

Application No: 13/4039M

Location: WILMSLOW GRANGE C P SCHOOL, ULLSWATER ROAD,
HANDFORTH, SK9 3NG

Proposal: Construction of a two-storey, two-classroom extension, and construction
of 6 new car parking spaces

Applicant: Children, Families & Adults, CHESHIRE EAST COUNCIL

Expiry Date: 02-Dec-2013

Date Report Prepared: 05.12.2013

SUMMARY RECOMMENDATION

**APPROVE, SUBJECT TO
CONDITIONS**

MAIN ISSUES

- Principle of the proposed development
- Impact on designated open space
- Design/impact on the character and appearance of the area
- Impact on residential amenity
- Highways safety
- Arboricultural, Landscape & Nature Conservation issues

REASON FOR REPORT

The application is referred to Northern Planning Committee as Cheshire East Council are the applicants and objections have been received.

DESCRIPTION OF SITE AND CONTEXT

The site to which the application relates is Wilmslow Grange CP School, located on Ullswater Road, Handforth. The site is located within a Predominantly Residential Area and, as with all School sites, lies within a designated Open Space area, as defined in the Local Plan.

The pedestrian and vehicle access to the site is off Ullswater Road at the front of the building. The site is bounded by residential properties to the north, east and west and the rear (southern) boundary abuts Meriton Road Park playing fields.

DETAILS OF PROPOSAL

The application seeks full planning permission for the construction of a two-storey, two-classroom extension and construction of 6 No. new car parking spaces. The proposed works also include provision of 120sqm of tarmac play area to replace the tarmac area lost to the proposed extension.

It has been clarified during the course of the application that the current application does not relate to any development in the School's playing field area.

RECENT HISTORY

08/2754p Construction of surfaced path from the entrance to Meriton Park Road from Grangeways into the School grounds for pedestrian and cycle use. Approved, 12.02.2009

04/0772P Extensions to building, additional car parking and extensions to playground area. Approved, 25.05.2004

00/2336p Formation of library within courtyard area. Approved, 06/12/2000

POLICIES

Macclesfield Borough Local Plan – saved policies

BE1 (Design Guidance)
RT1 (Open space)
NE11 (Nature Conservation)
DC1 (New Build)
DC3 (Amenity)
DC6 (Circulation and Access)
DC8 (Requirements for Landscaping)
DC9 (Tree Protection)
DC38 (Space, Light & Privacy)

Other Material Considerations

National Planning Policy Framework
Policy Statement – Planning for Schools Development (CLG August 2011)

CONSULTATIONS

Sport England:

No objections

Greenspace:

No objections

Spatial Plans:

No objections

Strategic Highways & Transportation:

The Strategic Highways & Transportation Manager raises no objections.

Heritage & Design – Forestry:

No objections, subject to conditions re a) details of a construction method statement for some of the car parking spaces, b) a landscape plan.

Heritage & Design – Nature Conservation:

No objections

PARISH COUNCIL

Handforth Parish Council:

Recommend the application be supported.

REPRESENTATIONS

3 No. representations have been received, details of which can be read on file. A summary of issues/objections raised is provided below:

- Increased inconsiderate parking (since last extension 8 years ago access to house is blocked 3 times per day)
- Increased Highways safety issues (parents park on the “keep school clear” zig zag lines)
- No objections to the plans but would like to see restrictions for parking around the School

APPLICANT'S SUPPORTING INFORMATION

The following additional information has been submitted with the application, details of which can be read on file:

Design & Access Statement
Structural Survey
School Travel Plan
Ecological Assessment

OFFICER APPRAISAL

Principle of Development

The principle of the proposed is acceptable, subject to according with relevant Development Plan policies.

The Government department's policy statement in 2011 makes it clear that the development or expansion of state-funded schools should be supported and that any refusal of planning permission must be clearly justified.

Policy

The relevant policies are listed above and relate to the issues identified. One of the key policies is RT1, which states that:

Areas of recreational land and open space as shown on the proposals map will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open space is not harmed.

This policy will be referred to further below.

Local Plan

Relevant policies of the Local Plan listed above are outlined as follows:

Policies BE1 and DC1 seek high standards of design; DC3 seeks to protect the amenities of neighbouring properties; DC6 seeks to ensure safe access and movement for pedestrians and vehicles; NE11 seeks to ensure ecological protection; DC8 requires appropriate landscaping; DC9 seeks to protect trees; RT1 seeks to protect designated open spaces.

Impact on Open Space

The proposed extension encroaches into the existing tarmac play area to the extent of approx. 136sq m. The proposals include providing an additional 120sq m tarmac play area to replace the area lost (sited within an existing 'landscaped' area).

As noted above, policy RT1 allows for additional educational buildings within School sites which area designated as Open Space providing that the integrity of the open space is not harmed.

It is considered that the sitings of the proposed extension, the replacement tarmac play area and the proposed car parking spaces would not result in the integrity of the existing open space being threatened. As such, the proposed accords with policy RT1.

Design/Impact on the character and appearance of the area

The proposed extension is sited to the rear of the main School building. The footprint of the proposed extension measures approx. 8.8m x 15.5m and the height is the same height as the existing building. The extension provides 2 No. additional classrooms, circulation and storage

areas and a lift that ensures the building meets the requirements for disabled access (in line with the DDA).

The materials to be used for the building are considered to be in keeping with the existing building – brickwork, cladding panels, felted felt roof and white polyester powder coated aluminium windows and aluminium louvers.

It is considered that the design, size, scale, mass and materials of the proposed extension area in keeping with the area.

The design, layout and materials of the proposed car parking and additional tarmac play area are also considered to be acceptable and in keeping with the site and area.

Impact on residential amenity

The nearest properties to the proposed extension are located to the south-east of the proposed extension, at least 25m away on Grangeway. Hence, given a) the distance from the proposed extension, b) the manner in which the buildings are oriented towards each other and c) the existing boundary treatments around the School grounds and the gardens of the nearest properties (i.e. high hedges and some trees), it is considered that the proposed extension would not impact on neighbouring residential amenity.

It is also considered that the location of the proposed car parking spaces, which is adjacent to existing car parking spaces, would not have any detrimental impact on neighbouring residential amenity.

The concern raised within the representations regarding inconsiderate parking is noted. This is an existing problem and the proposal application will not have any significant bearing on these pre-existing issues..

Highways safety

The Strategic Highways & Transportation Manager considers that the impact of the proposal will not be significant in terms of highways safety, noting that the issues associated with illegal parking is a matter for traffic enforcement.

Arboricultural, Landscape & Nature Conservation issues

The Arboricultural Officer notes that although it is stated within the 'Design & Access Statement' that no trees are to be lost the proposed new car parking will potentially impact on a couple of Ash trees, both of which are visible from footpath 86 and therefore add some amenity value to the area. No arboricultural assessment has been submitted with the application. However, no objections are raised to the proposal, though it is considered that a 'reduced dig' or 'no dig' method for constructing some of the car parking spaces will be required, details of which can be obtained via condition, should the application be approved.

Although the plans submitted do not provide any detail of landscaping and boundary treatments, it is considered that such details could be conditioned, should the application be approved.

The Nature conservation Officer is satisfied that the proposed development does not raise any significant ecological issues.

Hence, it is considered that the proposed development does not create any significant arboricultural, landscape or ecologic issues, subject to conditions.

Other Matters

During the course of the application it has come to light that certain play area works have been undertaken within the site without planning permission. Clarification is being sought as regards such works and any potential implications for this application. At this stage it is not considered that there is an implication for the determination of this application and Members will be updated accordingly.

CONCLUSIONS AND REASON(S) FOR THE DECISION

In summary and to conclude, the issues raised in the representations have been borne in mind and addressed above. The proposed development is considered to be a sustainable form of development. The principle of the proposed development is acceptable and it is considered that the integrity of the designated open space is not threatened. The design, size, scale, siting and materials of the proposed development are considered to relate to the existing building and to have an acceptable impact on the character and appearance of the area. There are no significant issues re residential amenity arising from the proposal. The proposed development does not raise any significant arboricultural, landscape or ecological issues. The Strategic Highways & Transportation Manager is satisfied that the proposed development will not raise any significant highways safety issues.

The proposal is in accordance with relevant policies of the Development Plan and in accordance with paragraph 14 of the Framework it should be approved without delay.

For the reasons outlined above it is recommended the application be approved, subject to conditions.

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. A06EX - Materials as application
4. A01TR - Tree retention
5. A02TR - Tree protection
6. A03TR - Construction specification/method statement
7. A02LS - Submission of landscaping scheme

8. A04LS - Landscaping (implementation)

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