



Report of the Chief Planning Officer

PLANS PANEL SOUTH & WEST

Date: 19th February 2015

Subject: APPLICATION 14/07076/FU – Temporary modular detached unit to Windmill Primary School.

APPLICANT

Windmill Primary School

DATE VALID

10.12.2014

TARGET DATE

20/02/2015

Electoral Wards Affected:

Middleton Park

Yes

Ward Members consulted
(Referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT PERMISSION subject to the following conditions:

1. Temporary 5 year permission.
2. Development in accordance with approved plans

1.0 INTRODUCTION

- 1.1 This application is reported to Plans Panel at the request of Ward Councillor Groves who has raised concerns in relation to the impact on highway safety.

2.0 PROPOSAL:

- 2.1 The application seeks five year temporary consent for a modular unit. The modular building is proposed over a landscaped area, to the north side of the site, near to the school entrance.

- 2.2 The building is to be 9m in length x 7m in width x 3m in height and is to be located approx. 5m from the north elevation of the building and 5m from the northern boundary of the site. Windows are proposed to the east and west elevations.
- 2.3 The purpose of the modular classroom is to provide additional school space for the existing children. Existing pupil capacity at the school is 420 (the current number of pupils on roll is 382)
- 2.4 Existing access and parking arrangements/demand would remain as existing.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is located to the north side of Windmill School. There are two accesses to the school from Windmill Road, pedestrian access and vehicular access.
- 3.2 Parking is provided to the west side of the building around the main entrance. The school is generally one level however parts of the building are of increased height, almost two storey.
- 3.2 Residential properties run along the northern and western boundaries of the school site, these boundaries are bounded by 2m palisade fence, vegetation and domestic single storey outbuildings.

4.0 RELEVANT PLANNING HISTORY:

10/03858/LA: Windmill Primary School, Windmill Road, Belle Isle, Leeds, LS10 3HQ
- Retention of 2.4m high fence and gates to school playing field – Approved 15-NOV-10

09/00611/LA: Windmill Primary School, Windmill Road, Belle Isle, Leeds, LS10 3HJ
Single storey extension and enlarged car parking and new boundary fence to school
Approved: 12-JUN-09

21/99/03/FU: Windmill Primary School Windmill Road Leeds 10 - 3 single storey
extensions to nursery to school - Approved: 08-JUL-03

21/82/96/FU – 3 single storey extensions to school. Approved April 1996

H21/250/83/: Windmill Road Leeds 10
Detached single storey changing rooms, with showers, toilets, plant room and
referee's room to playing fields – Approved: 23-JAN-84

5.0 PUBLIC/LOCAL RESPONSE:

- 5.1 The site notice was posted on 19 December 2014 and neighbour notification letters posted on 11/12/2014.
- 5.2 One letter of representation received from a local resident objecting to the proposal for the following reasons: increase in size will lead to further traffic related problems caused by 'school runs' on a morning and afternoon due to blocked driveways and anti-social parking.

- 5.3 Ward Councillor Groves raised concerns relating lack of parking and parents complaining.
(Concerns raised have been addressed in the appraisal section of the report)

6.0 CONSULTATION RESPONSES:

- 6.1 Highways:
The unit is not to facilitate an increase in pupil or staff population and as such there would be no change to the existing traffic/parking characteristics associated with the operation of the school. It is therefore unlikely that the unit would have a harmful impact on highway safety over and above that which already exists.

7.0 PLANNING POLICIES:

- 7.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan consists of the Core Strategy (adopted November 2014); Leeds Unitary Development Plan Review (2006) and the Natural Resources and Waste DPD along with relevant supplementary planning guidance and documents.

- 7.2 The site is allocated in the greenbelt in the UDP. The following UDP policies are relevant to the consideration of the application:

GP5 – proposals should resolve detailed planning criteria

BD5 - new buildings should be designed with consideration to both their own amenity and that of their surroundings

- 7.3 Core Strategy - The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district.

GENERAL POLICY 1 – Presumption in favour of sustainable development
T1 & T2 – Highways requirements.

- 7.4 **National Planning Policy:**

The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

8.0 MAIN ISSUES

- Impact on site appearance and visual amenity.
- Residential amenity
- Highways

9.0 APPRAISAL

Impact on site appearance and visual amenity

- 9.1 The application seeks temporary five year consent for a detached prefabricated unit which is similar in appearance to temporary classrooms seen on many school sites. The purpose of the unit is to provide additional school space for existing children/staff.
- 9.2 The proposed unit is to be positioned within a soft landscaped area close to the north side of the school within a recessed area. The nature and appearance of such a unit does not make it suitable for permanent retention on site and it is a short term solution to provide valuable accommodation. This area is bound on two sides by the school building (east and south). Directly opposite is the northern boundary which is bordered by a palisade fence, hedging and the rear elevations of detached outbuildings located within the rear gardens of residential sites.
- 9.3 In light of the above it is considered unlikely that the development would have a harmful impact on visual amenity given its screened location.

Impact on residential amenity

- 9.4 The proposed unit is to be located close to the (northern) boundary of the site within a soft landscaped area. This part of the site is bordered by a palisade fence which runs along the site boundary, directly opposite detached outbuildings at the rear of residential properties on Windmill Road. Whilst the new building will be nearer to these properties than the current building it is considered unlikely that it would pose a significant threat to neighbouring amenity from overdominance and over shadowing given its modest height and position. Windows are proposed to the east and west elevations only and as such afford direct outlook over the school site.

Whilst there may be additional noise created from comings and goings of pupils accessing and exiting the unit throughout the day. This would be for a short period of time during school hours and as such is considered unlikely to result in significant harm to amenity.

Highways

- 9.5 Highways have raised no objection to the proposal and as such the proposed extension is considered unlikely to compromise highway safety. Onsite parking is unaffected by the proposal. The modular classroom is to provide extra space for existing pupils rather than creating any additional pupil capacity. The overall pupil capacity at the school would remain as existing (420 children). Furthermore, no more staff would be required as a result of the proposal.

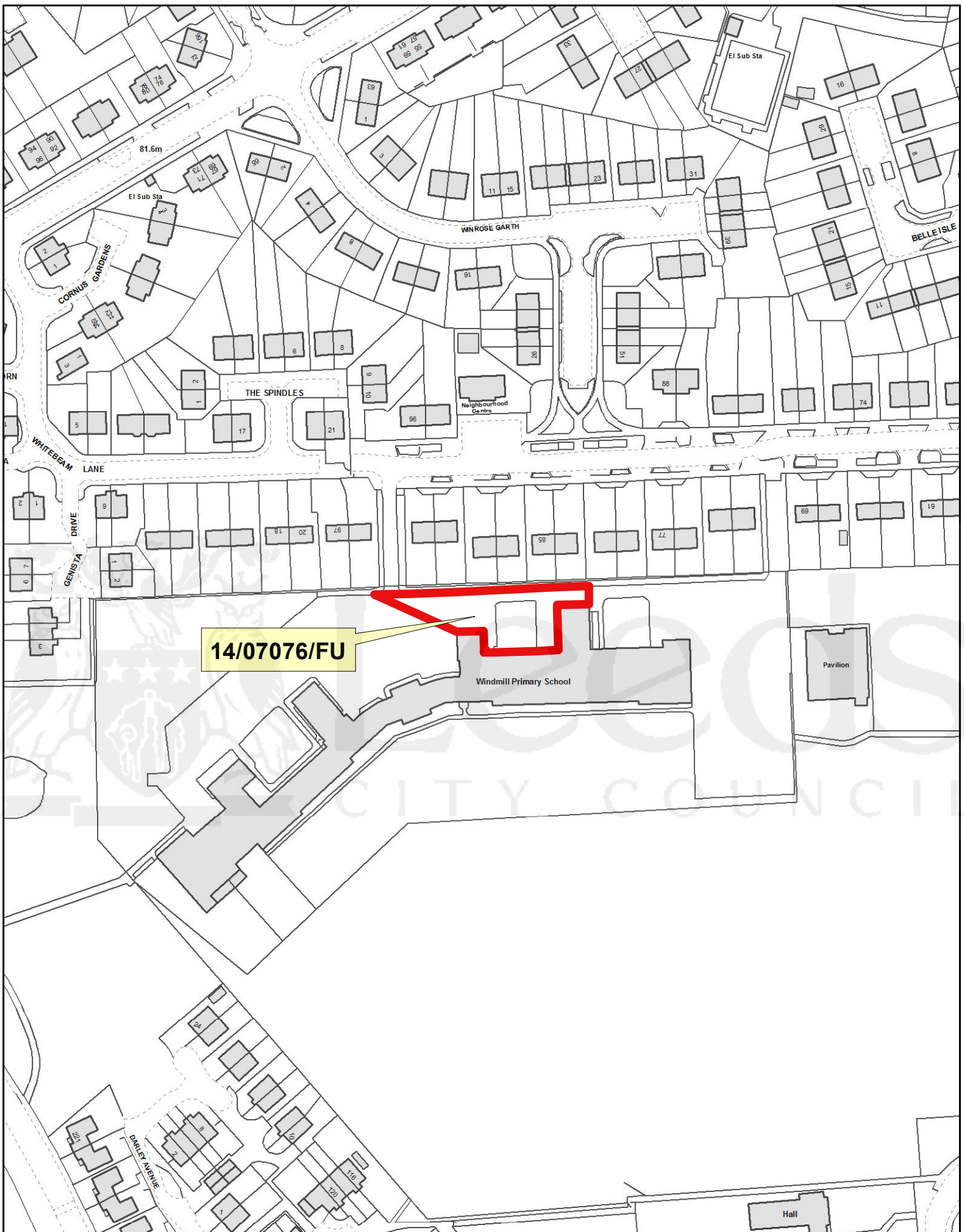
10.0 CONCLUSION:

- 10.1 Overall the proposed development is considered to be acceptable in planning terms and lies within an area of sufficient size to accommodate such a proposal without having a detrimental impact upon visual and residential amenity. Furthermore its position and use is considered unlikely to compromise highway safety or result in additional on street parking in the area. It is therefore recommended that the application be supported.

Background Papers:

Application file; 14/07076/FU

Certificate of Ownership



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