

Application No: 17/2710N

Location: Former Edleston Road Primary School, Edleston Road, Crewe, CW2 7HB

Proposal: Redevelopment of school to provide 14 No.2 bed and 14 No. 1 bed apartments, including on site parking involving partial demolition and conversion of existing building and new build elements (amended description of development).

Applicant: SCPC LTD

Expiry Date: 05-Oct-2017

SUMMARY

The proposed development seeks to utilise a previously developed site within the Principal Town of Crewe and therefore benefits from a presumption in favour of development under CELP policy which is further supported by para 14 of the NPPF which aims to deliver sustainable development.

The site is within an existing settlement where there is existing infrastructure and amenities and employment opportunities. A viability assessment has been submitted which has been independently assessed which concurs with the applicants appraisal which puts forward that the proposal can not deliver any affordable housing or other contributions on viability grounds.

The scheme would also bring a locally listed building of importance to the history of this part of Crewe back into use, thereby safeguarding its future. Whilst there are elements of demolition of parts of the building, significantly more of the building is retained than the previous application on this site.

The development would satisfactorily address issues of drainage, highways, residential amenity, noise, air quality and contaminated land. Landscaping could be secured at the reserved matters stage.

There will be an adverse impact upon education capacity given that the viability issues associated with the development do not allow for the provision of any mitigation to education and no affordable housing can be secured whilst maintaining the schemes viability.

This is unfortunate and diminishes the contribution the scheme makes to social sustainability; however, this has been independently verified by the Council's own consultant and is therefore a material consideration in this case. However, the contribution this scheme makes to safeguarding the future use of the locally listed building and the provision of residential

accommodation in an accessible and sustainable location is considered to tip the balance in favour of the proposal in social sustainability terms.

Subject to conditions the proposal is considered to be acceptable in terms of its impact upon the locally listed building, the character and appearance of the area, highway safety, amenity, flood risk, drainage, landscape and ecology.

Overall, the scheme represents a socially, environmentally and economically sustainable form of development and the planning balance weighs in favour of supporting the development in accordance with the development plan

RECOMMENDATION:

DELEGATE to the Head of Planning and Regulation in consultation with the Chairman of Southern Planning Committee, pending the completion of the formal consultation of the corrected description of development and subject to conditions

DESCRIPTION OF SITE AND CONTEXT

The site located on the western side of Edleston Road within the Crewe Settlement Zone Line.

The application site consists of the former Edleston Road Primary School and its associated grounds and car parking. The site is located within the urban area of Crewe and is approximately 700m south of the town centre. The site is bound to the north by Derrington Avenue, to the east by Edleston Road and to the south by Stalbridge Road. To the west the site is bounded by the existing residential properties located along Derrington Avenue and Stalbridge Road. The site is roughly rectangular in shape and extends to an area of 0.48 hectares.

The former school building was constructed in 1875 (following the 1870 Education Act) and was constructed in red brick with stone detailing, feature windows and lights with repeating dormer windows. The original building was subsequently extended, in a similar style, and has a minor recent extension.

The building sits comfortably within the central part of the site, surrounded by areas of hard surfacing. There is also a robust and attractive brick wall with varied copings around the boundary of the site. The historic significance and architectural quality of the building is recognised by its inclusion on the Local List.

The prevailing scale and grain of the area is 2-3 storey, but predominantly 2-storey within the immediate context of the site. A short terrace of 3 storey properties is located opposite the site on Edleston Road. The surrounding area is predominantly residential in nature however there are some existing commercial and community facilities in close proximity to the application site located along Edleston Road and Stalbridge Road.

DETAILS OF PROPOSAL

Although this application is submitted in outline form, only landscaping is reserved for future assessment. Accordingly, this application seeks a determination about the acceptability of the proposal in terms of the principal of development as well as its appearance, scale, access and layout.

The plans submitted propose the partial demolition of two small sections of the school building on the Derrington Avenue/Stalbridge Road frontage with the majority of the school building being retained and the refurbishment of the remainder of the building and new build construction of infill extensions to the middle and rear portions of the building for the overall creation of 28 units. This comprises 14 x one bed units and 14 x two bed units. The proposed would contain 4 levels of living accommodation within the shell of this imposed Victorian School building with a small 5th floor element in the roof space of the central rebuilt portion. A viability appraisal has been submitted in support of the application. 22 surface level car parking spaces accessed via Stalbridge Road are proposed. Communal bin and bike store facilities are provided and a small area for clothes drying to the southern side of the building. Landscaping is mainly contained to the Derrington road frontage.

RELEVANT HISTORY

- P08/1208** - Vehicular Access (Retrospective) – Approved with conditions 12th December 2008
- P08/0828** - Vehicular Access – Approved 18th August 2008
- P97/0606** - Extension to form classrooms, storage and ancillary accommodation. (County consultation) – Approved 25th September 1997
- 13/0013N** - Conversion of building to 10 residential flats – approved 17th April 2013
- 15/2996N** - Demolition of Former Edleston Road County Primary School. Demolition determination -Prior Approval Required - 24 July 2105
- 16/0762n** - Demolition of existing buildings and the development of a mix of 46 no. one and two bedroom flats – Refused 26 October 2016
- 16/5468N** - Demolition of existing building and the erection of 40 No. apartments and ancillary works. – Withdrawn
- 16/5267N** - Prior Notification of proposed demolition - Declared Invalid

An Article 4 Direction came into force on the site removing permitted development rights for any demolition on 14 November 2016.

POLICIES

Cheshire East Local Plan Strategy 2010-2030 July 2017

- LPS1 Strategic Location Central Crewe
- PG2 Settlement Hierarchy
- PG6 Spatial Distribution of Development
- SC4 Residential Mix
- CO1 Sustainable Travel and Transport
- CO2 Parking Standards
- CO4 Travel Plans and Transport Assessments
- SC5 Affordable Homes
- SD1 Sustainable Development in Cheshire East
- SD2 Sustainable Development Principles

SE 1 Design
SE 2 Efficient Use of Land
SE 3 Biodiversity and Geodiversity
SE 4 the Landscape
SE 5 Trees, Hedgerows and Woodland
SE 6 Green Infrastructure
SE7 Heritage Assets
SE 8 Renewable and Low Carbon Energy
SE 9 Energy Efficient Development
SE 13 Flood Risk and Water Management
EG3 Existing Employment Sites
IN1 Infrastructure
IN2 Developer Contributions

Local Plan Policy – Crewe & Nantwich Local Plan (Saved Policies)

CF.3 - Retention of Community Facilities
BE.1 - Amenity
BE.3 - Access and Parking
BE.4 - Drainage, Utilities and Resources
RES.2 - Unallocated Housing Sites
NE.5 - Nature Conservation and Habitats

Supplementary Planning Documents:

The EC Habitats Directive 1992
Conservation of Habitats & Species Regulations 2010
Circular 6/2005 - Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System
Interim Planning Statement Affordable Housing
Interim Planning Statement Release of Housing Land

Other Material Considerations

National Planning Policy Framework (NPPF)

CONSULTATIONS (External to Planning)

Strategic Highways Manager – No objections subject to the parking as submitted being provided on site and the adequate provision of cycle parking

Environmental Health – No objections, subject to conditions relating to hours of construction, hours of piling, the prior submission of a piling method statement, the prior submission of any proposed external lighting, the installation of noise mitigation in accordance with the submitted noise assessment, the provision of adequate bin storage and a contaminated land informative.

United Utilities – No objections, subject to conditions in relation to drainage and surface water connections

Flood Risk Manager: No objections, subject to conditions in relation to drainage

Strategic Housing Manager: No objection on the basis that the viability appraisal submitted has adequately demonstrated that the scheme can not provide affordable housing.

(Children's Services) Education: Objection without a secured contribution of £32,539 for primary education $3 \times £11,919 \times 0.91 = £32,539$.

VIEWS OF THE PARISH/TOWN COUNCIL

Crewe Town Council: Offer the following comments

- 1) The design of this scheme is an improvement on previous proposals, and welcomes the retention of large parts of the original building and its design features. However, it would like to see the new central block made less obtrusive through more careful choice of external materials.
- 2) The Parking provision proposed is inadequate. The Cheshire East Parking Standards set out in the Local Plan Strategy would require the provision of 42 parking spaces (14 spaces for 14 1-bed units and 28 spaces for 14 2- bed units). The Town Council is aware that other applications for apartments have been approved on the basis of 1 space per unit (in this case 28 spaces). The 22 spaces proposed do not even meet this reduced standard. Edleston Road is subject to parking restrictions. There is already pressure on on-street spaces on Stalbridge Road or Derrington Avenue at certain times and parking overspilling from the proposed development will impact on the existing residents. Parking on public car parks such as Oak Street is not a reasonable alternative, and it is unlikely that residents would use it. A number of the proposed spaces directly abut the living accommodation which is likely to cause disturbance to residents and compromise their amenity. The Town Council therefore objects to this application as it stands on the grounds of insufficient on-site parking and inappropriate layout.
- 3) Bin storage, outdoor amenities (seating and recreation) and cycle parking. The Town Council would like conditions applied to any approval requiring details of bin storage, cycle storage, and outdoor amenities to be submitted and approved to ensure adequate provision.
- 4) Disabled access and means of escape. It is important that means of escape, and access for disabled persons is given full consideration at the Building Regulations stage. It is noted that there is no provision for disabled access to the upper storeys.

OTHER REPRESENTATIONS

Five objections have been received raising the following issues:

- Loss of privacy
- Insufficient parking provision
- Parking congestion
- Insufficient outdoor amenity space
- The design of the replacement elements is bland and not in keeping with the character of the school building/locally listed building

- Loss of privacy for opposite neighbours on Edleston Rd and Derrington Ave
- Damage to other property during building process/vibration
- Developer should prove that all avenues have been looked at for saving the whole building
- Bin storage for such a high number of units will spill onto the streets
- Impact upon education/health infrastructure
- The partial demolition is highly destructive

OFFICER APPRAISAL

Principal of Development

LPS1 of the CELPS refers to maximising opportunities for regeneration in central Crewe through the delivery, amongst other things, of new homes at approx. 40 per hectare (including apartments and family homes). This proposal satisfies the relevant policy test in LPS1.

Saved Policy CF.3 of the Local Plan refers to the retention of community facilities. It advises that proposals which would result in the loss of community facilities which make a positive contribution to the social or cultural life of a community will not be permitted unless a suitable alternative provision is made.

Given that permission has been granted for the use of the site for residential purposes, as a material consideration this policy test has been satisfied

Policy PG2 of the CELPS refers to the Settlement Hierarchy where significant development is to be located in the Principal Towns to support their regeneration and where development can maximise existing infrastructure and resources. Policy SD2 of the CELPS refers to Sustainable development Principles and requires developments to contribute positively to character and identity and create/re-inforce local distinctiveness with regards to amenity, design, materials, highway safety, drainage and infrastructure, access to transport and services.

The existing school is a locally listed building and a non designated heritage asset. Policy SE 7 of the CELPS seeks to retain and re-use Non Designated Heritage Assets where possible. Where harm to that Asset is outweighed by the benefits, then appropriate mitigation is sought to ensure there is no net loss of heritage value. High quality, not pastiche design is sought.

The NPPF has within its core principles is that planning should conserve heritage assets in a manner appropriate to their significance.

Housing Land Supply

With the adoption of the Local Plan the Council now takes the position that it can demonstrate a 5 year supply of housing land. The NPPF requires that the housing land supply position be updated annually. If at some future point a five year supply cannot be demonstrated, then in accordance with paragraph 49 of the NPPF, relevant policies for the supply of housing will not be considered up to date. In those circumstances the second limb of the favourable presumption would then apply for decision takers

The NPPF reiterates the requirement to maintain a 5 year rolling supply of housing in order to significantly boost the supply of housing. This proposal would help to deliver an additional 28

no. dwellings within the plan period in a sustainable location within the settlement boundary of one of the Key Town Centres for the Borough. Further, the proposal would utilise 'previously developed land' which is supported by one of the core principles of the NPPF, which states that Local Planning Authorities 'encourage the effective use of land by reusing land that has been previously developed.

ECONOMIC SUSTAINABILITY

With regard to the economic role of sustainable development, the proposed development will provide 28 residential flats to housing land supply, which will deliver direct and indirect economic benefits to Crewe including additional trade for local shops and businesses, jobs in construction and economic benefits to the construction industry supply chain. The additional residents would also add economic activity within Crewe by working and shopping locally. This demonstrates that the proposal is an economically sustainable form of development

SOCIAL SUSTAINABILITY

Affordable Housing

This is a proposed development of 28 dwellings therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 8 dwellings to be provided as affordable dwellings. The SHMA 2013 shows the majority of the demand in Crewe is for 50 x one bedroom, 149 x three bedroom, 37 x four bedroom dwellings and an oversupply of 51 x two bedroom dwellings, plus 12 x one bedrooms and 20 x two bedroom for Older Persons. The majority of the demand on Cheshire Homechoice is for 1, 2 and 3 bedroom dwellings therefore 1 and 2 bedroom units on this site would be acceptable. 9 units should be provided as Affordable rent and 5 units as Intermediate tenure.

No Affordable Housing provided on the basis that it would make this development unviable.

The Viability report submitted by the Applicant has been peer reviewed by the Council and the revue undertaken also considered the development if any affordable housing or other S106 requirements were imposed then the development would be unviable. It therefore follows, in the light of the advice contained within the NPPF and the IPS, that this scheme cannot sustain any contribution in terms of affordable housing.

The Strategic Housing Manager has confirmed that in the light of the viability evidence that there is no objection to the proposal on the grounds of the lack of provision of affordable housing.

Education

The education impact is another element of the social sustainability of the scheme to be assessed within the overall planning balance.

The development of 14 dwellings is expected to generate:

3 primary children (14 x 0.19)

2 secondary children (14 x 0.15)

0 SEN children (14 x 0.51 x 0.023%)

The development is expected to impact on primary school places in the immediate locality. Contributions which have been negotiated on other developments are factored into the forecasts both in terms of the increased pupil numbers and the increased capacity at primary schools in the area as a result of agreed financial contributions. The analysis undertaken has identified that a shortfall of primary school places still remains.

To alleviate forecast pressures, the following contributions would be required:

3 x £11,919 x 0.91 = £32,539 (primary)

Total education contribution: £32,539

| Primary Schools | PAN Sep 16 | PAN Sep 17 | NET CAP May-16 | Any Known Changes | PUPIL FORECASTS based on October 2015 School Census | | | | | Comments |
|--|------------|------------|----------------|-------------------|---|-------|-------|-------|-------|----------|
| | | | | | 2016 | 2017 | 2018 | 2019 | 2020 | |
| Beechwood Primary School and Nursery | 45 | 45 | 315 | 340 | 349 | 358 | 362 | 362 | 369 | |
| Brierley | 30 | 30 | 210 | 210 | 207 | 212 | 210 | 208 | 208 | |
| Edleston Primary School | 30 | 30 | 210 | 210 | 207 | 207 | 205 | 202 | 200 | |
| Mablins Lane Community Primary School | 75 | 90 | 525 | 630 | 531 | 560 | 555 | 560 | 566 | |
| Monks Coppenhall Academy | 60 | 90 | 420 | 420 | 422 | 455 | 475 | 489 | 503 | |
| Pebble Brook Primary School | 45 | 45 | 315 | 315 | 279 | 292 | 297 | 296 | 304 | |
| St Mary's Catholic Primary School | 90 | 90 | 630 | 630 | 601 | 582 | 559 | 537 | 534 | |
| St Michael's Community Academy | 60 | 60 | 420 | 420 | 400 | 413 | 410 | 407 | 406 | |
| Underwood West Primary School | 60 | 60 | 432 | 432 | 445 | 456 | 464 | 475 | 486 | |
| Wistaston Academy | 60 | 60 | 420 | 420 | 404 | 417 | 416 | 414 | 417 | |
| Wistston Church Lane Academy | 60 | 60 | 420 | 420 | 418 | 417 | 413 | 410 | 407 | |
| Shavington Primary School | 30 | 30 | 210 | 210 | 247 | 310 | 344 | 368 | 392 | |
| The Berkeley Academy | 60 | 60 | 420 | 420 | 400 | 405 | 405 | 403 | 400 | |
| Haslington Primary School | 45 | 45 | 315 | 315 | 260 | 263 | 267 | 262 | 259 | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Developments with S106 funded and pupil yield included in the forecasts | | | | 133 | | | | | | |
| Developments pupil yield not included in the forecasts | | | | | | | | | 91 | |
| Pupil Yield expected from this development | | | | | | | | | 3 | |
| OVERALL TOTAL | 750 | 795 | 5,262 | 5,525 | 5,170 | 5,347 | 5,382 | 5,393 | 5,545 | |
| OVERALL SURPLUS PLACES PROJECTIONS based on Revised NET CAP | | | | | 355 | 178 | 143 | 132 | -20 | |

Viability

As part of this application a viability report has been submitted by the applicant. The Report states that this scheme can afford no financial contributions, in this case, to primary education, and can not provide any affordable housing. The viability report has been independently assessed by consultants appointed by the Council.

The NPPF, when considering viability as a material planning issue, states as follows:

'To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'

The Council's appointed consultants have advised that they consider the scheme as now submitted is more realistic than the scheme previously refused. They concur with the findings of the Applicant's Viability Appraisal and agree that any financial contribution to education and

any affordable housing can not be sustained in the context of this redevelopment/partial re-build scheme.

It is important to note that unless the financial contributions to education and the provision of affordable housing are foregone, this scheme is not viable and this locally listed school building is likely to remain undeveloped and any benefits from developing it will not be realised, which includes safeguarding its future. Further, there is already an extant permission on the site in outline form which granted approval for the conversion of the building into 10 residential units without the requirement for any education contributions.

In this case, given the unviable nature of the development, the education contribution and the affordable housing requirement as requested cannot be secured.

Accordingly, whilst the provision of market dwellings contributes to social sustainability, that contribution is diminished by the fact that no social housing will be provided or contribution to primary education is provided. This will need to be assessed within the overall planning balance.

ENVIRONMENTAL SUSTAINABILITY

Amenity of existing and future residents

Environmental Health have advised that they have no objections subject to the implementation of a number of conditions. These include hours of piling, the prior submission of a piling method statement, the prior submission of details of any external lighting proposed, EV charging, residents travel pack and the inclusion of contaminated land phasing conditions.

The amount of amenity space proposed is also an important consideration of a scheme such as this. The standard amount of space required for dwellings within the Crewe and Nantwich Area is 50 square metres as detailed by the Borough of Crewe and Nantwich Development on Backland and Gardens SPD. However, for flats / apartments, no such figure is quoted, however a communal space should be provided. Paragraph 3.36 of the SPD advises that *'In the case of developments which are made up of flats, where it is not appropriate to provide private open space for each dwelling, it will be necessary to provide communal open space; these should be located so they can be used by all the residents equally.'*

The proposed development includes amenity space to the Derrington Avenue frontage and a small strip/ clothes drying area to the rear of the block on the Stalbridge Street elevation, to the southern elevation. The availability of outside amenity space is limited by the car parking requirements and the footprint of the existing School building. The majority of greenspace is located to the Derrington Avenue frontage, which is on the northern elevation of the site. The amount of daylight and sunlight to this elevation will be constrained by the height and scale of the existing building and the tight knit nature of the surrounding area, particularly in the winter months, however, it is considered that a screened/planted area to the Derrington Avenue frontage for future residents to sit out in relative privacy could be created.

This, in conjunction with the fact that the site lies within a 5 minute walk to the park in Westminster Street, will ensure that the future occupiers of the site will have access to adequate levels of amenity space within walking distance of this site

For housing proposals, saved Policy BE1 requires consideration to be given to the occupiers of both neighbouring properties and the future occupants of the site with regards to privacy, loss of light, visual intrusion and pollution.

The scale of this development is in many ways dictated by the scale of the existing Victorian school building. Much of the footprint of the School is retained. New build elements are contained within a central section of the building and the end of the portion to Derrington Avenue. This proposal keeps site coverage to existing coverage, which is a significant improvement on the previous application. Due to the scale of the existing Victorian building the conversion works comprises 3 and 4 floor internal levels of floorspace are created and there is a 5th floor of accommodation within the new build central section.

Privacy separation distances, although not fully adhered to, are significantly improved from the previous application. Interface distances from the converted part of the building to principal room windows at 136 Edleston Road are 19.8m, which is below the normal 21.5m and will contain a number of flats to 3 floors of accommodation internally created in this portion of the building.

The interface to 10 Derrington Avenue is 22m. The new build part of the proposal does not directly overlook any windows to neighbouring property.

The SPD for Garden and Backland Development does not explicitly refer to developments such as this; however, it is a well established principle nationally that 21m relates to privacy distances for 2-storey development where it is opposite other 2-storey development. This building is a 3-storey block with a 4th floor set back from the frontages.

Further, Policy BE1 requires proposals not to prejudice the amenity of future or existing residents by virtue of overshadowing, overlooking, visual intrusion, noise disturbance, and odour or in any other way.

The conversion of the exiting school building fails to meet the interface standard for a limited section of the building. However, it is acknowledged that this fact has previously been accepted when outline permission was granted for the conversion of the school to 10 flats. In this context, and given the inner urban nature of this site and the close knit scale of the street pattern, it is considered that the current non conformity with the Interface standard could not be sustained as a reason to refuse this application, and further, the benefits of this proposal in terms of retaining significant and important elements of the school building are very important material considerations to which significant weight can be attached in the planning balance.

Heritage and design considerations

Policy SE1 of the CELPS advises that the proposal should make a positive contribution to their surroundings in terms of; sense of place, design quality, sustainable architecture, liveability/workability and safety.

Policy SE7 of the CELPS advises that Buildings of Local Interest will be protected from inappropriate development. The building is also a non-designated asset. The NPPF sets out at para 135 that “The effect of an application on the significance of non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset”

The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm is outweighed by the benefits, should not be approved; where loss or harm is then outweighed by benefits of the development appropriate mitigation or compensation should be provided.

As a non-designated heritage asset the benefits of the development should be weighed against the level of harm to the heritage asset in the planning balance.

In this case, circa 75% of the building is retained. The level of harm to the asset will not be as significant as the previous scheme. Whilst 25% of the building will be lost, this is to the central and rear portions on the secondary streets and the Edleston Road frontage remains retained. This is a significant improvement on the previous scheme. A Structural Report has adequately demonstrated that the proposed demolition can be undertaken without harm to those parts of the building to be retained. A detailed scheme can be secured by condition.

In broader urban design terms, the scheme is no longer substantially larger in both footprint and in terms of overall scale and mass than the vast majority of buildings in the area. In respect to its immediate neighbours, which are generally 2-storey, this proposal will respect the general scale of the existing building.

The existing hardstanding area to Stalbridge Road will be used as car parking.

The design of the infill extensions are flat roofed and will comprise brick facings. Large window openings of a design and scale of the existing school building are proposed. The Council's Urban Designer considers the palette of materials and window details need to be carefully chosen and the treatment of floor platforms where they cut across the existing glazing within the conversion elements of the proposal will need to be assessed. It would be inappropriate to introduce extensive areas of obscure glazing (Spandrel Plates) to the existing windows and the extensions. This can be controlled by condition

Para 135 of the NPPF advocates a balanced judgement having regard to the scale of impact and significance of the building. This proposal does not result in substantial harm to the building and its setting and the significance of the building is formally recognised by its inclusion on the Local List. The detailed design of the rebuilt extensions is not seeking to replicate or pastiche the existing building. They are well defined, contemporary elements that are in scale with the site and its former use. Brick facings are proposed.

In terms of the external environment of the scheme, boundary walls and railings are retained. It has to be acknowledged that the external spaces associated with the development will either be largely shaded or adjacent to a busy road, since that is the essential nature of this site and its context.

This scheme is now in keeping with the scale and grain of the local townscape by virtue of the scaling back of the development proposals, the retention of the majority of the existing building.

There remains to be considered how the floor plates within the existing building will terminate inside the building and the effect that such termination will have upon the existing and proposed windows. Appropriate materials and window details for the extensions can be achieved by condition.

In the light of these issues, it is considered that the proposed development complies with Policies SE1 and SE7 and the advice within the NPPF concerning non designated heritage assets and achieving good quality design.

Subject to conditions it is considered that this scheme will be environmentally sustainable in terms of the impact upon the locally listed building and the character and appearance of the area and that the amenity of existing and future residents can be safeguarded.

Landscaping

The detail is retained for future assessment. This will require a future application for reserved matters. However, the layout plans indicate the distribution of greenspace around the site, which is appropriate to the context.

Highway Safety and Parking

The applicant has addressed this objection by the introduction of a basement car park. The proposed development will use the existing access onto Stalbridge Road to a surface level car park containing 22 car parking spaces. Cycle storage is also provided.

Car ownership data for the local area has been used to advise the applicant of an adequate level of off-road parking provision. The proposal now reflects local car ownership levels for apartments, and CEC's visitor parking requirements for apartments. This would negate the need for additional on-street parking. Additional cycle parking would be provided in line with CEC's standards.

The Strategic Highways Manager considers that the proposal is within a sustainable location and will not result in a severe impact on the road network capacity. The Strategic Highways Manager raises no objection on the basis that 22 car parking spaces and adequate cycle parking is provided.

As a result, it is considered that the proposed development adheres with Policy CO2 of the CELPS.

Protected Species

The Council's Nature Conservation Officer has advised that he does not anticipate there being any significant ecological issues associated with the proposed development.

Other Matters

The Article 4 Direction in force on the site requires planning for any demolition on site, no matter how limited. In this case the original description of development made no reference to demolition and is incorrect in law.

Accordingly further consultation has been undertaken via press and site notices and individual neighbour notification. This does not alter the design of the scheme which has already been the subject of consultation; however, it is necessary to delegate the decision to the Head of Planning and Regulation to allow that consultation period to expire on 18 October 2017.

PLANNING BALANCE

Given the inner urban location of the site there is a presumption in favour of residential development provided the amenity of the area for future or existing residents is not compromised and the non-designated heritage asset/locally listed building is adequately safeguarded.

Given the lack of viability of the proposed development, the requirements for affordable housing and education mitigation need to be set aside. This has been independently verified and is an important material consideration in terms of the NPPF. In these circumstances, these social sustainability issues are not added to the planning balance and are a cost of this development to the community, however, this needs to be balanced against the benefits of the retention of the majority of this important locally listed building and its appropriate re-use for residential purposes in a socially and environmentally respectful manner.

The development would provide positive planning benefits in the form of 28 market dwellings in a sustainable location. The time limited economic benefits created predominantly during the construction phase of the scheme and the contribution made by new residents of 28 flats in the local economy by virtue of their proximity to work and shopping opportunity in the town centre are accepted.

Whilst the non provision of affordable housing and education contributions is regrettable, in this instance, it is considered that, subject to the conditions suggested, the benefits to the area outweigh the disbenefits in the planning balance and this scheme can be positively supported.

RECOMMENDATION

Delegate to the Head of Planning and Regulation in consultation with the Chairman of Southern Planning Committee, pending the completion of the formal consultation of the corrected description of development and subject to the following conditions -

- 1 Standard Outline**
- 2 Time limit for reserved matters**
- 3 Reserved matters**
- 4 Plans**
- 5 Method statements for demolition/ conversion works/propping up of original building/ compliance with methodology**
- 6 Materials for extensions**
- 7 Drainage design for the whole site**

- 8 Details of extension windows to be submitted and approved, including the design of internal floor plates for extensions and existing building/ existing windows in school building to be retained**
- 9 Car parking to remain unallocated**
- 10 Cycle parking (secure and covered) for a minimum of 28 cycles**
- 11 Construction and Environmental Management Plan**
- 12 Contaminated land risk assessment**
- 13 Contaminated land - soil analysis**
- 14 Unforeseen contamination**
- 15 Boundary treatments to be approved**
- 16 Scheme to be submitted for outdoor private amenity area for residents**
- 17 Scheme for outdoor clothes drying**
- 18 Birds and bats nesting survey in demolition during nesting season**
- 19 Scheme for swifts nest**
- 20 Scheme for Two fast (7kV) EVPs with cabling provided for another two units**
- 21 Residents travel packs**
- 22 Management scheme for open space**
- 23 Notwithstanding submitted plans detailed design of enclosed bin/bike store to be submitted/implemented**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) of the Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

