

COMMITTEE REPORT

Committee: East Area
Date: 12 October 2006
Ward: Wheldrake
Parish: Wheldrake Parish Council

Reference: 06/01553/FUL
Application at: Wheldrake C Of E Primary School North Lane Wheldrake York YO19 6BB
For: One and two storey pitched roof side and rear extensions
By: York Diocesan Board Of Education
Application Type: Full Application
Target Date: 1 September 2006

1.0 PROPOSAL

Wheldrake with Thorganby Church of England School is a primary school educating 4 to 11 year old children. This application seeks planning permission for an extension to the school and internal alterations to improve the teaching facilities available at the school.

This application is deferred from East Area Sub Planning Committee in September in order for a sustainability appraisal to be carried out.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP4A
Sustainability

CYGP1
Design

CYED1
Primary and Secondary Education

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - As there is no proposed increase in staff or pupil numbers there are no highway objections to this proposal.

Educational Planning Officer - No objections.

Sustainability Officer - No comments were received regarding the sustainability statement at the time of writing the report.

3.2 External

Wheldrake Parish Council - No objections as long as the portable classroom units are removed if the application is successful.

Response to site notice (posted 10/08/06) and neighbour consultation letters (sent 19/07/06) - One piece of correspondence received from the residents of 1 Greengales Lane. The following concerns were raised:

- the height of the development, as the ridge of the proposed roof is higher than the gutter level of the existing north east elevation
- the width of the proposed north east elevation
- the location of the bicycle shed

To minimise the impact of the developments encroaching onto 1, 3, and 5 Greengales Lane the following is suggested:

- the height of the development is restricted to below the gutter level of the existing north east elevation
- the development is kept within the original building line of the left wall of the existing north east elevation (Classroom 6 on the playground area).
- The bicycle sheds are relocated away from the end of the north east elevation to minimise encroachment towards Greengales Lane
- Existing trees are maintained and additional trees are planted to screen the development from Greengales Lane.

4.0 APPRAISAL

4.1 Key Issue(s):

- Street Scene
- Impact on local residents
- Sustainability

4.2 The Application Site - Wheldrake with Thorganby C of E School currently comprises the main building with three mobile classroom units located around the school. The primary school currently educates approximately 210 pupils between the ages of 4 and 11. The proposed school extension would result in no significant increase in student numbers as the temporary classroom units would be removed.

4.3 Draft Local Plan Policy GP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) 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; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance

and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

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

- a) it would meet a recognised need; and
- b) the proposed development is of a scale and design appropriate to the character and appearance of the locality; and
- c) an area of open space and playing fields, sufficient to meet the needs of pupils is incorporated in the development; and
- d) where a development is capable of a joint or dual use for community benefit, this has been incorporated into the design.

4.5 Impact on the Street Scene - The proposed extension is on the north east and north west elevations of the school. The extensions are of contemporary design which it is considered would not harm the character and appearance of the school or the street scene. The proposed extensions have incorporated some of the design principles contained on the current school building. The proposal also involves the removal of 3 temporary classroom units. These units are not of the style and design which are suitable as a long term classroom solution at this school. It is considered that the extension would provide a more visually acceptable classroom solution than the current units on site whilst also providing a better working environment for the pupils and teachers. The applicant has confirmed that there would be no additional lighting requirement as a result of the school extension.

4.6 Effect Upon Neighbouring Property - A letter of objection was received from residents of 1 Greengales Lane. Greengales Lane runs along the eastern boundary of the school, the proposed extensions take the school closer to this boundary. It is considered that whilst the school would be closer to dwellings along Greengales Lane there would not be significant harm caused to the amenity which neighbours could reasonably expect to enjoy. There would be over 40 m between the school extension and neighbouring properties and it is considered that the school extension would not have a dominant or overbearing impact on these properties. There is some green landscaping along the boundary which would also help reduce the impact of the proposal on local residents. It is considered that the new extension would not generate significantly increased levels of noise for neighbouring properties.

4.7 Sustainability - The City of York Council is keen to promote sustainable development where possible. The applicant has submitted a document which addresses Policy GP4a: Sustainability of The City of York Council Draft Local Plan. A summary of the report is presented below, the letters represent the corresponding section of Policy GP4a:

- a) Accessibility: The school is in a central location within 400 m of a bus stop. The school has a green transport plan that encourages cycling and walking to school with

bicycle sheds provided. The school's transport plan is currently being reviewed and any proposals put forward will be implemented.

b) Social Needs: The design includes aspects to enable extended use of the school by the local community. Zoning of the school will provide better access for the existing youth club activities and talks are ongoing regarding a permanent library facility.

c) Local Economy: Improving the school will serve to strengthen the local economy by ensuring that the village remains viable as it grows. The provision of a learning centre would encourage locally run classes which would reduce the need to travel into York.

d) Design: The external design of the building is in-keeping with the original building and the village. Investigations have taken place into systems to reduce energy and water usage at the school and these will be incorporated into the extension proposals.

e) Materials: It is expected that the new roof area will provide sufficient water to service the needs of the toilet facilities in the immediate vicinity of the extension by the incorporation of a grey water system. In all cases, 10 second push taps, spray taps and low flush toilets will be used. All specified materials will be responsibly sourced in line with BREEAM (BRE Environmental Assessment Method, the most widely used means of reviewing and improving the environmental performance of buildings), for example timber will be obtained from certified sustainable sources. All waste which is generated on site during construction will be segregated to encourage recycling and reduce waste to landfill. Where feasible, hardcore will be generated on site from waste materials and re-used.

f) Pollution: Potential sources of pollution will be carefully controlled during building. Noise will be minimised not least to reduce the impact on the school.

g) Conservation: The existing wildlife areas within the school grounds are well removed from the proposed location of the extension. Where the extension provides an opportunity for landscaping, this will be done in consultation with stakeholders with a view to increasing the ecological value of the grounds.

h) Renewables: A survey carried out in April 2006 shows that on average 57% of a school's direct carbon emissions come from heating. Heating efficiency is a major concern of the school as it also gives rise to significant running costs. Ground source heat pumps are expensive to install with a 30 year payback period even if a 50% grant was provided. Biomass boilers are more expensive than oil and gas fired boilers. The electric heating bill in the temporary classroom accommodation is £720 p.a. This gives the school a current heating cost of £4920 p.a., the boiler which is to replace this would reduce costs to £3100 p.a. which would significantly reduce the carbon footprint. A biomass boiler would cost £5010 p.a. The conclusion is that an efficient gas-fired boiler is the best solution for this extension with an estimated 4 year payback period. Other low-cost energy efficiency measures will be used such as insulation, draft-proofing, time-switch and occupancy sensing lighting. The school continues to give serious consideration to the future installation of a wind turbine for micro generation. However, funding remains a stumbling block.

i) Recycling: Recycling and refuse arrangements will not be impacted directly by the proposed extension, but segregation of waste will be supported with new facilities. Wormeries will be established to encourage the disposal of vegetable matter on site and to provide direct educational benefit.

As with all proposals there is always the desire for greater use of sustainability measures. However, funding is limited with governors and the community attempting to raise £90,000 which is needed in addition to the DfES funding. It is considered that the above satisfies Policy GP4a as it is clear that all aspects of sustainability have been considered with measures incorporated where possible.

5.0 CONCLUSION

It is considered that the proposed school extensions would not cause significant harm to the street scene or the amenity of local residents.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2

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

Drawing No. 1284/01, 1284/02, 1284/03, 1284/04A (20/07/06), and 1284/05 received by The CoYC on 07/07/06

or any plans or details subsequently agreed in writing by the Local Planning Authority as 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 VISQ1

- 4 Prior to the development commencing details of the car and cycle parking areas, including means of enclosure, shall be submitted to and approved in writing by the LPA.

Reason: To promote the use of cycles and in the interests of highway safety

5 NOISE7

- 6 Prior to the commencement of any works, a detailed method of works statement shall be submitted to and approved in writing by the LPA. This statement shall include the precautions to be taken to ensure the safety of the general public, the method of securing the site, access to the site and the route to be taken by vehicles transporting the demolition and construction materials and the hours during which this will be permitted.

Reason: To ensure that the works are carried out in a safe manner and with minimum disruption to users of the adjacent public highway.

**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 impact on the street scene and the amenity of local residents. As such the proposal complies with Policies GP1 and ED1 of the City of York Draft Local Plan.

Contact details:

Author: Michael Jones Development Control Officer
Tel No: 01904 551325