

Application No: 09/4170W
Location: WILMSLOW HIGH SCHOOL, HOLLY ROAD NORTH, WILMSLOW, CHESHIRE, SK9 1LZ
Proposal: CONSTRUCTION OF SPORTS HALL AND ASSOCIATED FACILITIES

For MRS G BREMNER, CHESHIRE EAST COUNCIL

Registered 17-Dec-2009
Policy Item No
Grid Reference 384907 380549

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES:

- Design and Visual Impact
- Highway Safety
- Impact on neighbouring amenity

REASON FOR REPORT

The application has been referred to the Northern Planning Committee in line with the Cheshire East Borough Council Scheme of Delegation as the proposal is for small scale major development over 1000 square metres in floorspace.

DESCRIPTION OF SITE AND CONTEXT

The application site is located within the settlement boundary of Wilmslow, situated to the south of the Town Centre. The site is bound by the railway line and A34 Handforth Bypass to the east with a residential housing estate beyond. The south of the site is defined by Green Belt and comprises of the main car park and school playing fields. Beyond the school complex to the west the site is adjoined by further residential properties. The application site is allocated within the Macclesfield Borough Council as an area of protected open space under policy RT1.

DETAILS OF PROPOSAL

The application relates to the provision of an additional sports hall building with associated facilities at Wilmslow High School. The school achieved Specialist Sports College Status in 2003 and places physical education and sport at the centre of its activity. The school now has nearly 2000 students on roll and due to the increasing pupil numbers the existing sports facilities are falling short of the school's requirements. The school is involved with a number of Sports Partnerships and programmes separate from the curriculum and also has additional demand for wider community use. The proposed sports hall would accommodate four courts for multi-use games, additional

teaching space for physical education, equipment storage and staff accommodation. The development would be sited to the east of the site, adjacent to the existing sports hall and other outdoor sports facilities and would occupy an area currently used as a car park / yard area. The proposed building would be 1060 square metres in area comprising of the main body of the sports hall which will reach 7 metres in height and a smaller single storey annex to accommodate ancillary facilities. The provision of the sports hall in this area will entail the loss of 29 car parking spaces from the existing car park, reducing the total amount of car parking provision across the site from 263 to 234.

RELEVANT HISTORY

00/0595P *New fee standing two-storey classroom block (approved with condition)*
02/0896P *Single storey modular building with link (approved with conditions)*
03/0543P *New two-storey building accommodating 11 no. classrooms, dance and fitness studios (approved with conditions)*
03/1571P *Conversion of existing agricultural land adjacent to the A34 to form playing pitches (approved with conditions)*
03/2758P *Formation of permanent access to signalling equipment on adjacent Network Rail land (approved with conditions)*
04/0693P *Erection of a GRP kiosk to house electrical switch gear (approved with conditions)*
04/2143P *Defer compliance with condition 21 of permission 5/03/0543P (approved with conditions)*
06/0213P *Creation of new access with pedestrian gate to the northern boundary of the school*
06/1607P *Construction of 2 No. car parking areas providing 76 and 42 car parking spaces (approved with conditions)*

POLICIES

Regional Spatial Strategy (NW)

DP2 - Promote Sustainable Communities
DP4 - Make the Best Use of Existing Resources and Infrastructure
L1 - Health, Sport, Recreation, Cultural and Educational Services Provision
RT2 - Managing Travel Demand

Macclesfield Borough Council Local Plan Policy

BE1 - Design Guidance
RT1 - Open Space
RT12 - Indoor Recreation
DC1 - Design - New Build
DC3 - Amenity
DC6 - Circulation and Access
DC7 - Car Parking

Other Material Considerations

PPS1 - Delivering Sustainable Development
PPG13 - Transport

CONSULTATIONS (External to Planning)

Highways:

No objection

Environment Agency:

No objection subject to condition requiring further information in respect of land contamination

Environmental Health:

No objection

Environmental Protection:

No objection subject to a condition requiring details of piling method to be used to be submitted for approval prior to these works commence. Due to its location away from residential properties there are not expected to be any noise, vibration, dust or lighting issues. Comments that any lighting should not cause any spillage upwards.

Public Rights of Way:

No objection

Landscape:

No objection

Ecology:

Not anticipated that there would be any significant ecological issues associated with the proposed development.

Environment Agency:

No objection subject to a condition requiring the submission of a scheme relating to land contamination.

OTHER REPRESENTATIONS

At the time of writing one neighbour representation has been received which raises the issue of parking problems and construction traffic. The comments are summarised below:

- (i) The suggested use of the A34 bypass entrance for all construction traffic to avoid heavy traffic on residential roads adjacent to the school, to minimise inconvenience to neighbouring residents and for safety reasons.
- (ii) Concern expressed due to the reduction in the number of parking spaces on site when there is already extreme pressure on the existing parking facilities; and additional parking problems that may arise on neighbouring roads as a result of increased parking demand from the new development.
- (iii) A suggested partial solution to the parking problems would be to implement a condition of a previous permission at the site (5/03/0543P) relating to the provision of a footpath / cycleway to the northern boundary to encourage visitors to use the Broadway Meadow car park and relieve pressure on the on-site parking facilities.

APPLICANT'S SUPPORTING INFORMATION

Supporting Statement
Design and Access Statement

OFFICER APPRAISAL

Principle of Development

The proposal is to construct a free-standing sports hall with ancillary accommodation at an existing established school site. The main considerations are the impact of the development on the character and appearance of the area, neighbouring residential amenity and highway safety.

Policy

The application site is allocated in the Macclesfield Borough Council local Plan as an area of protected open space and therefore policy RT1 is relevant. Policy RT1 aims to protect recreational land and open space from other forms of development, however in relation to schools the policy recognises the provision of additional or replacement educational buildings provided that the integrity of the open space is not harmed. The siting of the proposed building is to the eastern extent of the school adjacent to the railway embankment on an area of existing hard standing which mainly forms part of the secondary car park and some of the school yard. Due to the location of the proposed building it is considered that the proposed development would not be detrimental to open space provision at the site and is therefore considered to be in compliance with policy RT1. Policy RT12 also makes provision for new or extended indoor recreational facilities.

Highways

The proposed development would result in a reduction of car parking spaces at the site by approximately 29 spaces. For secondary schools the parking standards are taken from the Cheshire Design Aid (1990) which relate to maximum standards. The amount of provision at the school is below the maximum standards and guidance contained within PPG13 provides that there should be no minimum standards for development, subject to there being no significant impact on highway safety. A Traffic Regulation Order is currently in force on neighbouring roads where parking is not permitted between the hours of 08.00 – 18.30 Monday to Saturday. Outside normal school hours a large proportion of parking spaces would be freed up by school staff, thereby being made available for use in connection with the sports facilities. The school also has an existing travel plan which is currently being surveyed and monitored. The updated travel plan should also reflect the current proposals and reduction in onsite parking in order to encourage smarter transport choices and promote incentives to change travel behaviour as an ongoing implementation programme. When considering the onsite provision, the existence of a school travel plan and localised parking restrictions which are currently in place, the reduction in parking would be in line with PPG13. Furthermore, the Strategic Highways Manager has raised no objection to the reduction in parking.

In 2003, the school was granted planning permission for a new teaching block with dance and fitness studios (application 5/03/0543P). The transport Assessment which accompanied the application recognised the benefit of a direct pedestrian link / cycleway to the northern boundary of the site due to the number of pupils travelling from this direction. The delivery of the footpath / cycleway was required by a condition of the above permission, which has been subject to several Section 73 applications for deferral. It is recognised that the footpath / cycleway would provide better links to Wilmslow Town Centre and public transport in this area as part of safer routes to school and travel planning; however this will need to be dealt with under the original permission (5/03/0543P). Although the footpath would improve accessibility to the site for pedestrians by providing an alternative route, it is not considered that this is necessarily essential for the development proposed in the current application.

The use of the school access off the A34 Handforth Bypass for construction traffic is considered to be appropriate and could be controlled by condition. This has been a requirement of previous permissions at the school site and given the proximity of the proposed development to this access such a restriction could be easily managed. The Strategic Highways Manager is satisfied with the inclusion of this condition. The requirement of a Construction Management Plan would also be appropriate.

Design

The building has been designed to reflect the existing school buildings as far as possible in terms of materials and style. The sports hall would be a

relatively large building and would reach a height of approximately 7 metres in order to accommodate a range of sports activities / facilities. Ancillary classrooms and changing areas would occupy a single storey annexe to the building. The sports hall would have a pitched roof to match the adjacent existing sports hall, whereas the single storey element of the building has been designed with a mono pitch roof. The Design and Access Statement states that the design would create a simple dynamic form to the building profile and provide a greater sense of presence to what will be regarded as the main elevation /entrance of the building. By incorporating the classrooms / changing rooms into a single storey annexe the overall scale and massing of the building is reduced and accommodated onto the site more appropriately. It is considered that the proposed design for the sports hall building is appropriate to the site and would have an acceptable impact on the character and appearance of the locality, having regard to policy DC1 of the Macclesfield Borough Local Plan.

Amenity

The proposed development would be located adjacent to existing sports facilities to the east of the site. There are no residential properties in close proximity to the proposal given the presence of the existing school complex immediately to the west / northwest of the development and the railway line and A34 Handforth Bypass to the east. As such the impact of the proposal on residential amenity would not be significant.

Public footpath 63 (Wilmslow) runs adjacent to the eastern perimeter of the school site, between the school and the railway embankment. The boundary treatment to the footpath comprises mainly of palisade fencing and users of the footpath will experience views of the proposed building. This would however only exist for a limited section of the route with the building set back around 4.5 - 10 metres from the footpath so as not to create a corridor effect. It is therefore not considered that the siting of the building in this location would have a detrimental impact on this receptor.

The Environmental Health Officer and Environmental Protection Officer have raised no objection to the application it is not anticipated that there would be any issues associated with noise, vibration, dust or lighting. It is regarded that the proposal would be in compliance with policy DC3 of the Macclesfield Borough Local Plan.

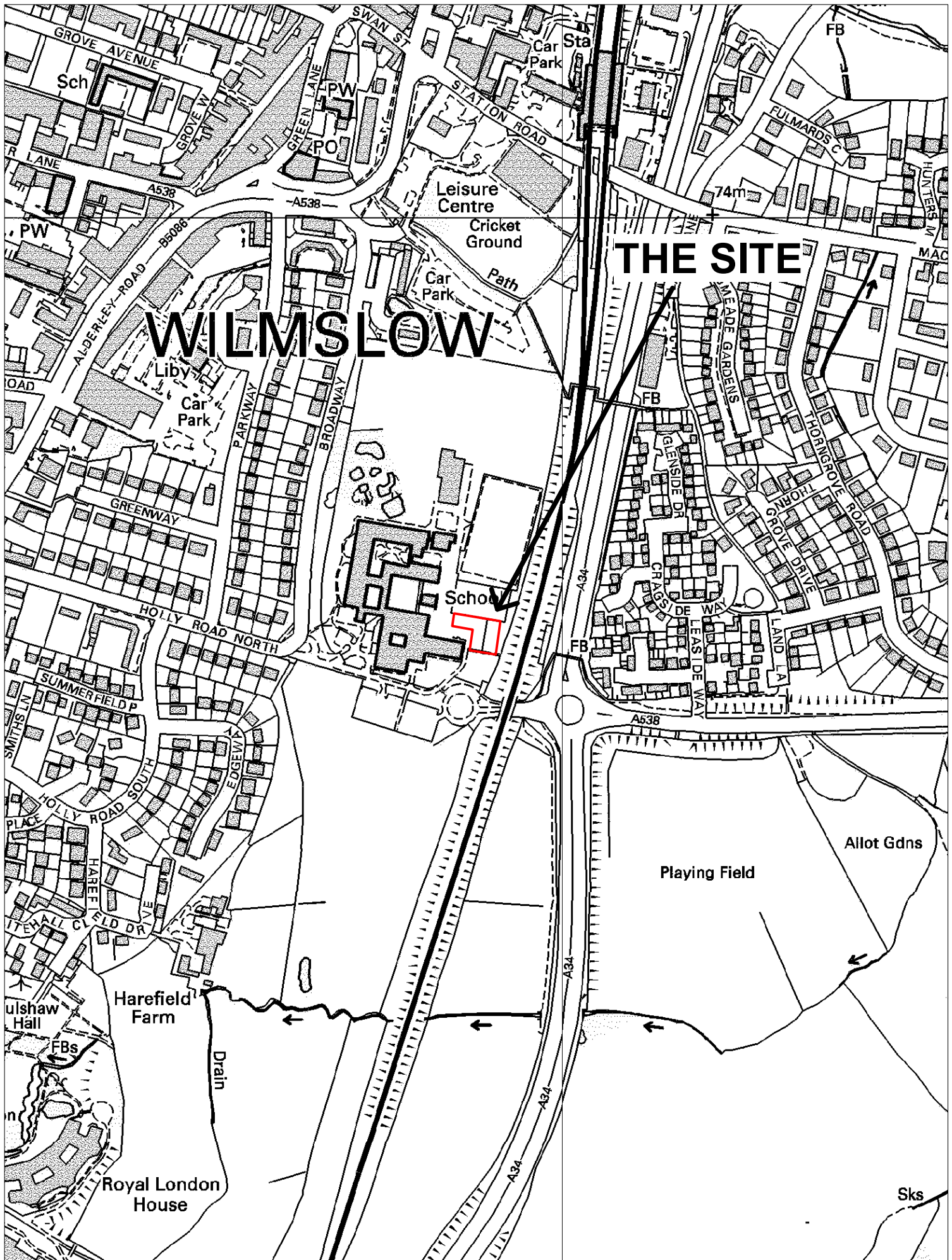
Ecology

The Council's Nature Conservation Officer has assessed the application and has raised no objection as it is not anticipated that there would be any significant ecological issues associated with the proposed development. An amphibian survey of the school ponds was undertaken in 2003 in connection with a previous application at the site and did not record any evidence of Great Crested Newts. In addition the ponds are isolated from known populations of Great Crested Newts and the proposed location of the

development is some distance to these ponds (around 140 metres) with the presence of large areas of hard standing and buildings in-between.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application proposes to construct a new sports hall at Wilmslow High School which will improve the provision of sports facilities on site to cater for the increased number of pupils in attendance and to fulfil the sports specialism. The additional facility would also benefit the local community by providing a wider range of indoor sports facilities. The main issues raised in representation have been addressed and the proposal is considered to be acceptable in terms of design, highway safety and impact on amenity. The development is therefore considered to be in compliance with the relevant policies of the Development Plan and as such the application is recommended for approval subject to conditions.



09/4170W - WILMSLOW HIGH SCHOOL, HOLLY ROAD NORTH, WILMSLOW, CHESHIRE

N.G.R. - 384,910 - 380,550

Reproduced from the Ordnance Survey map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings. Cheshire East Borough Council, licence no. 100018585 2007..

#

Application for **Full Planning**

RECOMMENDATION : Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. Details and method of pile driving
5. Scheme for land contamination
6. Construction traffic to use A34 access
7. Construction Method Statement