

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 20 August 2009

**Ward:** Micklegate  
**Parish:** Micklegate Planning Panel

**Reference:** 09/01200/GRG3  
**Application at:** Knavesmire Primary School Trafalgar Street York YO23 1HY  
**For:** External alterations and single storey extensions  
**By:** Mrs Sam Judd, Learning Culture & Childrens Services  
**Application Type:** General Regulations (Reg3)  
**Target Date:** 24 August 2009

### 1.0 PROPOSAL

1.1 The application site is Knavesmire Primary School, which lies between Campleshon Road, to the front, Trafalgar Street, Lorne Street and Count De Burgh Terrace, to the rear. The scheme seeks permission for two extensions to provide new children's changing room facilities and a new children's centre. All of the proposed works lie to the rear of the site, adjacent to the existing Multi Use Games Area (MUGA) and the staff car park.

1.2 The application is being brought to committee with a site visit as the City Council is the applicant and an objection has been received.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

Schools GMS Constraints: Knavesmire Primary 0206

2.2 Policies:

CYGP1  
Design

CYC1  
Criteria for community facilities

CYED1  
Primary and Secondary Education

### 3.0 CONSULTATIONS

Internal

#### HIGHWAY NETWORK MANAGEMENT

3.1 A number of the car parking spaces are impractical, the spaces adjacent to the entrance may be more difficult to enter and as such should be earmarked as staff spaces, details of the Green Travel Plan should be secured by condition.

External

#### MICKLEGATE PLANNING PANEL

3.2 Support the application

#### NEIGHBOURING OWNER/OCCUPIERS-

3.3 Two letters of objection have been received:

- Proposed new pedestrian access from Trafalgar Street would lead to vehicles parking on the street rather than using the car park to the rear.
- Details of the low level lighting should be submitted and details of the hours to be used.
- Request that the hours of construction should be restricted.
- Hours of use should be conditioned in line with the existing MUGA.
- The proposed metal storage unit would allow youths to climb onto the low roof of the school. Its colour should be muted red.
- No details of security lighting have been submitted.
- Police Architect should be consulted.
- No consultation with neighbours has taken place.
- The footpath and lighting will impact upon protected species.
- Trees are shown to be felled, they should be retained, excavations for the path will harm a protected sycamore.
- Increased motor traffic and foot traffic, atmospheric and noise pollution in the early morning and evening.
- The proposal would result in increased use of the site and the Multi Use Games Area.
- Extra activity (e.g. breakfast club and after-school club) already results in noise and disturbance after 4pm. The proposal will add to this.
- The extension would wreck the coherence of a building which is nearly 100 years old.
- Changing the shape of the original window would alone be an act of vandalism.
- Surrounding streets will not be able to cope with the increased traffic and parking generated by the proposal.

## 4.0 APPRAISAL

### Key Issues

- Impact upon the character and appearance of the school building and locality
- Impact upon the living conditions of nearby occupiers

### PLANNING POLICY

4.1 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.2 Policy ED1 'Primary and Secondary Education' states that permission for extended facilities will be granted provided that it would meet a recognised need and the scale and design is appropriate to the character and appearance of the locality.

4.3 Policy C1 states that planning applications for social, health, community and religious facilities will be granted permission provided that; the proposed development is of a scale and design appropriate to the character and appearance of the locality; and it would meet a recognised need.

### ASSESSMENT

4.4 The proposed children's centre would provide a range of integrated early childhood services, including childcare, early education, family support, healthcare services and additional resources for the existing primary school. To provide the centre the existing changing room facilities are to be removed and the area converted. A single storey extension is required to give additional space for the centre. This would involve moving forward a section of the rear elevation by 2.9, which would allow for the existing brickwork and detailing to be reused. It would be constructed with a flat roof and parapet to match the existing. The existing lantern within the roof would be replaced with new. A glazed canopy would be added to the front of this section, which would incorporate automatic doors, being the entrance to the centre. Window alterations would occur to allow for the children to view outside and an additional access would be provided to a small secure external play area. Internally the centre would provide an office, meeting room, adult and children's toilet facilities, a kitchen area, a large children's area and a smaller parent area. The application does not constitute a change of use and the children's centre would fall within Use Class D1, being non-residential institutions, the same as the school.

4.5 It is considered that the proposed extension would be of a scale and design appropriate to the character and appearance of the locality. The re-use of the section of the wall is welcomed as it contains detailed stone window surrounds and a date stone, which form part of the original building. The extension is considered to be in keeping with the host building and the forward projection does not interfere with the layout of the site or the free flow of pupils or cars.

4.6 The facility would be accessed from the existing car park, off Count De Burgh Terrace. Alterations to the car park are proposed to provide additional spaces, within the existing hard surfaced area, for staff and visitors and a new cycle store is to be provided. Pedestrian access is proposed either from Count De Burgh Terrace or by a new additional gate, inserted into the existing railings of Trafalgar Street. A new footpath with low-level lighting would be constructed around the MUGA from the gate to the entrance to the centre. While these aspects of the overall proposal are included on the submitted plans it should be noted that under the provisions of the General Permitted Development Order they are considered to be permitted development that does not require the permission of the local planning authority.

4.7 Concerns have been raised that the new pedestrian access would lead to visitors to the centre parking along Trafalgar Street. However, the proposed gate does not require planning permission, as it can be classed as permitted development. Visitors to the site would be encouraged to walk or alternatively park within the car park, which allows for closer access to the centre than the Trafalgar Street access. Concerns about hours of construction can be dealt with by condition. Issues raised in connection with the metal storage unit would need to be resolved by the school as this element does not require planning permission as it is classed as Permitted Development.

4.8 The application also seeks permission for the erection of a single storey flat roof extension to provide new pupil changing rooms and two multi-use rooms. The extension would project from an existing flat roof section of the school by between 3m and 4.5m. It would incorporate high level glazing to the changing rooms and larger windows to the multi-use rooms. Access from the extension would be via the existing long corridor and along the existing secure path to the MUGA. The extension may appear more in keeping with the building if the roof were to be pitched but the available space within the site and the location of the extension does not allow for this. The extension would not have any detrimental impact upon the nearby residential properties in terms of its visual impact or upon the character of the school.

## **5.0 CONCLUSION**

5.1 It is considered that the proposed works to the school are acceptable and comply with policies GP1, ED1 and C1 of the Local Plan. The design of the extensions are considered to be in keeping with the character of the building and locality and would not have any detrimental impact upon residential amenity. The location of the children's centre at the school is encouraged by the Local Plan and it is considered that it would not have any detrimental impact upon residents in terms of unacceptable noise, nuisance or traffic generation.

## **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:-

Drawing numbers 0841(CC) P01, P02, P03, P05, P06 and P07 received 5th August 2009

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 VISQ8 Samples of exterior materials to be app

4 All construction and demolition or refurbishment works and ancillary operations, including deliveries to the site and despatch from the site shall only be carried out between the hours of 08:00 and 18:00 Mondays to Fridays and 09:00 to 13:00 on Saturdays and not at all on Sundays and Bank Holidays.

Reason: To protect the amenity of local residents during the construction of the development.

5 Details of the glazed entrance canopy shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with these details.

6 Within six months of occupation of the children's centre, the applicant shall submit and agree in writing with the Local Planning Authority, a Green Travel Plan for staff and visitors, setting out measures to promote sustainable travel and reduce dependency on private car journeys, in accordance with current advice issued by the Department of Transport. This shall be incorporated into the existing Green Travel Plan for Knavesmire Primary School

Reason: To promote sustainable modes of transport and reduce car travel, in accordance with the Authority's transport policies.

7 The extensions shall not be brought into use until a plan identifying the parking layout has been submitted to an approved in writing by the local planning authority. Thereafter such areas shall be retained solely for parking.

Reason: In the interests of highway safety and residential amenity.

## **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 the character and appearance of the locality or residential amenity. As such the proposal complies with Policies GP1, ED1 and C1 of the City of York Development Control Local Plan.

#### **Contact details:**

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