



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 29th October 2015

Subject: PREAPP/15/00768 - pre-application presentation – proposed 3 storey detached extension and new synthetic pitch with flood lighting, Roundhay School, Old Park Road, Roundhay.

Electoral Wards Affected:

Roundhay

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information only. The applicant and their representatives will present the proposed scheme to enable Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 This is a proposal for a three storey detached extension located to the west of the main school campus and to the north of Kerr Mackie Primary School. The proposed works also include a synthetic pitch and flood lighting situated to the south of the site and to the east of Kerr Mackie Primary school. The scheme will help create 325 school places by relocating the schools' existing six form provision to enable the expansion of 150 places in key stage 3, 100 places in key stage 4 and an additional 75 six form places. The lower level of the proposed extension will also provide storage and changing facilities.

2.0 SITE AND SURROUNDINGS:

2.1 The school is situated in the urban area Roundhay which is also a designated conservation area. Predominantly the area is residential in character albeit the front entrance to the school (to the east) overlooks extensive open parkland characterised also by large mature trees. To the north and south lie residential units. To the south

west also lies a primary school. The school itself houses a number of period buildings, the principal one is an imposing three storey block which has the appearance of a former hall and is set back from the public highway. The school sits in extensive grounds that are located to the east and to the south of the school buildings. These grounds serve as playing fields for the school and are also bordered by mature trees.

3.0 PROPOSAL

- 3.1 As described in the introduction. The proposed scheme is supported by an accompanying application 15/05283/FU to provide a single storey extension to create additional dining facilities as well as extra car parking spaces. These works are enabling works to support the proposed pre application extension. The reason the works are provided separately, and potentially by different contractors, is due to PFI contract arrangements.

4.0 PLANNING HISTORY

- 4.1 15/05283/FU proposed single storey extension, landscaping and additional car parking.

5.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF)

- 5.1 The National Planning Policy Framework (NPPF) came into force in March 2012 and represents the government's commitment to sustainable development, through its intention to make the planning system more streamlined, localised and less restrictive. It aims to do this by reducing regulatory burdens and by placing sustainability at the heart of the development process. The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so.

- 5.2 Paragraph 72 attaches great weight to the need to create, expand or alter schools: *The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.*

In assessing school developments the decision maker must also be mindful of a policy statement issued jointly by the Secretary of State for Education and the Secretary of State for Communities and Local Government on the 15th August 2011. This sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. It states that the Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. It goes on to say that the Government believes that the planning system should operate in a positive manner

when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

- i) There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.*
- ii) Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.*

Development Plan

- 5.3 The Leeds Core Strategy was adopted by the Council on 12th November 2014. This now forms the development plan for Leeds together with the Natural Resources & Waste Plan and saved policies from the UDP. A number of former UDP saved policies have been superseded by Core Strategy policies and have been deleted as a result of its adoption. Appendix 1 of the Core Strategy provides a full list of 'deleted' UDP policies and policies that continue to be 'saved' (including most land use allocations).

Relevant Saved UDP Policies would include:

- GP5: All relevant planning considerations
- BD5: Amenity considerations in relation to new buildings
- BD2: New buildings
- LD1: Landscaping
- N6: Protected playing pitches
- T24: Car parking standards

- 5.4 Relevant Core Strategy Policies include:

Policy P10: requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and enhancing existing landscapes and spaces.

Policy P11: heritage and conservation

Policy T2: refers to accessibility requirements for new development.

- 5.5 Relevant Supplementary Planning Guidance includes:

- SPD Street Design Guide
- Roundhay Conservation Appraisal

6.0 ISSUES

- 6.1 The site is allocated in the development plan and currently forms part of the Section 38(6) of the Planning & Compulsory Purchase Act 2004, indicates that in considering planning applications the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 6.2 The site includes an area of land which is allocated as N6 (protected playing pitches) in the development plan. As a consequence Sport England, as a statutory consultee, have been consulted as part of the planning consultation process.

- 6.3 In terms of the impact of the development upon protected playing pitches the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184). The consultation is therefore statutory and Sport England will need to assess any proposed application in the light of the National Planning Policy Framework (in particular Par 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England.
- 6.4 The protection of allocated playing pitches is therefore a key planning consideration as well as ensuring that the remaining pitches are not prejudiced by their overuse and that there is sufficient capacity to meet the operational needs of the school.
- 6.5 In assessing proposals which affect a Conservation Area it is noted that Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving and enhancing the character and appearance of the Conservation Area.

It is considered that the key issues for consideration are:

- design and impact upon conservation area
 - impact on trees
 - flood lighting and impact on residential amenity
 - highway issues and car parking needs.
 - Securing the delivery of enabling works.
- 6.6 The architectural layout and design has evolved through the process of site analysis and realising the needs of future users. The process has also involved working with colleagues in urban design. In terms of design, it is considered that the proposal offers an interesting contemporary approach. Officers consider that the key issues in relation to layout and design are as follows:
- Landscape quality will be very important to the success of this development.
 - The balance of the elements (solid) with the glazed in-between ('void') will be important to create proportional balance. Also, the form at eaves may need a little attention to 'sit' comfortably and to create a finish to the roof form.
 - The choice of materials and their durability.
 - The retention and protection of tree cover will be vital. This is particularly crucial where the proposed synthetic pitch is proposed where there will be changes to levels, and where drainage and lighting columns are proposed.
 - A detailed lighting assessment will also be required to ensure that there is no impact to the living conditions of surrounding residents.
- 6.7 In terms of the potential highway impacts, the council's highway engineer has noted that the proposed 'enabling work' as submitted under planning application 15/05283/FU will provide an additional 60 car parking spaces. This is in response to a 'Technical Note Parking Provision' document submitted in support of the application and the conclusions of this report are accepted. The report has assessed the additional staff parking requirement associated with the planned future extension to be in the order of 15 spaces. As such, a further 45 spaces are to be provided to deal with the existing parking shortfall and maintain/provide an element of parking for visitors to the school.

6.8 The supporting information indicates that the proposal will be of a modest scale that would not require its own specific vehicular access, servicing or parking facilities (but would utilise the existing provisions within the wider school complex). Officers have requested that any subsequent planning application should include a transport statement and sufficient information in relation to staff numbers and car parking requirements and an updated travel plan.

Officers consider that the key issues in relation to highway matters are:

- Providing sufficient staff / visitor parking
- To provide any appropriate highway mitigation
- To update the schools travel plan
- Phasing and construction arrangements

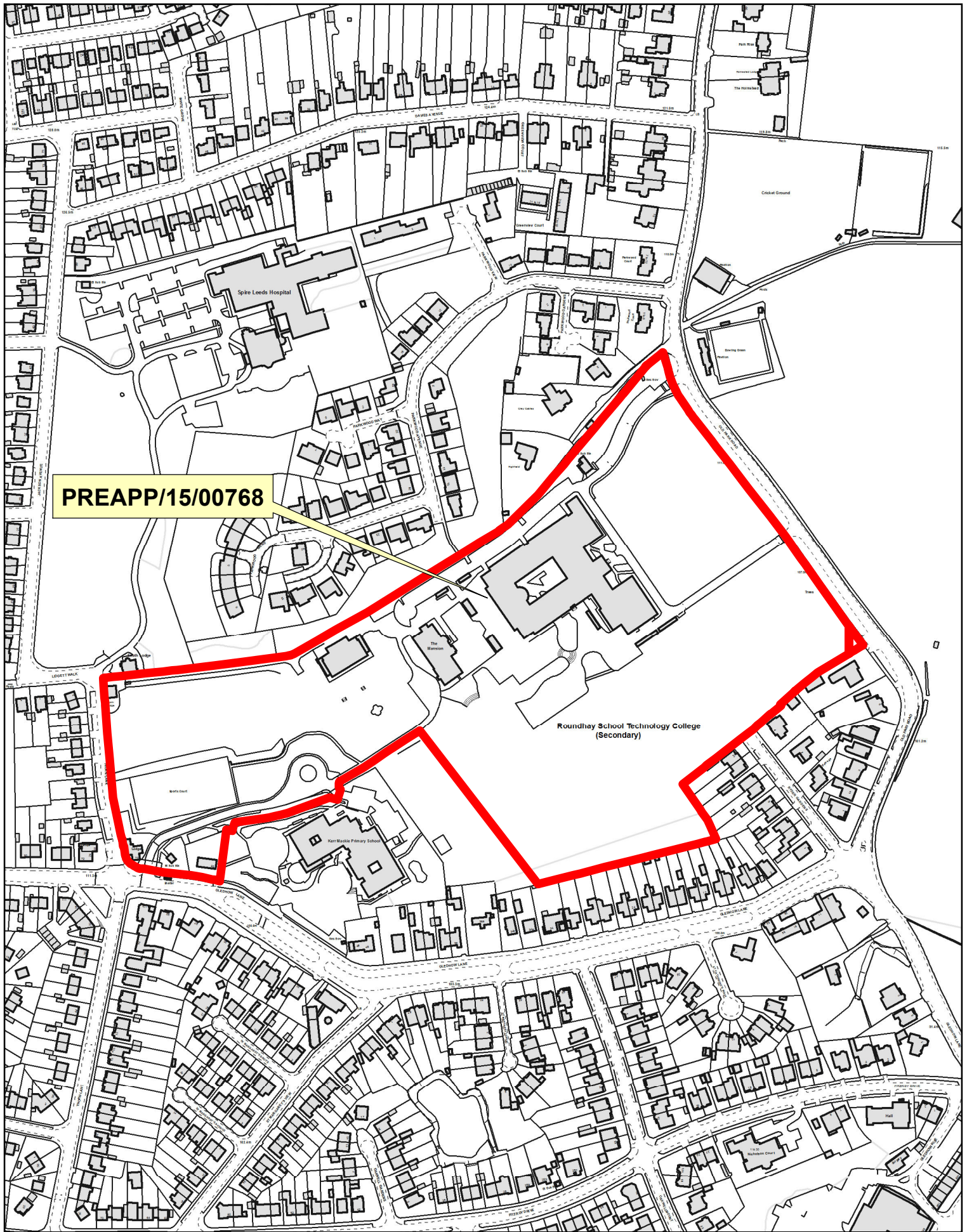
6.9 The proposed synthetic pitch, subject to addressing the detailed technical matters referred to above, is likely to provide sufficient mitigation to offset the loss of N6 protected playing field and offers an opportunity to introduce a broader community use, subject to consultation with Sport England.

6.10 Against this background, Members are asked to consider the following matters in particular:

- 1. What are Members' views on the principle of developing this part of the school site?**
- 2. What are Members' views on the architectural quality of the building and the proposed synthetic pitch with flood lighting?**
- 3. What are Members' views on highway matters and car parking measures?**
- 4. If a planning application were submitted, would Members be content for it to be dealt with by officers under delegated powers?**

Background Papers:

None



PREAPP/15/00768

Roundhay School Technology College
(Secondary)

Kerr Beckie Primary School

NORTH AND EAST PLANS PANEL

© Crown copyright and database rights 2015 Ordnance Survey 100019567

PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/3500

