

## Development Control Committee

<b>Report Title:</b>	SCC\0191\16F Six class base standalone block including toilet facilities, group room and staff office and all associated landscaping works. Extension to hard play area. Extension to the existing building to form a secure lobby (as amended by revised drawings received on 29 November 2016 to include a Multi-Use Games Area) Glade Primary School, Knappers Way, Brandon
<b>Meeting Date:</b>	18 January 2017
<b>Lead Councillor(s):</b>	Councillor Peter Beer
<b>Local Councillor(s):</b>	Councillor Reg Silvester
<b>Director:</b>	Geoff Dobson, Director of Resource Management
<b>Assistant Director or Head of Service:</b>	John Pitchford, Head of Planning
<b>Author:</b>	Mark Barnard, Planning Officer (County Development) Telephone: 01473 264755

### Brief summary of report

1. It is proposed to construct a standalone building containing six classrooms and ancillary accommodation at Glade Primary School. There would also be a small extension to the main building to form a secure entrance lobby.
2. Additional hard play areas including a Multi-Use Games Area (MUGA) are also proposed. These would compensate for the loss of part of the school playing field where the new building would have to be located.
3. The development would be constructed in two phases, with four new classrooms in the first phase. Completion of the second phase, which would include the MUGA, would raise the capacity of the school from 315 places at present to 420 places.
4. The layout of the site makes it difficult to provide additional car parking. A revised school Travel Plan will encourage the use of sustainable methods of travel and 100 extra cycle parking spaces are proposed.
5. An objection has been received from one local resident, citing concerns over safety and anti-social parking during peak travel times.

### Action recommended

6. That planning permission is granted subject to the following conditions:
  - 1) The development shall commence within three years of the date of this permission.

*Reason: Imposed in accordance with Section 91 of the Town & Country Planning Act 1990.*

- 2) The development uses and associated activities hereby approved shall only be carried out in accordance with:
  - a) The application dated 23 August 2016, as amended by revised drawings received 29 November 2016, with Revised Preliminary Ecological Appraisal, Arboricultural Impact Assessment dated 25 November 2016 and Planning Statement (Revision A);
  - b) The approved plans Nos:
    - i) A01-01A Existing location plan
    - ii) A02-02B Proposed elevations Phase 1
    - iii) A02-03A Proposed elevations Phase 2
    - iv) A02-01B Phased ground floor layout
    - v) A02-04B Proposed roof plan
    - vi) L02-02B Proposed site plan Phase 1
    - vii) L02-03B Proposed site plan Phase 2
    - viii) A02-06 Secure lobby extension elevations
    - ix) A02-05 Secure lobby extension floor & roof plan
    - x) P2599.2.2.001 Tree constraints plan
    - xi) P2599.2.2.004 Tree protection Phase 1
    - xii) P2599.2.2.006 Tree protection Phase 2
- 3) No development shall take place within the whole site until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.
  - a) The scheme of investigation shall include an assessment of significance and research questions, and:
    - i) The programme and methodology of site investigation and recording;
    - ii) The programme for post investigation assessment;
    - iii) Provision to be made for analysis of the site investigation and recording;
    - iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
    - v) Provision to be made for archive deposition of the analysis and records of the site investigation;
    - vi) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation; and
    - vii) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved

in writing by the County Planning Authority.

*Reason: To enable the archaeological interest to be adequately investigated and recorded and in accordance with NPPF Section 12 and Development Plan Policy DM20 and Core Strategy Policy CS3.*

- 4) No building shall be occupied until the site investigation and post investigation assessment has been completed, submitted to and approved in writing by the County Planning Authority, in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 3 and the provision made for analysis, publication and dissemination of results and archive deposition.

*Reason: To enable the archaeological interest to be adequately investigated and recorded and in accordance with NPPF Section 12 Development Plan Policy DM20 and Core Strategy Policy CS3.*

- 5) Within one month of commencement of development details of both hard and soft landscape works and implementation programme shall be submitted to and approved in writing by the County Planning Authority and these works shall be carried out as approved.

a) Soft landscaping works shall include:

- i) Planting plans which provide for native tree and shrub planting, and neutral grassland;
- ii) Written specifications for remedial works and preparation of soil particularly to remove compaction (including cultivation and other operations associated with plant and grass establishment); and
- iii) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and implementation programme.

- 6) The approved works shall be implemented in accordance with the agreed implementation programme.

a) Hard landscaping works shall include:

- i) Proposed finished levels or contours
- ii) Means of enclosure
- iii) Car park layouts
- iv) Other vehicle and pedestrian access and circulation areas
- v) Hard surfacing materials

*Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 and Development Plan Policy DM13 and Core Strategy Policies CS5 and CS3.*

- 7) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out before any part of the development is occupied [or in accordance with the programme agreed with the County Planning Authority] and thereafter retained in accordance with the approved details.

*Reason: To ensure the site is properly planted and in the interests of visual amenity and in accordance with NPPF Section 11 Development Plan Policy DM13.*

- 8) All planting shall be maintained for five years after initial planting has been completed by:
- a) keeping the new planting free from competing grass and weeds. Where herbicides are used, they must be an appropriate "translocated" type;
  - b) replacing any trees and shrubs on a one for one basis each year which are substantially damaged, seriously diseased or dead, with plants of a similar species and size;
  - c) checking, adjusting and repairing all stakes, ties, shelters or fencing used in the scheme; and
  - d) Removing tree protection no later than five years after planting of any section.

*Reason: To ensure planting is properly maintained and in accordance NPPF Section 11 and with Development Plan Policy DM13.*

- 9) Prior to commencement of development, details of the Supervising Arborist shall be provided in writing to the County Planning Authority.

*Reason: To ensure that planting is properly maintained and in accordance with NPPF Section 11 and Development Plan Policy DM13.*

- 10) Prior to occupation of any building the supervising Arborist shall provide to the County Planning Authority written confirmation that all tree works have been completed in accordance with the requirements of the Arboricultural Impact Assessment dated 25 November 2016 and that the construction has not compromised the safety of the trees on the site.

*Reason: To ensure that planting is properly maintained and in accordance with NPPF Section 11 and Development Plan Policy DM13.*

- 11) No development shall take place until a Precautionary Method Statement for Biodiversity has been submitted to and agreed in writing by the County Planning Authority. The agreed actions, requirements and other measures shall be implemented in their entirety in accordance with the approved Method Statement.

*Reason: In accordance with NPPF Section 11 and Development Plan Policy DM11 and DM12 and Core Strategy Policy CS2.*

- 12) No development shall take place until samples of all external facing and roofing materials to be used have been submitted to and approved in writing by the County Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: In the interests of visual amenity and in accordance with Development Plan Policy DM2 and Core Strategy Policy CS5.*

- 13) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the County Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall

provide for the implementation of:

- a) Parking of vehicles of site operatives and visitors;
- b) Loading and unloading of plant and materials;
- c) Storage of plant and materials used in construction and development
- d) Erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) Wheel washing facilities;
- f) Measures to control the emission of dust and dirt during construction
- g) A scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: To minimise the risk of nuisance and inconvenience caused by construction works.*

- 14) No construction work shall take place before 07:30 and after 17:30 hours Monday to Friday, before 08:00 and after 13:00 hours on Saturdays, and not at all on Sundays or Bank Holidays. Noisy activities such as breaking of concrete or cutting of hard materials shall be restricted to Monday to Friday 08:30 to 17:00 hours and Saturdays 08:30 to 13:00 hours.

*Reason: In the interest of residential amenity.*

- 15) All compressors shall be 'noise reduced' models fitted with properly lined and sealed acoustic covers which shall be kept closed when the machines are in use, and all ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

*Reason: In the interest of residential amenity.*

- 16) All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers and shall be maintained in good and efficient working order so that extraneous noise shall be reduced to a minimum.

*Reason: In the interest of residential amenity.*

- 17) Machines in intermittent use shall be shut down in the intervening periods between work or throttled down to a minimum.

*Reason: In the interest of residential amenity.*

- 18) No part of the development shall be occupied until a Travel Plan has been approved in writing by the County Planning Authority. The Travel Plan must include:

- a) a survey of existing arrangements for travel to and from the site for employees, pupils and visitors;
- b) targets for the shift of transport modes into sustainable modes, for all users of the site;
- c) proposals for rectifying failures to meet modal shift targets for a period of two years following the occupation of the building; and
- d) the proposed arrangements for the monitoring of the Travel Plan.

- 19) The Travel Plan shall be kept up to date through regular review and shall be available for examination by the County Planning Authority at any time.

*Reason: To encourage sustainable modes of transport and in accordance with Development Plan Policy DM45.*

- 20) Prior to the commencement of development, details of secure cycle parking shall be submitted to, and agreed in writing by the County Planning Authority. The approved cycle parking shall be implemented before occupation of the building and thereafter retained.

*Reason: To encourage alternative modes of transport and in accordance with Development Plan Policy DM46.*

- 21) Before the development is commenced details of the areas to be provided for storage of refuse/recycling bins shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

*Reason: To ensure that refuse and recycling bins are not stored on the highway causing obstruction and dangers for other users.*

- 22) The use shall not commence until the areas within the site shown on Drawing No L02-03B for the purposes of manoeuvring and parking of vehicles and cycles has been provided and thereafter those areas shall be retained and used for no other purposes.

*Reason: To ensure that sufficient space for the on-site parking of vehicles and cycles is provided and maintained where on-street parking and manoeuvring would be detrimental to highway safety.*

### **Reason for recommendation**

7. The loss of part of the school playing field would be offset by provision of new hard play areas including a MUGA in Phase 2. The impact of additional peak-time school traffic can be acceptably mitigated by promoting sustainable methods of travel for all site users, an approach which has the support of the Highway Authority. The design of the new buildings is considered acceptable, and the impact on archaeology, trees, biodiversity and residential amenity (during the construction period) can be made acceptable through the conditions recommended.

### **Alternative options**

8. To refuse consent or approve with alternative conditions.

## **Main body of report**

### **Site**

9. Glade Primary School is located to the south-east of the centre of Brandon. The surrounding uses are primarily residential, with high density social housing to the north-west and west. Abutting the school site to the south-east is an area of amenity woodland. The site slopes up from the Knappers Way approach.
10. Vehicular access is via Knappers Way, a cul-de-sac off Thetford Road. The access road is fronted by groups of garages on its west side, serving the

adjacent housing. Pedestrian access is via Knappers Way, with a further entrance point on the west side of the site close to the main school building. There are small parking areas on the main approach; these have a combined capacity of 16 spaces.

11. The school building dates from about the 1970's and sits at the north-west corner of the site. It is single storey, faced in white brick with a deep fascia and flat roof. An extension to the east completed in 2014 is in a contrasting dark brick. To the south is a hard play area, and beyond this the playing field extends in two directions. There are many mature trees on the site, especially on the boundaries and to the south of the hard play area. These screen much of the surrounding housing, giving the site a secluded and semi-rural character.
12. A double temporary classroom unit is sited on part of the hard play area. This has planning permission until November 2019.

## **Proposal**

13. It is proposed to construct a detached single storey building containing six classrooms with toilets, group room and staff office. This would be built in two phases, with the final two classrooms forming Phase 2. It would be largely timber clad, except for the ancillary accommodation and projecting canopy on the south side, which would both have a rendered finish. All roofs would be flat and clad in a mineralised felt system, concealed behind parapet walls. Windows and doors would be in powder-coated aluminium.
14. It is also proposed to add a small extension to the front of the school, to form a secure entrance lobby. Elevations would be fully glazed, with a deep fascia and flat roof.
15. During Phase 1 the hard play area would be enlarged by the removal of a raised area of closely-planted trees of poor form, together with retaining walls. These trees are identified as Category C (trees of low quality and value).
16. Phase 2 includes the construction of a fenced MUGA at the southern extremity of the site, measuring 25m by 16.5m. At this time the temporary classroom block would be removed, adding to the area of hard play.
17. New paving works include a ramped access to the main entrance, and a new path and steps to link the new classroom block with the main school building which would be at a lower level. Three small trees would be lost at the front of the school.
18. Two additional car parking spaces would be created close to the main entrance; this would involve the loss of a further small tree.
19. New cycle parking would be built immediately to the south of the school building; initially there would be 80 new spaces, with another 20 spaces in Phase 2.
20. Landscaping works would include replacement tree planting, some tree management and minor earthworks to create a level platform for the new classroom block.
21. The additional classrooms are required because of a steady rise in the demand for Primary School places in the town. The existing capacity of the school (including the temporary classrooms) is 315 places. This would increase to 420 places when the development is complete.

## **Consultations**

### **Forest Heath District Council**

22. No objections.

### **Brandon Town Council**

23. No comment.

### **County Highways**

24. No objection. Recommend conditions covering storage of refuse bins; provision of on-site parking areas; approval of Travel Plan, to be submitted within six months of the date of the planning permission

### **County Ecologist**

25. 'Subject to the timings and other important mitigation requirements set out in the Precautionary Method Statement (and any other advice set out in this Report) and to suitable, adequate and sufficient compensation, likely significant long-term harm to biodiversity will be avoided.'

### **County Landscape Officer**

26. No objection.

### **Suffolk Fire and Rescue Service**

27. No objection.

### **County Archaeological Service**

28. 'The site lies in an area of archaeological potential. There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. Recommend two planning conditions to protect archaeological interest.'

### **Sport England**

29. 'If the proposal involves the loss of any sports facility then full consideration should be given to whether the proposal meets Par. 74 of National Planning Policy Framework, is in accordance with local policies to protect social infrastructure and any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority has in place.'

## **Representations**

30. One objection has been received from a local resident. Concern is raised about anti-social parking at peak times, which can block access to garages and residents' parking bays. The risk of an accident to a child from peak-time traffic congestion is also raised.

## **Policy**

### **National Planning Policy Framework (NPPF)**

31. Paragraph 72 of the NPPF states that local authorities should 'give great weight to the need to create, expand or alter schools'.

32. Paragraph 74 of the NPPF states that existing playing fields should not be built on unless the land is clearly shown to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the



development is for alternative sports and recreation provision which clearly outweighs the loss.

### **Forest Heath District Council Joint Development Management Policies**

33. Policy DM2 (Development Principles and Local Distinctiveness) sets out requirements for all development to meet, as appropriate, to achieve high quality design.
34. Policy DM41 (Community Facilities and Services) states that the provision and enhancement of community facilities and services will be permitted where they contribute to the quality of community life and the maintenance of sustainable communities.

### **Comments of Head of Planning**

35. The layout of Glade Primary School leaves no option other than to site the new classroom block on part of the playing field. The school is already limited for space, so the playing field is not surplus to requirements.
36. When complete the new classroom block would result in the loss of some 600 sq. m of the playing field. The existing hard play area would be increased by 218 sq. m in Phase 1 and by another 170 sq. m in Phase 2 when the temporary classrooms are removed. The MUGA would add another 412 sq. m, making a total of 800 sq. m which would more than offset the loss of playing field.
37. The grass playing field on which the new classroom block would be built is not used by the school for formal games or marked pitches because of the gradient of the land. It is mainly used for informal activities. The addition of a purpose-built MUGA, with marked out pitches, would therefore be especially welcome.
38. Peak-time parking and traffic problems in the vicinity of schools can be made worse when, as here, the school is at the end of a cul-de-sac. In addition, the layout of the site provides little potential to increase the number of car parking spaces.
39. Pre-application consultation indicated that County Highways did not consider the lack of on-site car parking an issue, but did highlight the need to increase cycle storage. County Highways have not objected to the application, but wish to see peak-time traffic issues managed by the adoption of a Travel Plan which would encourage sustainable modes of transport. I consider this to be realistic given the school is located in an urban area and there are very good footpath and cycle paths linking the school with the surrounding residential estates, and is reflected in the proposal to more the double the number of cycle and scooter parking spaces.
40. Local residents have been consulted twice during the life of the application, including all those who are allocated a garage fronting Knappers Way. Despite this, only one objection from a local resident was forthcoming.
41. The new classroom block has been designed to accommodate Years 4, 5 and 6 and can run independently as a teaching space away from the main school building. The use of timber cladding reflects the wooded character of the site, while the rendered south elevation provides a pleasing contrast, marking the main entrance to the building. I consider the design to be acceptable in this context.

42. The recommended planning conditions would adequately address other issues, principally archaeology, safeguarding of trees and replacement planting, protection and enhancement of biodiversity, and the impact on residential amenity from the construction phases.

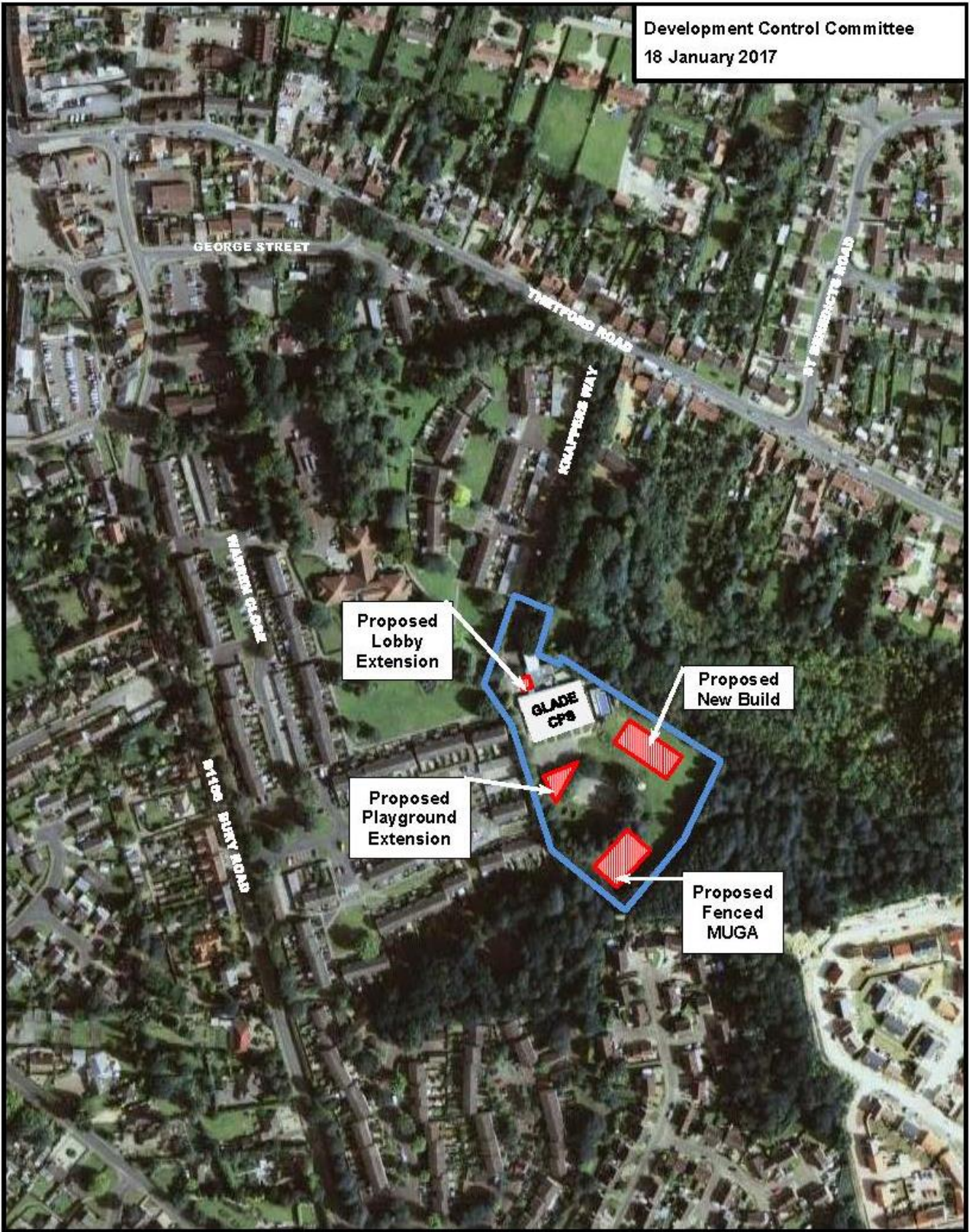
## **Conclusion**

43. There is a clear need for the additional classrooms at the school. However, the site has significant constraints because of its size, layout and access. The current proposals have successfully taken account of these constraints and would deliver good quality and sustainable teaching spaces together with some enhancement of the play facilities, and with no detriment to residential or visual amenity.
44. The present peak-time travel problems are acknowledged, but these are capable of being successfully mitigated by encouraging sustainable modes of travel through a Travel Plan.

### **Sources of further information**

- a) File SCC\0191\16F
- b) The application and consultee responses can be viewed at:  
<https://secure.suffolkcc.gov.uk/ePlanning/loadFullDetails.do?apId=22286>
- c) The Planning Officers file is an open file and can be consulted by prior appointment with the case officer Mark Barnard (01473 264755) at the Development Section, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.





Strategic Planning  
Resource Management  
Endeavour House  
8 Russell Road  
Ipswich, Suffolk  
IP1 2BX

AERIAL PHOTO – GLADE PRIMARY SCHOOL,  
KNAPPERS WAY, BRANDON.







**Key**

- \* Objector
- Site Boundary Line

**Suffolk County Council**

Strategic Development Resource Management, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX.

Scale 1:1500

SCC\0191\16F  
GLADE PRIMARY SCHOOL, BRANDON. IP27 0DA

Six classbase standalone block including toilet facilities, group room and staff office and all associated landscaping works. Extension to hard play area and construction of Multi use Games Area. Extension to the existing building to form a secure lobby.

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