

Application No: 13/0506C

Location: HOLMES CHAPEL COMPREHENSIVE SCHOOL, SELKIRK DRIVE,  
HOLMES CHAPEL, CHESHIRE, CW4 7DX

Proposal: 1) Development of a new 2 storey extension to the existing sixth form and arts block. 2) Relocation of T1 Portacabin to make way for new extension to the south of the campus. 3) Minor recladding of the existing sixth form and arts block to upgrade elevation. 4) Minor external landscaping works to car park. The new 2 storey extension forms the main part of this application. Externally there is minor landscape works to create a new arrival plaza, an outdoor teaching terrace and minor reconfiguration of the car park and footpaths

Applicant: Mr Denis Oliver, Holmes Chapel Comprehensive School

Expiry Date: 03-May-2013

13/0506C – Holmes Chapel Comprehensive School, Selkirk Drive

#### **SUMMARY RECOMMENDATION**

Approve subject to conditions

#### **MAIN ISSUES**

Principle

Design considerations

Amenity

#### **REASON FOR REFERRAL**

The application is being referred to Southern Planning Committee as the development is major application with the creation of more than 1,000sq.m of floor space.

#### **DESCRIPTION OF SITE AND CONTEXT**

The application relates to Holmes Chapel Comprehensive School which is situated off Selkirk Drive. Part of the school site is situated within the Settlement Zone Line of Holmes Chapel, with the school playing fields to the rear falling within the Open Countryside. Residential properties bound the application site to the north and east.

#### **DETAILS OF PROPOSAL**

The application relates to the provision of a new two-storey extension to the existing sixth form block which would accommodate the sixth form block and drama studios. This building would measure 29.1m in width and 27.1 metres in length. The site of the new building currently includes three temporary classrooms with areas of hardstanding and grass.

The application also includes the relocation of 1 portacabin classroom to the south of the site to the rear of the existing sports hall with some minor re-cladding of the existing sixth form block and arts block and minor landscaping works to the car park.

## **PLANNING HISTORY**

12/2934C - To install temporary Portakabin Limited buildings to be used as teaching facilities for the 6th form whilst works are carried out to rectify the structural defects in the existing 6th form teaching facilities. It is proposed that there will be 2 classroom buildings, 1 building to be used as a common/study area and one building to be used as office space, all buildings to be hired from Portakabin Limited for a period of 3years – Approved 24<sup>th</sup> September 2012

11/3345C - Extension to Time Limit on Planning Permission 08/1514/FUL – Approved 30<sup>th</sup> November 2011

10/0781C - Application to vary condition 2 of 09/3239C for new pre-fabricated learning centre and associated car park – Approved 28<sup>th</sup> April 2010

09/3239C – A new pre-fabricated learning centre and associated car park – Approved 12<sup>th</sup> January 2010

08/1514/FUL - The provision of an astroturf pitch and associated works – Approved 2<sup>nd</sup> December 2008

35445/3 – Provision of access road and car park for 38 vehicles and external lighting to car park – Approved 22<sup>nd</sup> April 2003

33793/3 – New arts classroom block in place of mobile classroom and the provision of drama department extension – Approved 17<sup>th</sup> December 2001

## **POLICIES**

### **National Planning Policy**

National Planning Policy Framework

### **Regional Spatial Strategy (NW)**

Policy DP7 Promote Environmental Quality

L1 Health, Sport, Recreation, Cultural and Education Services Provision

### **Congleton Borough Local Plan First Review 2005**

GR1 (New Development)

GR2 (Design)

GR6 (Amenity and Health)

RC2 (Protected Areas of open Space)

### **CONSULTATIONS (External to Planning)**

**Strategic Highways Manager:** No comments received at the time of writing this report

**Jodrell Bank:** No comment on the application

**Sport England:** No comments received at the time of writing this report

**United Utilities:** No objection. The site must be drained on a separate system with only foul drainage connecting into the sewer.

**Environmental Health:** Condition suggested in relation to hours of construction.

## **VIEWS OF HOLMES CHAPEL PARISH COUNCIL**

Subject to the following points there is no objection to the application:

- To protect neighbouring properties an hours of work condition should be included in any consent
- There should be adequate landscaping and boundary treatment, which should be enforced
- There should not be any access from Grasmere Drive
- Safe access to this area of the school site should be ensured.

## **OTHER REPRESENTATIONS**

Three letters of concern have been received; these letters do not object to the principal of the proposal but just raise the following concerns;

- Noise and disturbance caused by the construction works
- Concerns over which access construction vehicles will use, this should not be via Grassmere Drive
- Previous schemes of boundary treatment/landscaping have not been implemented and careful consideration should be given to screening for the adjacent residential properties.
- All portacabin's should be removed from the site
- The new building should be constructed at the same time that the building is being renovated
- The whole site should be re-landscaped
- Any new lighting should be at a low level and directed away from households
- All work should be constructed in the shortest time frame possible
- All contractors should be monitored to minimize pollution
- Concerns over construction hours
- Possible obstruction of a public footpath
- Adequate car-parking should be provided on the site

The full content of these objections is available to view on the Councils website.

## **SUPPORTING INFORMATION**

Design and Access Statement

## **OFFICER APPRAISAL**

### **Principle of Development**

The school site falls part within the Holmes Chapel Settlement Zone Line and part within the Open Countryside. The proposed development would be situated within the Settlement Zone Line. The site is also designated as an area of protected open space under Local Plan policy RC2 (Protected Areas of Open Space). This policy allows for the development or extension of existing buildings associated with the use of the site, provided that there would be no

significant loss of a recreational facility involved or where it would allow for improved facilities on site which would offset any loss.

The proposed two-storey sixth form block and drama studios would be located on an area of existing hardstanding which is occupied by 3 temporary classrooms. The proposed site for the portacabin would be on an area of hardstanding to the rear of the sports hall which is currently occupied by 3 containers. As a result the development would not result in a local deficiency in the quantity and range of open space and the proposal would comply with policy RC2 (Protected Areas of Open Space).

The key considerations in the determination of the application is therefore whether or not the proposal complies with Local Plan policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health).

## **Design**

The existing school complex includes a range of modern buildings of varying styles. The proposed sixth form and arts block would be of a similar height to the adjacent buildings and the scale of the development would sit comfortably on the application site. The design of the building includes two elements of varying heights. The elements would have mono-pitched roofs which would slope in opposite directions and there would be a glazed link between the existing building and the proposed building.

The detailed design of the proposal is considered to be acceptable and would not appear out of character on this site. A glazed link between the buildings would help to reduce the bulk of the resultant built form, whilst the use of cladding on both the existing and proposed would give a visual link between the buildings.

The re-sited portacabin is of a good standard and would be relocated on the site of 3 existing containers. The re-siting is considered to be acceptable.

In design terms therefore, the proposal would be acceptable having regard to Local Plan policies GR1 (New Development) and GR2 (Design).

## **Amenity**

The main impact would be from the proposed two-storey building which would be sited to the north of the site. There would be a separation distance of approximately 55 metres from the nearest point of the proposed building and the nearest residential properties which front onto Mardale Court. Given the separation distances involved and the scale of the development it is not considered that there would be a detrimental impact to neighbouring residential amenity.

The concerns raised about construction disturbance have been noted and a condition will be attached at the request of the Environmental Health Officer to control the time of construction works.

The other elements of the scheme are small-scale and would not have any impact on neighbouring residential amenity over and above the existing site arrangements. The proposal would comply with Local Plan policy GR6 (Amenity and Health).

## Highways

Although no highway comments have been received at the time of writing this report it is not considered that the development would raise any severe highway impacts.

A condition will be attached to ensure that delivery/construction vehicles use the Selkirk Drive access to protect residential amenity.

## Other issues

There is no public right of way on the site which would be affected by the development.

It is not possible to require all portacabins to be removed from the site as they will be subject to separate planning applications with controlling conditions.

The suggestion to secure landscaping on the site is appropriate but any landscaping will need to be reasonable to the development proposed and this will be controlled by condition (it is not reasonable to secure mature landscaping for the whole of the site as suggested by one local resident).

Details of external lighting will be controlled by condition.

## CONCLUSIONS

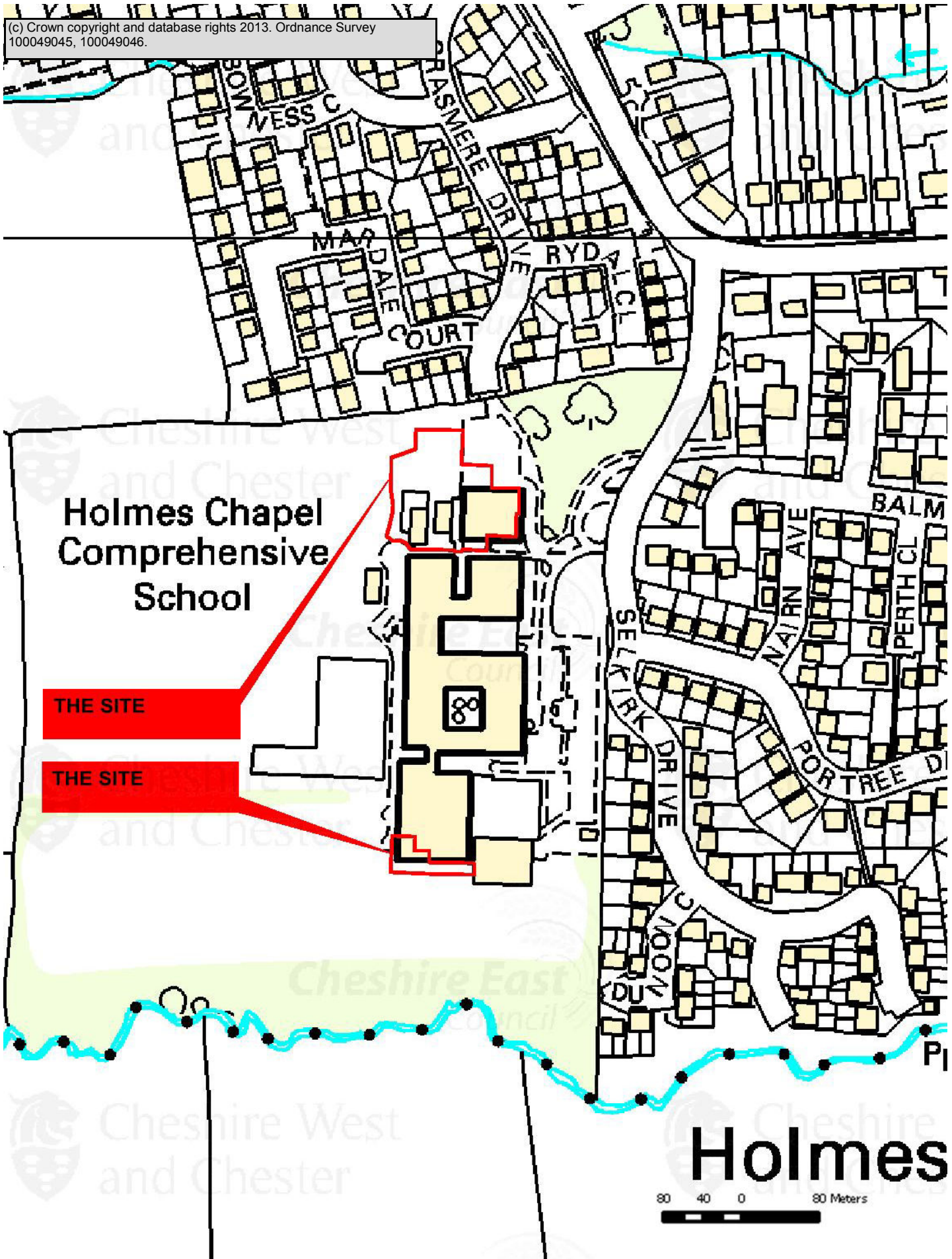
It is considered that the application proposes an acceptable form of development in design terms will not impact upon the protected open space and will not impact on neighbouring residential amenity. The proposal is in accordance with the relevant policies of the Development Plan and is therefore recommended for approval.

## RECOMMENDATIONS

1. Standard Time
2. Approved Plans
3. Materials to Match
4. Landscaping to be submitted and agreed with the LPA
5. Implementation of the approved landscaping
6. External lighting details to be submitted and agreed with the LPA
7. The hours of noise generative\* demolition / construction works taking place during the development (and associated deliveries to the site) shall be restricted to:

Monday – Friday	08:00 to 18:00 hrs
Saturday	09:00 to 14:00 hrs
Sundays and Public Holidays	Nil
8. Construction vehicles shall access the site via Selkirk Drive only

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# Holmes Chapel Comprehensive School

THE SITE

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# Holmes

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