



Leeds
CITY COUNCIL

Originator: J.Bacon

Tel: 0113 2224409

Report of the Chief Planning Officer

PLANS PANEL EAST

Date: 5th August 2010

Subject: APPLICATION 10/01871/FU 4 STOREY EXTENSION TO FRONT AND 4 STOREY HEIGHT EXTENSION TO REAR OF SCHOOL AT CORPUS CHRISTI CATHOLIC COLLEGE, NEVILLE ROAD, OSMONDTHORPE, LS9.

APPLICANT
Leeds City Council

DATE VALID
12th May 2010

TARGET DATE
11th August 2010

Electoral Wards Affected:

Temple Newsam

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER AND DELEGATE to the Chief Planning Officer for approval, subject to the specified conditions below, and to allow continued discussion and resolution of off-site drainage works:

1. Time limit on full permission
2. Proposal to be carried out in accordance to the approved plans listed in plans schedule
3. Details of external walling and roofing materials to be submitted
4. Details of coloured glazing and glazing frames to be submitted
5. Details of boundary treatments to be submitted
6. Details of routes for pedestrian/ cycles and the segregation from vehicle routes to be submitted
7. Details of the proposed disabled access ramps (incl. siting, design, gradient etc)
8. Details of cycle storage facilities to be submitted
9. Provision of visibility splays at site entrance
10. Area used by vehicles to be drained and surfaced
11. Submission of a School Travel Plan
12. Method statement for construction access to be submitted
13. Details of contractors compound to be submitted

14. Restrictions on times of construction traffic
15. Upgrade of crossing at Halton Moor Avenue/Neville Road to toucan crossing
16. Survey of pedestrian, cycle and vehicular movements to and from site
17. Implementation of off-site highway works resulting from condition 16
18. Hard and soft landscaping details
19. Protection of retained trees on site
20. Provision for replacement trees
21. Implementation of landscaping details
22. Submission of a community use scheme
23. Details of new lighting to be submitted
24. Development to be carried out in accordance with submitted Flood Risk Assessment
25. Separate systems of drainage for foul and surface water
26. Details of surface water drainage to be submitted
27. No building or obstruction over or within 3m of sewer
28. Additional gas monitoring information
29. Contact LPA in the event of encountering unexpected contamination

Details of conditions to be deferred and delegated to Officers.

Reasons for approval: The application is considered to comply with policies GP5, N6, N12, N13, T2 and BD5 of the UDP Review, as well as guidance contained within PPS1, PPG17 and PPS25, and having regard to all other material considerations, as such the application is recommended for approval.

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.
- Plans Panel (East) determined the grant of outline planning permission at this site last year for extensions to the college (LPA Ref:07/06484/LA).

1.2 This 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.

1.3 Corpus Christi RC College currently provides education for ages 11-16 and the number of pupils on roll currently stands at 935 of which 128 are on the special educational needs register. This BSF project at Corpus Christi RC College will essentially be a refurbishment of the existing building with new build elements that shall incorporate a sports hall, a special educational needs (SEN) partnership base and new school entrance.

2.0 PROPOSAL:

2.1 This proposal will involve extensions to each end of the existing four storey teaching block located to the south-eastern side of the cluster of school buildings. The extensions will incorporate a new school entrance to the front and accommodate a new sports hall and special educational needs (SEN) partnership base to the rear. These additions will also facilitate the refurbishment and re-configuration of the existing internal school building layout.

- 2.2 The existing four storey block has the most teaching and learning spaces and was identified as the most problematic in terms of internal circulation than all of the existing buildings. To this end, the bulk of the external alterations and development is focused to this part of the school complex. The proposed extension to the front of the block will project 17m in total and comprise of two flat roofed elements which reduce in width and height as it extends towards the full height glazed void which forms the new school entrance. It is proposed that coloured glass is inserted into this frontage and to the glazed sections to its sides. The extension is to be constructed of neutral coloured render, veneered timber and be set on a brick built plinth.
- 2.3 The proposed extensions provide the opportunity to over clad the existing four storey block at ground floor level to assist with the visual linkage between the new elements and existing building. Internally, the extensions will house two additional staircases and a lift as well introduce open spaces (breakout areas) which act to reduce the lengths of corridors. In addition, new stepped and ramped access is to be provided to the newly created entrances to the extended elements of the building.
- 2.4 The proposed extension to the rear will project 31.5m and be broadly 'T-shaped' in its footprint. The extension will project 17m to the side. This projection, which returns back towards the existing cluster of school buildings, will create an enclosed courtyard area providing an outdoor educational space. As with the extension to the front, it will be constructed of a mix of neutral render, veneered timber cladding and be set on a brick-built plinth. The extension will have an independent entrance point to serve the sports facility and special educational needs area. The SEN area is positioned at ground floor level and will provide a dedicated area for children with special needs as well as for children requiring additional support in the secondary school environment. In addition, the ground floor will house the reception and changing areas for the sports hall facilities. Stairs and a lift lead to the sports hall located at first floor level. The steel and aluminum louvres visible to the rear elevation of the extension will be recessed into the building and house the plant equipment.
- 2.5 The projection of the extension to the front and rear will necessitate the reduction in the number of hard court games areas although the multi-use games area to the northern portion of the application site remains unaffected.
- 2.6 Coupled with the above external alterations to the school building the proposal will provide additional car parking (incl. 4 disabled spaces) to replace those visitor spaces lost as a result of the position of the extension. New secure cycle storage facilities are also to be provided (100no.) for both pupils and staff use.
- 2.7 Inclusive within the development proposal is a commitment to upgrade the accessibility to and from the school site with improvements to an off-site pedestrian crossing with scope to assess the necessity of further works if required. Improvements are proposed to the segregated entrance of the site and to the route leading the school building entrance.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site is approximately 2.12ha in size and is bounded by Wyke Beck to the east, playing fields and Corpus Christi RC Church and Primary School to the

south and the dwellings (two storey) of No.51-103 Halton Moor Avenue to the north-west.

- 3.2 Corpus Christi RC College was constructed in 1968 and the school buildings are clustered together in a central position within the school site. There are playground areas (hardstandings) to the front and rear of the school buildings. These buildings comprise of a variety of single storey buff brick built buildings and modular teaching buildings which have been added to the site over the years. A four storey high teaching block stands in prominence to the south-eastern side of the buildings when viewed from Cartmell Drive. The application site is level. The application site is enclosed by palisade fencing.
- 3.3 The principal point of access to the school is achieved off Neville Road. Neville Road contains speed humps and has lay-by areas to assist pupil pick-up/ drop-off. The access serves vehicular, pedestrian, cycle and delivery access from this route. The school is set well back from the road and Corpus Christi church is the dominant building along Neville Road.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 07/06484/LA Outline application for part demolition and erection of extension to school- Approved (27/10/09).
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 meetings took place over the past 10 months involving LCC officers, the applicant's team and external consultees to address matters relating to flood risk, off-site highways improvements and design/layout considerations.

- The scope and extent of the development project has changed since Plans Panel granted outline consent for extensions to the school building (Ref:07/06484/LA). Since the project's initial conception the scale of the project has been scaled back and this has meant that the designers have been challenged to make better use of the existing school buildings and space (for example, by locating the sports hall facility at first floor level within the rear extension). The proposal has focused on manipulating the internal space incorporating new build elements which is considered to have resulted in an upgrade in the educational spaces available and improvements to the architectural design of the school complex overall.

- The school site lies within a functional flood plain meaning that flooding and drainage matters are critical to the overall acceptance of the scheme. Three separate meetings have taken place between the applicant's team, LCC officers and representatives from the Environment Agency.

- Established commitment to provide off-site highway improvements to improve accessibility to and from the school site for all.

- Pre-application discussions resulted in a number of physical changes to the proposed extensions which toned down the boldness of the extensions original

design/form. The discussions impacted on the scale, appearance, form and materials as well as choice of colour treatment to the proposed extensions and the results are presented at plans panel today.

- 5.2 A public consultation event was held at the school on 21st April 2010. Local residents were notified of the event by letter drop/flyers. At the event indicative details of the proposed extension and internal layouts were put on display with the architects and LCC officers present to answer any queries. The event was not attended by many people. Those attended commented that the full size sports hall would be a major positive improvement; improvements to the internal courtyard, circulation and school facilities were noted; happy school numbers would stay the same. Concerns were expressed about construction delivery times (however, these are to be restricted through planning condition to be imposed).

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 6 site display notices posted dated 17th May 2010.
Leeds Weekly News advert printed dated 27th May 2010.
No letters of representation have been received.

7.0 CONSULTATIONS RESPONSES:

Statutory:

- 7.1 Sport England comments dated 21st June 2010 state that they are satisfied that the proposal would meet exception E5 of their 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 application and require the sports facilities to be constructed in accordance to particular technical design.

- 7.2 Environment Agency comments dated 4th June 2010. No objection subject to the implementation of the measures detailed in the submitted Flood Risk Assessment which should be secured by planning condition.

Non-statutory:

- 7.5 Yorkshire Water comments dated 4th June 2010. Suggested conditions related to 3m easement; provision of separate systems of drainage; details of surface water discharges; surface water from car parking areas/hardstandings to be passed through interceptor. Further information requested on the method of surface water drainage.
- 7.6 Mains Drainage comments dated 27th May 2010. No objection subject to the implementation of the measures detailed in the submitted Flood Risk Assessment. Planning conditions suggested covering; details of surface water discharges; feasibility study into use of infiltration drainage methods; on-site storage for storm events; surface water subject to balancing flows; freeboard level to be raised.

- 7.7 Public Rights of Way comments dated 13th May 2010. The identified site lies within an area of Leeds currently excluded from the coverage of the definitive map. No objection.
- 7.8 Highways comments dated 26th May 2010. Advised that the application could not be supported in its current form. Further details requested on the swept paths of delivery/servicing/bus vehicles (to be incl. within the management plan); segregation of pedestrian/cycle and vehicular movements. Conditions imposed under 07/06484/LA to be imposed; provision of ramp to access onto Halton Moor Avenue. Highways advise that the additional information submitted illustrates adequate scope to manoeuvre delivery vehicles and buses within the site.
- 7.9 Travelwise comments dated 24th May 2010. Submitted Travel Plan needs updating and details of cycle storage facilities to be submitted. Additional information showing indicative cycle storage facilities considered acceptable.
- 7.10 Nature conservation comments dated 11th June 2010. Bat survey works considered acceptable; request for planting adjacent to Wyke Beck.

8.0 PLANNING POLICIES:

- 8.1 The existing school buildings are unallocated in the City Council's Unitary Development Plan (Review, 2006). However, the playing fields to the north and south of these buildings are designated as a Protected Playing Pitch which the proposed extensions will encroach into. It is considered that the following policies are of relevance in the assessment of this proposal:

Policy GP5 requires development proposals to resolve detailed planning considerations including access and drainage and to avoid loss of amenity and maximise highway safety.

Policy N6 states that development will not be permitted on playing pitches unless there is a demonstrable net gain to overall pitch quality or no local shortage of provision.

Policy N12 refers to development proposals to respect the priorities for urban design.

Policy N13 refers to the design of all new buildings should be of high quality and have regard to character/appearance of their surroundings.

Policy 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.

Policy T5 refers to safe and secure access for pedestrians and cyclists to new development.

Policy T6 refers to satisfactory access to new development for disabled people and people with mobility problems.

Policy T7A refers to secure cycle parking required in new developments.

Policy T24 refers to car parking provision guidelines.

Policy 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.
2. Impact on visual amenity.
3. Impact on residential amenity.
4. Flood risk and drainage.
5. Highways implications.
6. Other matters.

10.0 APPRAISAL

Principle of development:

- 10.1 The application site is already in use for the purposes of educational facilities, and as such, no objections are raised in principle to the extension and refurbishment of the existing school buildings.
- 10.2 The application site contains protected playing fields. These designated playing fields are hard court areas and lie to the front and rear of the existing school buildings. Whilst the proposed extensions will encroach onto these pitches Sport England are satisfied that the provision of a new sports hall facility would be of sufficient benefit to the development of sport that it would outweigh the detriment caused and compensate for the loss of part of the playing field area.

Impact on visual amenity:

- 10.3 The proposed extensions are to be attached to either end of the existing four storey teaching block. This four storey block stands at odds to the single storey heights of the adjacent school buildings. The extension to the front (to the southern end of the building) will form a new main school entrance which will be positioned in alignment to the principal pedestrian and vehicular access to the school and will therefore be readily visible on approach from Neville Road. This extension is considered to provide clarity to the location of the school building entrance for pupils, staff and visitors.
- 10.4 The front elevation of the extension will comprise of full height coloured glass which is considered to add visual interest and activity to this aspect (this area will accommodate a large void and contain communal learning spaces). The glazing is to be coloured to echo the school colour which will give a distinctiveness to this proposal. The large glazing sections are to be repeated to the sides of the extension where the stair access is to be located. The extension drops in height and width as it projects from the existing four storey block to respond more appropriately to the scale of the original school buildings and adopts a more sympathetic domestic scale for school pupils.
- 10.5 The proposed extension will be constructed of contemporary materials and the refurbishment of the existing teaching block will provide the opportunity to re-treat the ground floor portion of this block. This treatment will follow through the length of the block and lead to the proposed extension to the rear. As with the front extension, the rear extension will incorporate large glazing elements, contemporary external materials and maintain a building form that is considered to unify the appearance of the building the adjacent school structures. The rear extension will also project to the side, towards the existing school buildings, create a centrally placed external courtyard affording an alternative space for educational use. The proposed

extensions are to incorporate a masonry band at ground floor level to reduce risk of graffiti, damage to the rendered walls.

- 10.6 It is considered that the proposed extensions significantly improve the appearance of the school site, providing clarity to the entry point to the school and has a unifying impact, blending the scale of the existing four storey teaching block with the existing school buildings. In addition, the proposed extensions will facilitate alterations to the internal layout of the school which will improve the circulation within the building and the quality and variety of teaching and educational areas available.

Impact on residential amenity:

- 10.7 The proposed extensions are to be positioned to the south-eastern side of the school complex. The dwellings along Halton Moor Avenue are the only residential properties that stand adjacent to the school site. These properties are approximately 45m away from the nearest part of the proposed four storey extensions and given the absence of windows (aside from those adjacent to the stair access) to the facing elevations the proposed extensions are considered to be sufficiently far away from these residents to ensure they will not be adversely impacted through over-dominance, overshadowing or overlooking.

- 10.8 In view of the residential nature of this area, restrictions are to be placed on the times that construction traffic will be allowed to arrive or depart from the site to ensure those traffic movements will not impose unduly on nearby neighbours.

Flood risk and drainage:

- 10.9 The majority of the application site is classified as functional floodplain and the proposed extensions 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 prior to the submission of this application to ensure that adequate mitigation and protection measures for flooding were to be carried out. The recommendations contained within the submitted Flood Risk Assessment will, amongst other things, require the reduction in surface water run-off, provision of compensatory flood storage, identification and provision of safe routes into/out of the site, and stipulate finished floor levels.

- 10.10 In regard to the compensatory flood storage, discussions are on-going on the appropriate design and location of these works. The location of these works may determine whether the application needs to be re-notified or require the applicant to serve notice. It is therefore requested that this application be deferred for officer approval. In the event of an issue arising following such procedures, officers will return the application back to Plans Panel for determination.

- 10.11 The information submitted concludes that the proposed development would not increase flood risk at the site or flood risk elsewhere. As such, the submitted information is considered acceptable and an appropriate planning condition is to be imposed to ensure the measures detailed in the Flood Risk Assessment are carried out.

Highways Implications:

- 10.12 The development project, as stated previously (para 5.1) has been scaled back since its original conception and is now largely a re-modeling and refurbishment of the existing buildings with two new build elements. The proposed extensions will not

impact on the present staff or pupil numbers however opportunities are to be taken to improve the current access arrangements to and from the site.

- 10.13 The school entrance off Neville Road has a segregated pedestrian/vehicular access however this proposal will seek to improve the current arrangements at this entrance and improve the segregation of these routes within the school grounds. Coupled with these improvements is the intended upgrade of the existing pelican crossing at the junction of Halton Moor Avenue/Neville Road to a Toucan crossing. Survey works are also to be undertaken to assess movements to and from the site to determine whether further off-site highway works are required. These matters can be adequately addressed through the imposition of appropriate planning conditions.
- 10.14 The existing visitor parking spaces to the front of the school are to be displaced and compensated in equal number adjacent to the existing car park. An increased number of disabled spaces are to be provided and marked out in accordance with current guidance. The proposed cycle and bin storage facilities are considered acceptable in terms of their location, size and type although further detailed information on these facilities is to be secured by planning condition.
- 10.15 For servicing and delivery, vehicles will be required to gain access to the rear of the school buildings. It is considered that the existing route leading round the south-eastern side of the proposed extensions is suitable for this purpose. In addition, the submitted management arrangements to accommodate buses arriving/departing within the school site are considered acceptable.
- 10.16 The submitted Travel Plan relies on data collected back in 2008 and therefore needs updating. It is considered appropriate to secure an updated Travel Plan, which will more accurately assess the present transport needs of the school and new sports hall, by imposing an appropriate planning condition.

Other matters:

- 10.17 The proposed extensions will introduce new entrances to the school building that will be served by stepped and ramped access facilities. The position of the access ramps has been dictated by practical considerations as well as for the convenience of future users. Full details of the proposed stepped and ramped accesses are to be secured by planning condition.
- 10.18 The bat survey submitted as part of the application is considered acceptable. No evidence of bat roosts was found and the schools buildings are generally considered to offer very limited opportunities for roosting bats.
- 10.19 The proposed sports hall facility will be accessible for public and out of school hours use and an appropriate planning condition is to be imposed to cover the management of the community use of these facilities.
- 10.20 Turning to land contamination matters, the application site was undeveloped until 1968 when the school was built and there is no reason to believe the site would be contaminated. However, it is considered necessary to request a further report on gas monitoring.

11.0 CONCLUSION

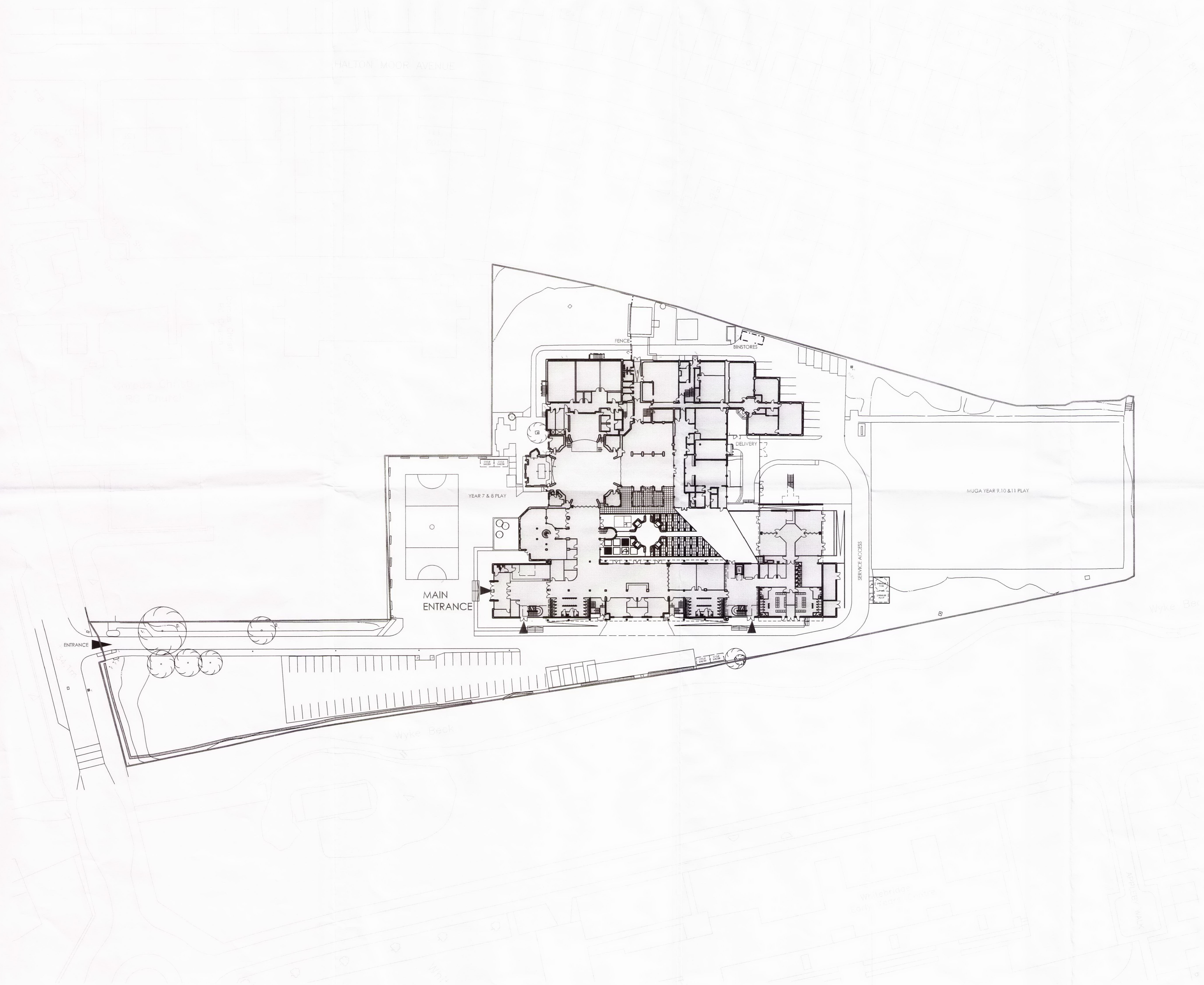
- 11.1 The proposed development is considered to facilitate the provision of improved educational and sports accommodation. The proposed extensions are considered to

respond positively, in visual terms, to the range of existing school buildings on site and be seen as contemporary additions to the benefit of the appearance of Corpus Christi RC College. The extensions will be positioned away from nearby neighbours to ensure they will not be unduly affected. The provision of new sports and refurbished educational facilities is considered to be of significant benefit to pupils and the wider community. The proposed development will realise improvements to the accessibility to and from the site and its school buildings and will make adequate provision for the mitigation and protection against flooding. Therefore, the proposed development is considered to be acceptable, and accordingly, is recommended for approval.

Background Papers:

Application file: 10/01871/FU.

Certificate of Ownership signed as applicant.



NOTES
 Do not scale this drawing
 Do not derive dimensions from digital media

10/01871

REV	DATE	DESCRIPTION	CHECKED

Interserve Interserve Project Services Ltd
 398 George Road, Erdington, Birmingham, B32 7RZ
 Tel: 0121 344 4585, Fax: 0121 344 4801
 E-mail: ma@interserveprojects.com

Job Title
**LEEDS BSF
 CORPUS CHRISTI
 CATHOLIC COLLEGE**
 Drawing Title
**PROPOSED
 SITE LAYOUT PLAN**

Date
APRIL 2010
 Scale
1:500 @A1
 Drawing Status
PRELIMINARY
 Job No
2532
 Drawing number
PL(0)1001

Drawn
KD
 Checked
TA
 Revision
/

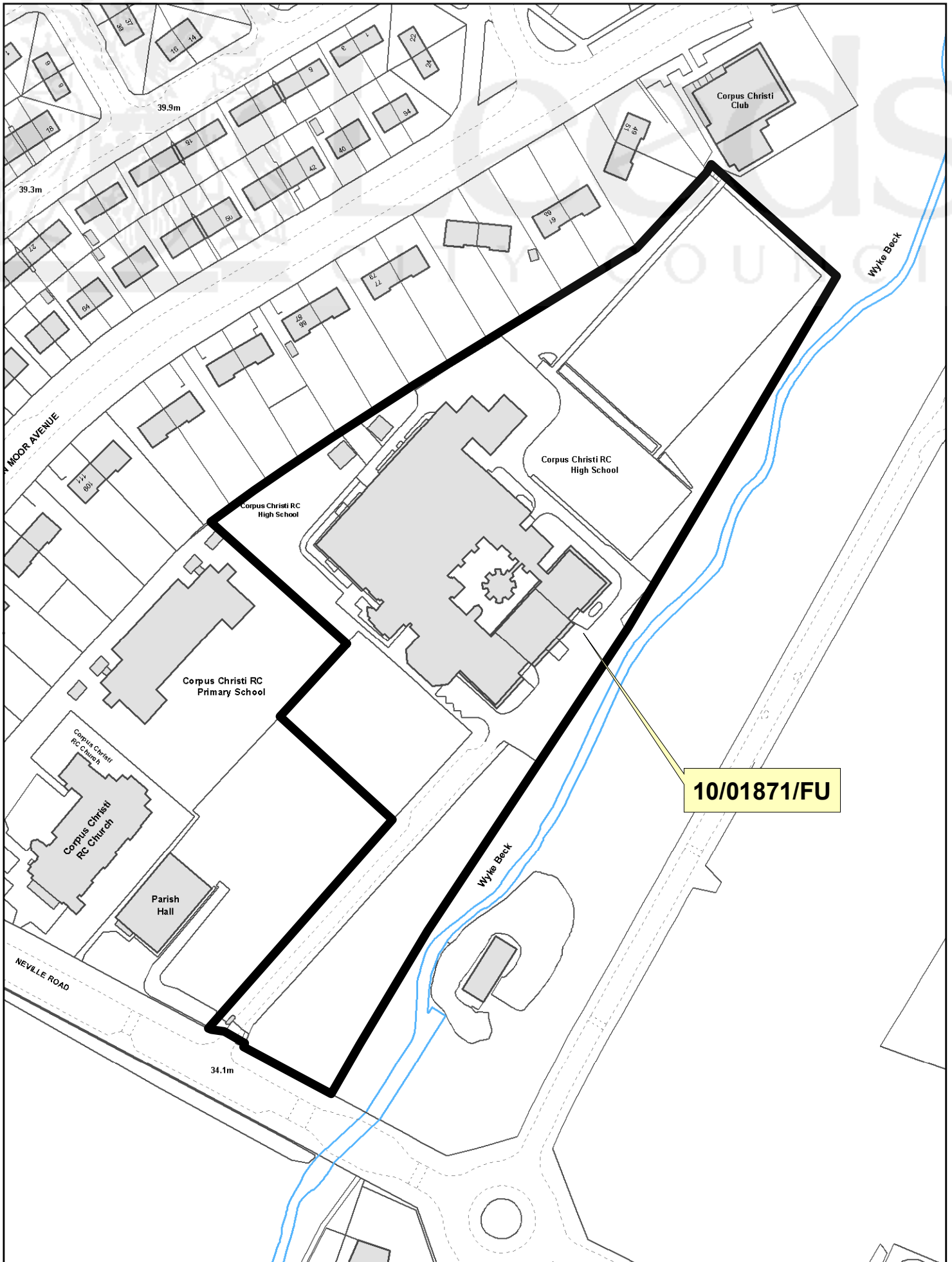


Drawing and design copyright of:



mentor
 FaulknerBrowns Architects
 The Beehive
 Lingfield Point
 Darlington
 DL1 1YN
 tel 01325 342 042
 fax 01325 342 030
 www.mentorbst.co.uk

Mentor is a Joint Venture between GHM Consultancy Group Ltd & FaulknerBrowns



EAST PLANS PANEL



 Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL
 This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567