



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 24th September 2009

Subject: APPLICATION 07/06484/LA OUTLINE APPLICATION FOR PART DEMOLITION AND ERECTION OF EXTENSIONS TO SCHOOL AT CORPUS CHRISTI CATHOLIC COLLEGE, NEVILLE ROAD, OSMONDTHORPE, LS9.

APPLICANT
Leeds City Council

DATE VALID
14th February 2008

TARGET DATE
15th May 2008

Electoral Wards Affected:

Temple Newsam



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT permission subject to the conditions specified:

1. Submission of reserved matters (except access).
2. Time limit for reserved matter submission.
3. Samples of walling and roofing materials to be submitted.
4. Details of boundary treatments to be provided.
5. Provision of segregated pedestrian site access.
6. Provision of a bus turning facility within site.
7. Provision of cycle storage (including staff and student).
8. Sightlines of 2.4m x 70m to be provided and maintained at site access.
9. Area to be used by vehicles to be laid out prior to school being brought into use.
10. Submission of School Travel Plan.
11. Details and method statement for providing construction access.
12. Details of traffic management works in vicinity of site to be submitted.
13. Submission of landscape scheme.
14. Preservation of existing trees and other vegetation.
15. Protection of existing trees and other vegetation.

16. Replacement of trees.
17. Implementation of landscape scheme.
18. Details of playing pitch layout.
19. Management of community use facility.
20. Details of lighting to be submitted with reserved matters.
21. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2009 and the following mitigation measures detailed within the FRA:
 - i) Reducing the surface water run-off generated by up to and including the 100 year critical storm by 30% as compared to the existing site
 - ii) Provision of compensatory flood storage on the site to a 100 year standard
 - iii) Identification and provision of safe route(s) into and out of the site to an appropriate safe haven
 - iv) Flood-proofing measures detailed on page 20 in the FRA are incorporated into the proposed development
 - v) Finished floor levels are set no lower than 35.158m above Ordnance Datum (AOD)

Reason: To reduce and wherever possible prevent the impact of flooding on the proposed development and future occupants.

22. Surface water drainage details to be submitted.
23. No surface water discharges prior to completion of drainage scheme.
24. Feasibility study into use of infiltration drainage methods to be submitted.
25. Details of on-site storage for additional run-off to be provided.
26. Details of balancing facilities proposed for attenuation.
27. Freeboard to be 400mm above 1 in 100yr flood level.
28. No building or obstruction located over or within 3m of sewer.
29. Surface water from parking areas/hardstanding passed through an interceptor.
30. Report unexpected contamination.

Reasons for approval: The application is considered to comply with policies GP5, N6, N12, N13, T2 of the UDP Review, as well as guidance contained within PPS1, PPG17 and PPS25 and, having regard to all other material considerations is considered acceptable.

1.0 INTRODUCTION:

- 1.1 This application is brought to the Plans Panel East because:
 - It relates to a substantial and significant redevelopment proposal affecting the local community of Halton Moor.
 - It will involve development on a Protected Playing Pitch (UDP Policy N6), which would constitute a departure from the development plan.
- 1.2 This outline planning application forms part of the Leeds Building Schools for the Future (BSF) Programme. This element of the programme involves the rebuilding and refurbishment of 15 Secondary Schools on 14 sites, split into three phases. This particular Phase of the programme includes the re-provision of 3 refurbished schools at Corpus Christi RC High School (to which the application relates), Parklands Girls High School and Mount St Mary's RC High School sites.
- 1.3 Corpus Christi RC High School currently provides education for ages 11-16. This BSF project at Corpus Christi RC High School will essentially be a refurbishment of

the existing buildings (89.7%) with new build elements, including a sports hall, a special educational needs partnership base and school entrance (10.3%).

2.0 PROPOSAL:

- 2.1 This application is submitted in 'outline' with all details reserved (to include layout, scale, appearance and landscaping) except for access. The proposal will involve alterations to the main entrance of the school and the provision of a new sport hall and the special needs partnership base as well as refurbishment of the existing accommodation.
- 2.2 Whilst this proposal is outline, indicative details of the siting of the main school entrance, the new sports hall and the special needs facility have been provided. The main school building is set well back from Neville Road but the new entrance will be in view from the site's access point whilst the new sports hall will be more readily visible due to its position at the front of the site adjacent to the main entrance. The special needs facility is indicatively shown positioned to the rear of the school buildings and be visible in passing from Cartmell Drive. The proposed buildings are anticipated to be a maximum of 2 storeys high compatible with the heights of surrounding buildings.
- 2.3 The size of the school will increase overall from 7079sqm to a range of 8860-9746sqm in area (reflecting the additional floorspace from the new sports hall).
- 2.4 The refurbishment works to the existing buildings seek to improve and upgrade a number of identified fundamental problems arising from their original design and their age. By virtue of the limited extent of new build it is anticipated that the school will be able to function whilst the new build areas are constructed. During the construction phase there will be a maximum of 10 temporary classrooms on site at any one time.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is approximately 2.1ha in size and is surrounded by Wyke Beck to the east, playing fields to the south and Corpus Christi RC Church/Primary School and the dwellings of 51-103 Halton Moor Avenue to the north-west. The school buildings are clustered together in a central position within the site with open grounds to the front and rear. The site is enclosed by palisade fencing.
- 3.2 The school was built in 1968 and comprises of a traditional built single storey and 3 storey block with extensions added in 1975, early 90s and 2002. The site is level.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 21/286/01/FU: Single storey extension to school - Approved (21/12/01).
21/331/97/FU: Detached water tank housing and chimney to school - Approved (16/03/98).
21/210/89: Alterations to form classrooms, toilets and stores and extensions to form classrooms to rear corridor - Approved (04/09/89).
32/462/76: Detached pre-cast concrete double garage to school - Approved (29/06/76).

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 A series of public consultation events were held throughout July 2007 (prior to this application) for each school involved in Phase 3 of the Leeds Building Schools for the Future Programme. The event at Corpus Christi was attended by representatives of Education Leeds' and City Council's Project Team as well as Planning and Highways officers.
- 5.2 An objection raised by the Environment Agency (a Statutory Consultee) to the development proposals has led to a series of discussions and submissions, re-assessing the flood mitigation and protection measures proposed. Two additional flood risk statements have been submitted to the Environment Agency for their consideration. The recommendations made within the latest Flood Risk Assessment report (dated June 2009) were considered acceptable and their objection has now been withdrawn.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 6 site display notices posted dated 18th February 2008.
Leeds Weekly News advert printed dated 28th February 2008.
No letters of representation have been received.

7.0 CONSULTATIONS RESPONSES:

Statutory:

- 7.1 Sport England comment dated 11th March 2008 satisfied that the proposal would meet exception E5 of Playing Field Policy, which states:

'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

Sport England would also expect to see a Community Use Agreement secured as part of the reserved matters application.

- 7.2 Environment Agency comments dated 29th April 2008. Objection raised due to insufficient information regarding the risk of flooding on the site. Request for a comprehensive and detailed Flood Risk Assessment which looks at resolving and mitigating all flood risk issues, including drainage details, compensatory storage and proposed floor levels.
- 7.3 Additional Environment Agency comments dated 10th September 2008. Unable to withdraw objection. Repeated request for a comprehensive and detailed Flood Risk Assessment. Previous EA methods of predicting flood risk found to underestimate levels therefore further information requested.
- 7.4 Additional Environment Agency comments dated 19th August 2009. Updated Flood Risk Assessment addresses concerns raised and condition suggested. Objection withdrawn.
- 7.5 Highways comments dated 11th March 2008. No objections in principle subject to clarification of off-site highway works, details of traffic management measures, bus turning facilities, segregated access, maintain sightlines, travel plan, construction access via Selby Rd, Halton Moor Rd & Neville Rd, cycle provision.

Non-statutory:

- 7.5 Yorkshire Water comments dated 18th March 2008. Suggested conditions related to 3m easement; provision of separate systems of drainage; details of surface water discharges; no piped discharge; surface water from car parking areas/hardstandings to be passed through interceptor.
- 7.6 Mains Drainage comments dated 12th March 2008. The application site falls within two flood risk zones requiring a combination of compensatory and/or flood protection measures. Planning conditions suggested covering; details of surface water discharges; no piped discharge; feasibility study into use of infiltration drainage methods; on-site storage; surface water subject to balancing flows; freeboard level to be raised.
- 7.7 Additional Mains Drainage comments dated 4th September 2009 following assessment of the applicant's updated Flood Risk Assessment and consideration of Environment Agency (EA) comments. Suggested conditions in accordance with EA comments.
- 7.8 Public Rights of Way comments dated 4th March 2008. It is advised that the identified site lies within an area of Leeds currently excluded from the coverage of the definitive map.

8.0 PLANNING POLICIES:

- 8.1 The existing school buildings and hard play areas are unallocated in the Adopted Leeds UDP (Review, 2006). The playing fields to the south and north are allocated as a Protected Playing Pitch. Moreover, the indicative plan shows the new build to be constructed on part of the allocated Protected Playing Pitch (Policy N6). Policy N6 states that:

"Development of playing pitches will not be permitted unless:

- i. There is a demonstrable net gain to overall pitch quality and provision by part- redevelopment of a site or suitable relocation within the same locality of the city, consistent with the site's functions; or*
- ii. There is no shortage of pitches in an area in relation to pitch demand locally, in the context of the city's needs, and city wide, and development would not conflict with UDP policies concerning protection of the Green Belt, protection and enhancement of Greenspace and provision of additional Greenspace, Urban Green Corridors and other open land".*

- 8.2 Other relevant policies are:
- GP5 requires development proposals to resolve detailed planning considerations including access and drainage and to avoid loss of amenity and maximise highway safety.
- N12 refers to development proposals to respect the priorities for urban design.
- N13 refers to the design of all new buildings should be of high quality and have regard to character/appearance of their surroundings.
- T2 refers to development that should be adequately served by existing or proposed highways, capable of being served by public transport and have provision for safe and secure cycle use and parking.
- T5 refers to safe and secure access for pedestrians and cyclists to new development.
- T6 refers to satisfactory access to new development for disabled people and people with mobility problems.
- T7A refers to secure cycle parking required in new developments.
- T24 refers to car parking provision guidelines.

BD5 states that all new buildings should be designed with consideration to their own amenity and that of their surroundings.

Planning Policy Statement 1: Delivering Sustainable Development.

Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.

Planning Policy Statement 25: Development and Flood Risk.

9.0 MAIN ISSUES

1. Principle of development (protected playing pitch).
2. Flood risk and drainage.
3. Impact on visual amenity.
4. Impact on residential amenity.
5. Highways implications.
6. Community use.
7. Land contamination.

10.0 APPRAISAL

Principle of development:

10.1 The site is already in use for educational facilities, and as such, no objections (Playing Pitch issues aside) are raised in principle to the refurbishment and extensions to the existing school building as well as the construction of a new sports hall.

10.2 The bulk of the existing school buildings are positioned outside the protected playing fields allocation however the indicative siting of the new entrance, sports hall and special needs facility will encroach into this designated area. Sport England are satisfied that the proposed sports hall facility would be of sufficient benefit to the development of sport to outweigh the detriment caused and would adequately compensate for the loss of part of the playing field area. Moreover, the sports hall will be available for community use. This is referred to later within this report.

Flood risk and drainage:

10.3 The application site is located within the Environment Agency flood plain and the proposed new build works are to be located within an identified high probability flood area. Given the complexities of the site, in flood risk terms, extensive discussions were carried out to ensure that adequate mitigation and protection measures for flooding was carried out. The recommendations contained within the submitted Flood Risk Assessment requiring the reduction in surface water run-off, provision of compensatory flood storage, identification and provision of safe routes into/out of site, flood proofing measures and stipulated finished floor levels shall be secured through an appropriate planning condition.

Impact on visual amenity:

10.5 The precise siting of the new build elements, including the sports hall have yet to be finalised. It is proposed that the new build elements will be a maximum of 2 storeys in height which is considered comparable with the existing school buildings. The layout, scale, external appearance and landscaping elements are to be subject to further consideration under a reserved matters application.

Impact on residential amenity:

10.6 The development would be entirely contained within the existing school complex where there is adequate scope to accommodate the new builds. The dwellings

along Halton Moor Avenue are the only residential properties that stand adjacent to the school site. It is considered that given the achievable separation distance of 20-25m between the proposed special needs facility and the dwellings, coupled with the presence of fencing and vegetation to the common boundary there is potential to locate the proposed building so that it will not overlook or over-dominate nearby residential properties.

Highways Implications:

- 10.7 Improvements to the existing school entrance include the provision of a segregated pedestrian and vehicular access as well as improvements to the sightlines to the access. Traffic management measures in the vicinity of the site and the provision and a bus turning facility on site are to be undertaken and details shall be secured through appropriate planning conditions. In addition, the submission of a Travel Plan is required before the development is brought into use to assess the transport needs of the school and sports hall uses at the site to improve the accessibility and safety for all modes of transport. The details of the Travel Plan are to be required by a planning condition.

Community Use:

- 10.8 The sports hall will be accessible for public and out of school hours use and planning conditions are to be imposed to cover the management of the community use of the facilities.

Land Contamination:

- 10.9 Turning to land contamination matters, the application site was undeveloped until 1970s when the school was built and there is no reason to believe the site would be contaminated. It is considered reasonable to impose a planning condition to require the developer to report any unexpected contamination encountered during construction works.

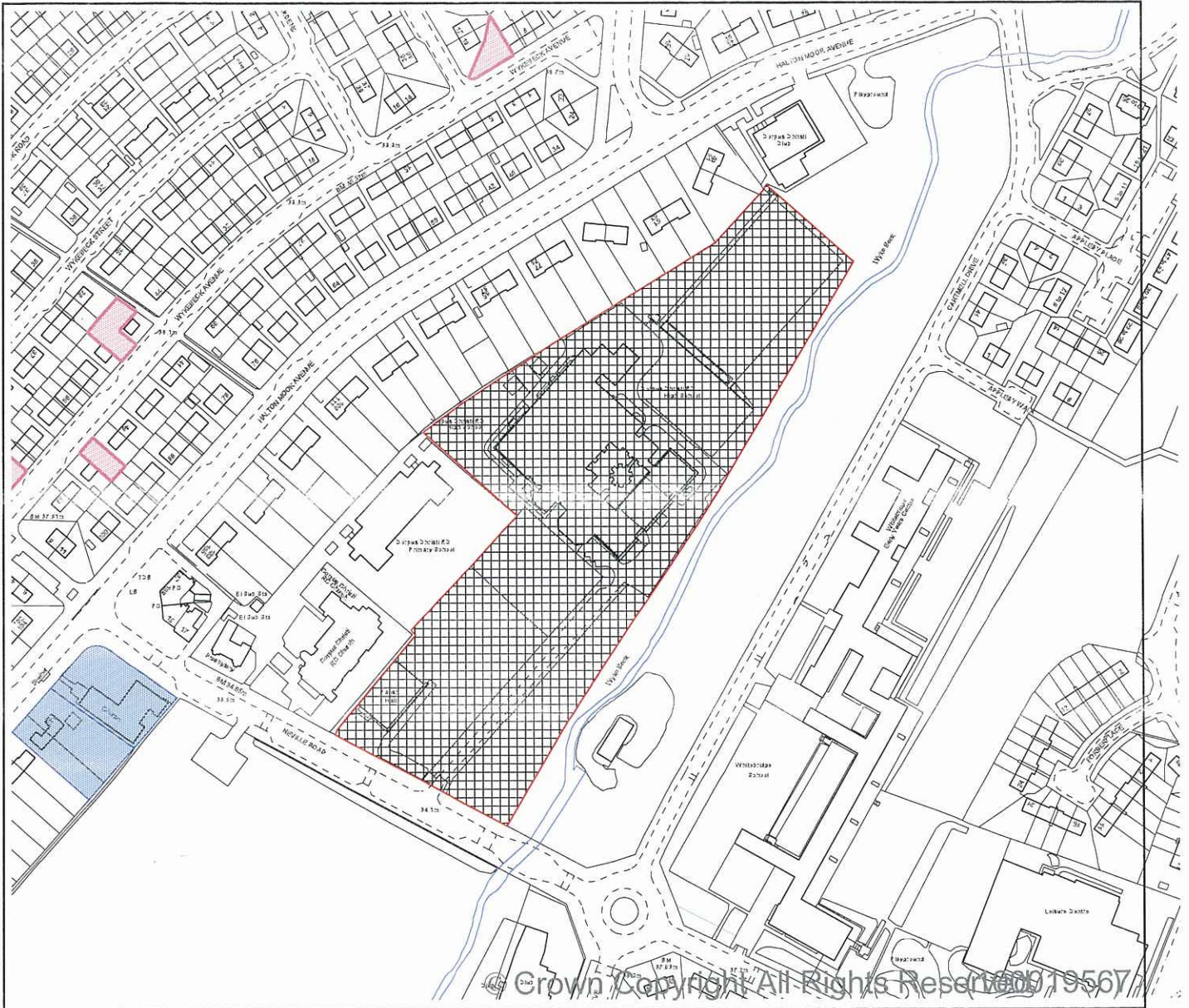
11.0 CONCLUSION

- 11.1 The proposed development is considered to facilitate the provision of improved education accommodation and whilst the extent of the proposal is for 'outline' (access only), there is adequate space around the site to provide appropriately designed buildings and ensure the amenities of nearby residents are not unduly affected. The provision of new sports and education facilities is considered beneficial and the proposal will realise improvements to the accessibility of the site. The proposed development seeks to make adequate provision for the mitigation and protection against flooding which shall be secured by planning condition. Therefore, the proposed development is considered to be acceptable and is accordingly recommended for approval.

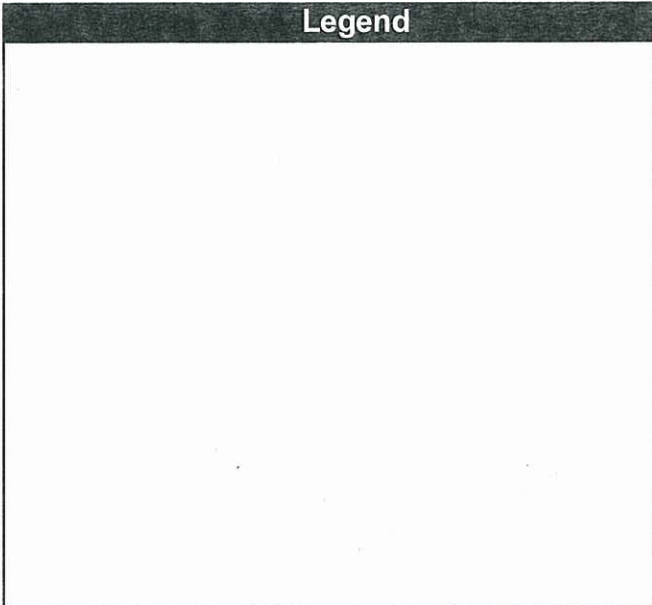
Background Papers:

Application file: 07/06484/LA.

Certificate of Ownership signed as applicant.



Legend



Leeds City Council	
Development Department	
Scale	1:2800
Date	11 September 2009
Comments	Plans Panel (East)

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