

COMMITTEE REPORT

Committee: Planning Committee **Ward:** Westfield
Date: 31 May 2007 **Parish:** No Parish

Reference: 07/00515/GRG3
Application at: Oaklands School Cornlands Road York YO24 3WZ
For: Two storey and single storey extensions, external alterations, infilling of existing courtyard, new car park, alterations to entrance from Cornlands Road
By: Learning, Culture And Childrens Services
Application Type: General Regulations (Reg3)
Target Date: 6 June 2007

1.0 PROPOSAL

1.1 The application relates to Oaklands School, which is soon to be amalgamated with Lowfields School to create "York High School". From the 1st September 2007 until December 2008, both schools will operate from the Lowfield site before returning to the renovated application site on the 1st January 2009. When the school opens in January 2009 it will accommodate approx. 1050 students and 120 staff (100 full time equivalents). The majority of students will live within the local area, however this will be enlarged by the traditional catchment area of Lowfields School.

1.2 The character and appearance of this school is similar to the majority of secondary education establishments; dominated by a sporadic range of building heights, types and styles. The application site is predominantly bordered by residential dwellings and accessed from Cornlands Road.

1.3 The applicant seeks planning approval to erect two storey and single storey extensions, make external alterations, infill an existing courtyard, create new car parking facilities and alter the entrance from Cornlands Road.

1.5 The two storey extensions and alterations to the existing courtyard will provide at ground and first floor level approx. 904.6 sq metres and 835 sq metres of additional learning space respectively, along with significant areas of communal space and improved fluidity in terms of pupil and staff movements.

1.6 144 parking spaces are to be provided for the school and sports centre and provision made for 260 cycle parking places.

1.7 The new school will be inclusive for pupils and the whole community. Requiring a welcoming environment focused on a reception area, which will be the hub of all facilities on the site. This space will help to raise the public's perception of the facility and encourage community ownership and responsibility. The site will be used as a showcase for the achievements of the community and as a main information point.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

Schools Oaklands 0252

2.2 Policies:

CYED1
Primary and Secondary Education

CYGP1
Design

CYED11
Protection of Playing Fields

CYGP4A
Sustainability

3.0 CONSULTATIONS

INTERNAL

3.1 York Consultancy - No Objections

3.2 Urban Design and Conservation - Comments (currently being addressed)

3.3 Environmental Protection Unit - No Objections

Conditions and Informatives Included

3.4 City Development - No Objections

3.5 Highway Network Management - No Objections

EXTERNAL

3.6 One letter of comment has been received regarding the applicants proposals. The letter raises the following points.

- * The cover link to the sports centre is indicated as "future development", this must be incorporated in the new proposals
- * No details regarding the requirements of the "future access road" indicated around the southern edge of the future swimming pool.
- * The "new planting area for wildlife" is a token gesture and should be reconsidered.

4.0 APPRAISAL

4.1 Key Issues

- * Planning Context
- * Highway Issues
- * Protection of Trees
- * Neighbouring Amenity
- * Design
- * Lighting
- * Sustainability
- * Response to Received Comments

POLICY CONTEXT

4.2 Policy ED1: Primary and Secondary Education

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.

4.3 Policy ED11: Protection of Playing Fields

The loss of playing fields associated with educational establishments will not be permitted, unless exceptional circumstances are proven to exist. Where education establishments are due to close the development of associated playing fields, will not be permitted where they can be used to address deficiencies in the surrounding area.

4.4 Policy GP1: Design

Development proposals will be expected to :

- a) respect or enhance the local environment;
- b) 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;

- c) 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;
- d) where appropriate incorporate informative landscapes design proposals, where these would clearly have an influence on the quality and amenity and/or ecological value of the development;
- e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages 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;
- f) design outdoor lighting schemes, which are energy efficient and provide the minimum lighting level required for security and working purposes, taking into account any adverse impact on residential amenity, the character of the area and night sky illumination and ecological systems;
- g) provide and protect private, individual or communal amenity space for residential and commercial developments;
- h) provide individual or communal storage space for waste recycling and litter collection;
- i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;
- j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;
- k) provide disabled toilets/parent baby changing facilities in public, non-residential buildings;
- l) Where opportunities exist, new open space/landscape treatment should be incorporated to close gaps between green corridors and take account of ecological principles through habitat restoration/creation.

HIGHWAY ISSUES

4.5 In line with the CYC City Development and Transport requirements, a traffic Impact Assessment was commissioned to report on all transport issues into and around the Oaklands site.

4.6 The application is expected to result in some modest increases in vehicular traffic at the school start and finish times, due to staff transfer and the impact of the school run.

4.7 Improved cycle/pedestrian links on Gale Lane and Cornlands Road, the inclusion of a crossing point on Gale Lane and Cornlands Road, improvements to the existing access points are all considered adequate enough to deal with the increase in pedestrian and traffic movements in and around the application site. All work to increase safety on local cycle and pedestrian routes to "York High School" will be carried out in accordance with Highway recommendations

4.8 The cycle parking provision has been increased to accommodate additional users.

4.9 By providing 144 parking spaces the applicants' proposals are in accordance with existing parking standards enabling it to accommodate the requirements of the

both "York High School" and the sports centre. No management plan has been provided, however a working group has been set up to agree details. Conditions will be included to ensure the management plan is submitted for the written approval of the Local Planning Authority.

4.10 All provisions for cycling, parking and pedestrians are detailed within a submitted Travel Plan and will be re-assessed annually.

PROTECTION OF TREES

4.11 The Landscape Architect has raised concerns regarding the removal of a Maple tree to the rear of the Cadet Hall and No.120 Gale Lane and the impact of the cycleway proposed along both sides of Cornlands Road.

4.12 In response to these concerns the applicant has been consulted and amended drawings sought.

4.13 The proposal will result in the loss of approximately 23 trees, however it must be noted that the majority of existing mature trees (located at the front of the building) will be retained. These will be replaced on a one for one basis with the mix, management and maintenance secured by condition LAND1.

NEIGHBOURING AMENITY

4.14 The eastern elevation of the new teaching block (two storey structure) is located approx. 110 metres from the rear elevations of the properties on Gale Lane. The nearest parking spaces although running parallel with the rear boundary fence of the aforementioned properties are located approx. 40 metres from these rear elevations. The aforementioned distances are considered sufficient enough to mitigate any significant impact upon the visual and residential amenity of these properties.

DESIGN

4.15 The design offers a welcoming environment focused on the refurbishment of the existing reception area, which is accessed using the new external Main Entrance Lobby.

4.16 The two storey "Teaching Block" is located on the main approach to the school and will be visible from the new car parking area. The building will be constructed using Terracotta Rainscreen cladding, powder coated aluminium windows and aluminium roofing. The new "Teaching Block" and the cosmetic improvements made to the approach façade are considered to be sympathetic in scale and appearance to existing school buildings, whilst also uplifting the unsightly appearance of this prominent elevation.

4.17 The benefits of enclosing the central courtyard are two fold, not only does it provide additional resource space, it also introduces an interesting design feature to this relatively mundane elevation. The slightly domed roof replicates that of the proposed "Teaching Block" sitting appropriately between the south facing gables of the humanities/math and science blocks. The domed roof will only be significantly

visible when viewed from the south (looking across the sports fields and all weather pitch).

LIGHTING

4.18 No lighting details have yet been provided. Two conditions; one to prevent light pollution and one specifying a "turning off" time have been included to ensure that future lighting does not adversely affect any nearby residents.

SUSTAINABILITY

4.19 Part 2 of the sustainability statement shows a clear commitment by the applicant to embrace sustainable principles.

4.20 The applicant is aiming to achieve a BREEAM rating of Excellent for the new build and Very Good for the refurbishment work. Conditions are included to ensure these ratings are achieved.

4.21 The aforementioned statement also considers the recycling /reusing of materials, sustainable energy, water use/natural drainage, site/waste management, contamination and the natural environment.

RESPONSE TO RECEIVED COMMENTS

4.22 Please refer to paragraph 3.6. Elements on the plan described as "future" development can not be considered as part of this particular application.

4.23 The Landscape Architect has been consulted in response to the new planting area for wildlife being a "token gesture". Comments are currently awaited.

5.0 CONCLUSION

The applicants' proposals are considered to be acceptable in this instance and are therefore recommended for approval.

6.0 RECOMMENDATION: Approve

- 1 TIME2
- 2 A desk study should be undertaken in order to identify any potentially contaminative uses which have or are currently occurring on site, including the potential for the migration of landfill gas. This shall include a site description and a site walkover and shall be submitted to and approved by the local planning authority prior to development of the site.

reason: to protect the health & safety of workers and future occupants of the site.

- 3 .A risk based remedial strategy shall be developed based upon the findings of the site investigation. The remedial strategy shall be submitted to and approved by the local planning authority in writing. The approved strategy shall be fully implemented prior to any development commencing on site.

Informative: the remedial strategy shall have due regard for UK adopted policy on risk assessment and shall be developed in full consultation with the appropriate regulator(s).

Reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

- 4 A validation report shall be submitted to and approved by the local planning authority, detailing sample locations and contaminant concentrations prior to any development commencing on site.

reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

- 5 Any contamination detected during site works that has not been considered within the remedial strategy shall be reported to the local planning authority. Any remediation for this contamination shall be agreed with the local planning authority and fully implemented prior to any further development on site.

reason: To protect the health and safety of workers on site, future occupiers of the site and the integrity of structural components and any proposed underground services.

- 6 A timetable of proposed remedial works shall be submitted to the local planning authority prior to any works being undertaken on site.

reason: To protect the health and safety of workers on site, occupiers of the site and the integrity of structural components and any proposed underground services.

- 7 Prior to the development hereby approved coming into use details of the illumination of the car parking area on the site shall be submitted to and approved in writing by the Local Planning Authority and the agreed scheme implemented and maintained on site.

Reason: To protect the living conditions of the nearby residential properties and to prevent light pollution.

- 8 There shall be no illumination of the staff car park area between the hours of 23.00 hours and 07.00 hours the following day.

Reason: To protect the living conditions of the nearby residential properties and to prevent light pollution.

- 9 LAND1
- 10 VISQ8
- 11 HWAY19
- 12 The design of the hereby approved scheme shall be in accordance with the contents of the sustainability statement dated 5th March 2007 submitted by the applicants which will satisfy the requirements of policy GP4a.

Reason: In the interests of sustainable 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 design, amenity, highway issues and landscaping. As such the proposal complies with Policies ED1, ED11, GP4A and GP1 of the City of York Development Control Draft Local Plan.

2. The developer's is drawn to the various requirements for the control of noise on construction sites laid down in the Control of Pollution Act 1974. In order to ensure that residents are not adversely affected by air pollution and noise, the following guidance should be adhered to, failure to do so could result in formal action being taken under the Control of Pollution Act 1974:

1. All demolition and construction works and ancillary operations, including deliveries to and despatch from the site shall be confined to the following hours:

Monday to Friday	08.00 to 18.00
Saturday	09.00 to 13.00
Not at all on Sundays and Bank Holidays.	

2. The work shall be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228: Part 1: 1997, a code of practice for "Noise and Vibration Control on Construction and Open Sites" and in particular Section 10 of Part 1 of the code entitled "Control of noise and vibration".

3. All plant and machinery to be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion

engines must be properly silenced and/or fitted with effective and well-maintained mufflers in accordance with manufacturers instructions.

4. The best practicable means, as defined by Section 72 of the Control of Pollution Act 1974, shall be employed at all times, in order to minimise noise emissions.

5. All reasonable measures shall be employed in order to control and minimise dust emissions, including sheeting of vehicles and use of water for dust suppression.

6. There shall be no bonfires on the site.

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