ED1 (primary and secondary education facilities) states that planning applications for extended primary education facilities will be granted permission provided that it would meet a recognised need, and the proposed development is of a scale and design appropriate to the character and appearance of the locality.

ASSESSMENT

4.8 The school occupies a large modern building fronting onto Bad Bargain Lane. The school site is shared with the site of the former Burnholme Community College located to the west of the application site. To the east of the site are the rear boundaries of detached residential properties situated on the Meadlands Estate. The garage to which the application relates measures approx 7.8 metres x 7.2 metres with a height of approx 4.8 metres. It is a brick building with grey slate roof located to the east side of the school building and not in current use. The proposal would convert the garage into Design and Technology teaching space.

4.9 The loss of the garage space would not impact on vehicle parking or storage. There are small ancillary buildings for the storage of external equipment and cycle sheds are located to the front and rear of the school.

VISUAL AMENITY

4.10 The existing garage building is positioned approx 20 metres from the public highway to the east of the main school buildings. It is to the side of the coach and car park to the front of the school. The garage doors on the principal elevation of the building would be altered to an up and over aluminium door along with a large glazed window and external entrance door. The east side elevation would contain two new high level windows. The changes would read as an ancillary development serving the school. As such the proposal would not be harmful to the existing school and the local character of the surrounding neighbourhood.

4.11 The existing 2.4 metre green Heras fence located towards the east side boundary would be extended by approx 35 metres. The new fence would attach to the security fence and gate located to the side of the school which separates the car park from the playing fields. There will be additional fencing separating the class rooms to provide individual outside play areas. The minor ground works involved to install the fence is set away from adjacent trees separating the rear gardens of Meadlands Estate. The new fence will not be prominent from public areas and would blend in with the appearance of the school grounds. As such it is not considered that the security fencing would have any adverse effect on the school or surrounding area.

NEIGHBOUR AMENITY

4.12 An objection has been submitted from a neighbouring property on the grounds of the proximity of the building and the potential noise caused by equipment and machinery. No specific details of the equipment that would be used within the workshop and the noise levels of this equipment had been provided with the application. The School have confirmed that the type of equipment that will be used in the workshop will not be heavy duty or industrial. The type of learning activity that will take place, coupled with the needs and capabilities of the pupils will mean that the type of equipment will be mostly hand tools. The type of tool/equipment to support the design and technology based learning will be handheld drills, bench drills, scroll saw

and handheld sanders. Public Protection have subsequently confirmed that that they have no objections the application.

5.0 CONCLUSION

5.1 The proposed conversion would provide improved facilities for the school. The type of equipment that would be used would be unlikely to result in loss of amenity to neighbouring properties. On this basis, the proposal is considered to comply with policies D11 and ED6 of the Publication Draft Local Plan and policies GP1 and ED1 of the Development Control Local Plan.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans:-

Location/site plan drawing number 180127/P/02

Plans and Elevations drawing number 180127/P/04

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

Contact details:

Author: Sharon Jackson Development Management Assistant

Tel No: 01904 551359