

Briefing Note

- Gledhow Primary 3FE Expansion land issues
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Author

- Chris Gosling (Development Officer)
Built Environment Team

Basic Need Programme

Subject: Gledhow Primary 3FE Expansion land issues

Summary

In June 2014, permanent expansion of Gledhow Primary School from 2016 was proposed and accepted by the school. The key criteria for the Governing Body accepting this proposal was a combination of assurances that the 'ethos' of the school would be crucial to the design imperative and that the school land outside of the fence line, currently open though maintained by school, would be rationalised as part of the move towards a larger three form entry campus. The land is vested with education and local residents are now objecting to the proposed change of use. Due to the accelerated expansion, with the 3FE intake being brought forward from 2016 to 2015, the field is now required to be secured for school use from September 2015.

Background Information

- The concept drawings tabled at the public consultation process held in July 2014 proposed to utilise the field as part of the expansion, no comment was made on this point by attendees.
- Prior to 1996 the field was used in its entirety, following the Dunblaine incident a programme of safeguarding works took place to secure the perimeter. The entirety of the field could not be fenced due to financial limitations at the time. The school have continued to undertake grounds maintenance on the entirety of the field.
- Between 1983 and 2006 a local rugby club leased the field from Gledhow Primary School, following the construction of a new club house they vacated the lease resulting in a Section 106 allocation for the betterment of the Gledhow field. This equates to approximately £22,000 and is currently unspent; the terms of the agreement dictate that after 10 years the monies will need to be repaid if not allocated. This deadline is May 2017.
- The field is owned by Leeds City Council and vested with education, no restrictive covenants are in place and the field itself has no planning protection. No planning application is required for the fence as it is less than two metres high, a discussion has been held with the Planning Officer on this point.

Current position

- Temporary accommodation will be provided this summer to allow a bulge cohort to be placed in Reception from September 2015. The requirement to utilise the field is therefore even more pressing, as from September 2015, part of the current field will be utilised by decant accommodation and, later in the year, the construction compound.
- The fence proposals allow for a 4 to 5 metre gap to be maintained between the field and the adjacent property line, this will maintain the informal short cut through the field currently in use.
- A local residents group, 'Friends of Gledhow Field', have since been established to prevent this change of use and have been petitioning local residents to oppose these proposals. A discussion has been held with local ward members, who were in full attendance, and the 'Friends of Gledhow Field' to discuss these points. Local ward members remain supportive of the proposals but wish to work with the local community to reach a mutual consensus.

- The Governing Body have committed to supporting the local community by offering usage of the field out of school hours via the normal lettings procedure at no cost to 'not for profit' / groups.
- Governing Body support for the expansion and the bulge cohort will be removed if the field is taken out of the proposals. The requirement for additional team sports pitches was a critical driver for them accepting the expansion. Safeguarding of this area cannot be assured without the fence line in place.
- In order to support the full expansion, and the interim construction period including the 'bulge cohort', it is essential that the field is fenced off and secured for education use. This work needs to be completed during August 2015; therefore it is essential that an order is placed at the earliest opportunity to meet these critical dates.

Appendix

- Appendix A - Current site plan
- Appendix B - Proposed fence line