

## **COMMITTEE REPORT**

**Committee:** East Area                                  **Ward:** Heworth  
**Date:** 11 September 2008                          **Parish:** Heworth Planning Panel

**Reference:** 08/01875/GRG3  
**Application at:** Applefields School Bad Bargain Lane York YO31 0LW  
**For:** Installation of polytunnel  
**By:** City Of York Council  
**Application Type:** General Regulations (Reg3)  
**Target Date:** 18 September 2008

### **1.0 PROPOSAL**

1.1 The application site relates to a fairly level piece of grassland within the curtilage of Applefields School, Bad Bargain Lane. The site is adjacent to the rear boundaries of detached residential properties situated on Meadlands and fields in association with the adjacent Burnholme Community College.

1.2 Planning permission is sought for the installation of a polytunnel within the school grounds. Situated approximately 5m from the rear boundaries with nos. 8 and 10 Meadlands, the proposed polytunnel measures approximately 12.80m (l) x 4.88m (w) x 2.54m (h).

1.3 The accompanying Design and Access Statement states that the proposed polytunnel is intended to "...develop some horticultural studies as part of the school curriculum, which is hoped to result in both an extension of learning and recreational facility within the school timetable..."

1.4 The application, which expires on 18 September 2008, is brought to Committee as it is submitted on behalf of the City of York Council.

### **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation:

2.2 Policies:

CYGP1  
Design

CYED1  
Primary and Secondary Education

### **3.0 CONSULTATIONS**

#### 3.1 Internal - None

#### External

Parish Council - Object to the proposed development for the following reasons:

- Concerned about noise being created during windy and rainy weather
- The structure will be unsightly in appearance
- Concerned about the impact the proposal will have on the properties to the rear of the school

Public representation - The application was advertised by means of neighbour notification letters. One letter of objection from a local resident has been received.

The main concerns are as follows:

- Plans show the polytunnel 5 metres from the boundary, but this distance is less due to the path that runs around the structure
- Noise will travel to neighbouring properties as it will not be sound proofed
- There is no indication as to whether the existing trees and shrubbery would be affected
- There are a numerous other locations around the school for the structure

The original application for the school building showed the proposed site as open space and play area. It was understood that this would be preserved as such and not used for any infill building

The writer points out that in 1981 when the original school was to be built the County Planning Officer at the time in his report said that the main consideration was that the building had to be designed to affect as little as possible the adjacent dwellings. The school was approximately 33m from the nearest dwelling and this distance has already been encroached upon by extension

There is no indication as to how the polytunnel will be heated during the winter months.

### **4.0 APPRAISAL**

Key issues: Impact on visual amenity and neighbouring property

4.2 Draft Local Plan Policy GP1 amongst other criteria states that development proposal should respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.3 Draft Local Plan Policy ED1 states that planning applications for new/extended primary and secondary education facilities will be granted permission provided that:

a) Would meet a recognised need.

b) The proposed development is of a scale and design appropriate to the character and appearance of the locality:

c) An area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development:

d) Where a development is capable of a joint or dual use for community benefit, this has been incorporated into the design.

#### 4.4 Visual amenity

It is intended to construct the proposed polytunnel, which is of a standard design, of galvanised steel and polythene. The materials are considered to be acceptable and it is considered that the proposal would not detract from the visual amenity of the host building or character of the area. Materials of construction can also be controlled by the imposition of a condition on any grant of permission.

#### 4.5 Impact on neighbouring property

The proposed works are to be contained within the curtilage of the school grounds and 5m from the boundaries with nos. 8 and 10 Meadlands. These properties have a rear garden depth of approximately 8-10m. The trees and hedge along the boundary are in excess of 2m high and would provide screening from the rear elevation of the dwellings. Given the separation distances achieved to adjacent property and the existing trees and hedge that runs along the (eastern boundary) of the site with the dwellings, it is considered that the impact of the proposed polytunnel would not be significant. It is therefore considered that the proposal would not result in an unduly detrimental impact on the occupiers of the residential properties situated on Meadlands.

4.6 The proposal is associated with the existing school and is required to develop part of the existing school curriculum. Given the nature of the established use of the site, it is not considered that the proposal would result in an unacceptable intensification of the existing use of the site.

4.7 In relation to the comments received on the application, the following response is made:

\* It is not considered that the noise generated from the proposal during windy and rainy weather is likely to be an issue.

\* The appearance of the proposed polytunnel and its impact on neighbouring property has been addressed in the main body of the report

\* The proposed polytunnel has a 1m path running around the edge; therefore the distance from the path to the rear boundaries of the dwellings situated on Meadlands is 4m. The dwellings situated on Meadlands have a rear garden depth of approximately 8-10m and it is felt that this distance together with the existing

boundary treatment is sufficient in order to alleviate any potential impact on the amenity of the occupiers of the properties

\* In terms of noise nuisance, and bearing in mind the existing use of the site it is not considered that the proposal would result in any significant increase in levels of noise emanating from the site.

\* The proposed polytunnel is to be situated approximately 5m from the trees and shrubbery that form the boundary with the residential properties on Meadlands. The agent has confirmed that the trees and hedge that run along the eastern boundary of the site are to remain.

\* It is considered that given the nature of the proposal, this is an acceptable location as a site of the proposed polytunnel. If it was to be relocated, it would be likely to result in parts of the existing tarmac surfacing being excavated in order to accommodate the polytunnel and it would also be visible from a wider area.

\* Given that this area is open space/play area within the cartilage of a school, it can be reasonably expected that it is likely to contain structures erected in association with the land

\* The agent has confirmed that the proposal is for the pupils of the school, would not be used on a commercial basis, and it is not expected to be heated or provided with lighting

## **5.0 CONCLUSION**

5.1 It is considered that the proposal is acceptable in terms of site, design and intended materials of construction and would not have a detrimental effect on the amenity of neighbouring residential properties. Therefore, approval is recommended subject to conditions.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

08/MA/002

08/MA/003

08/MA/004

08/MA/005

08/MA/006

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

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

3. Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, details of the external materials to be used for the proposed polytunnel shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: To achieve a visually acceptable form of development.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity and the impact upon neighbouring property. As such the proposal complies with Policies GP1 and ED1 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

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