

## COMMITTEE REPORT

**Committee:** Planning Committee  
**Date:** 31 May 2007

**Ward:** Westfield  
**Parish:** No Parish

**Reference:** 07/00529/GRG3  
**Application at:** Lowfield School Dijon Avenue York YO24 3DD  
**For:** Erection of two storey modular teaching block (temporary for two years) including additional cycle shelter and stands, 22 additional car parking spaces, and security fence and lighting  
**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 Lowfields School, which is soon to be amalgamated with Oaklands School to create "York High School". From the 1st September 2007 until December 2008, both schools will operate from the application site before returning to the renovated Oaklands Site on the 1st January 2009. When the school opens in September 2007 it will have approx. 1000 students and 120 staff (100 full time equivalents). The school will therefore be taking 580 additional students.

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 Dijon Avenue.

1.3 The applicant seeks planning approval to erect a two storey modular teaching block (temporary for two years) including additional cycle shelter and stands, 22 additional parking spaces and security fence and lighting.

1.4 The aforementioned two storey modular teaching blocks and cycle store will be located to the south of the school, within approx. 35 - 50 metres of the rear gardens of properties on Tudor Road. The additional parking and security fencing will be located between the northern elevation of the school and properties on Dijon Avenue.

1.5 The two storey modular teaching blocks measure 53 metres (length) x 12 metres (wide) x 6.8 metres (height) with a total floor area of 704 sq metres. The two storey toilet, which projects in a northerly direction from the western end of the northern elevation measures 6.14 metres in height. The ground floor teaching block will provide 7 classrooms, a behaviour management room, humanities room, an admin office and staff room. The first floor block also provides 7 class rooms and a range of meeting and storage rooms. On both floors the classrooms are accessed using a single corridor, which runs the length of the building.

## **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 Lowfield 0249

### 2.2 Policies:

CYED1  
Primary and Secondary Education

CYGP1  
Design

CYED11  
Protection of Playing Fields

## **3.0 CONSULTATIONS**

INTERNAL

3.1 Urban Design and Conservation (Landscape Architect) - No Objections.

3.2 City Development (Policy) - No Objections.

3.3 Environmental Protection Unit - No Objections.

\* Lighting conditions and general informatives to be included.

Condition requires information on the following

- \* a contour map with illumination levels of the area to be lit and the spill beyond the lit area given in lux in the horizontal plane;
- \* the angle of the lights and details of the beam - whether asymmetric or otherwise;
- \* the height of the lighting stanchions; and
- \* the luminance level in lux in the vertical plane at the windows of the nearest residential properties

3.4 Highway Network Management - No Objections - Conditions Included.

EXTERNAL

3.5 Sport England - No Objections given the temporary nature of the proposals, subject to the permission being for two years - Informative Included.

3.6 Police Architectural Liaison Officer - No Objections - Security Informative Included.

3.7 No letters of objection have been received regarding the applicants' proposals.

#### **4.0 APPRAISAL**

4.1 Key Issues:-

- \* Policy Context
- \* Highway Issues
- \* Protection of Existing Trees
- \* Lighting
- \* Neighbouring Amenity
- \* Loss of Sports Provision

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 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 (the increase in school run traffic is indicated at 30 cars).

4.6 Traffic calming measures on Dijon Avenue, the inclusion of a crossing point on Gale Lane, improvements to the entrance and crossing points on Tudor Road and the widening of the main access road to 5 metres, are all considered adequate enough to deal with the increase in pedestrian and traffic movements for a period of 2 years.

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

4.8 22 additional parking spaces have been provided. Whilst the number of staff transferring from Oaklands is in excess of this provision, the applicant shows there to be "spare capacity" already existing within the site, which can easily accommodate the expected increase in traffic.

## PROTECTION OF EXISTING TREES

4.9 The Landscape Architect raised some initial concerns regarding the impact of the new car park upon existing trees. The applicant originally proposed to formalise the existing hard standing by removing two trees and introducing kerbing tight up the trunks of a Sycamore and Beech tree.

4.10 Following consultations with the applicant the parking configuration has been altered ensure tree retention and protection.

## LIGHTING

4.11 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.

## NEIGHBOURING AMENITY

4.12 Approximate distances of 35 to 50 metres have been provided to the northern garden boundaries of properties on Tudor Road, with most of the gardens being approximately 30 metres in length. The aforementioned distances are considered sufficient enough to mitigate any significant impact upon the visual and residential amenity of neighbouring properties.

## LOSS OF SPORTS PROVISION

4.13 The two storey "modular teaching block" will replace an area of sports field previously used for playing rounders (predominantly a summer sport), informatives have been included to draw the schools attention to the loss of this facility. Sport England did not object to the application on the basis that the proposal would be temporary pending the amalgamation with Oaklands School.

## 5.0 CONCLUSION

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

## 6.0 RECOMMENDATION: Approve

- 1 The building shall be removed by the 30th May 2009 and the land reinstated to its former condition unless prior to that date a renewal of the permission shall have been granted in writing by the Local Planning Authority.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

- 2 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.

- 3 Prior to the development hereby approved coming into use details of the illumination of the staff car park 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.

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

0429/08 - Revised Plans and Elevations Portakabin Units.  
0429/09 - Revised Site Plan as Proposed (Portakabin Units).  
0429/05 - Site Plan as Proposed.  
TS/SRS/07010028/ST - Lowfield/Oaklands Schools Improvements Overview - Short Term.

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.

- 5 HWAY19
- 6 NOISE7

## **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 highway issues and neighbouring amenity. As such the proposal complies with Policies ED1, GP1 and ED11 of the City of York Development Control Draft Local Plan.

2. If, as part of the proposed development, the applicant encounters any suspect contaminated materials in the ground, the Contaminated Land Officer at the council's Environmental Protection Unit should be contacted immediately. In such cases, the applicant will be required to design and implement a remediation scheme to the satisfaction of the Local Planning Authority. Should City of York Council become aware at a later date of suspect contaminated materials which have not been reported as described above, the council may consider taking action under Part IIA of the Environmental Protection Act 1990.

The developer's attention 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 followed, 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.

### 3. Security Informative

The developer needs to be aware of the statutory requirements placed on the Police and the Local Authority under the Crime and Disorder Act 1998 to consider Crime and Disorder implications in exercising their various functions including planning matters.

### 4. Sporting Informative

Provision for sporting activities affected by the erection of the two storey modular teaching blocks shall be made elsewhere within the Lowfield School Site.

### Contact details:

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