

Application No: 15/2544M

Location: PARKROYAL COMMUNITY SCHOOL, LYON STREET,  
MACCLESFIELD, CHESHIRE, SK11 6QX

Proposal: Demolition of two existing single storey buildings currently used as part of the primary school (nursery and early years teaching and school dining). Erection of a new single storey dining extension to the east side of the main school building. Erection of a new two storey extension Early Years Centre teaching and administration wing attached to the south of the main school building. Temporary mobile cabin building for school administration staff use during course of building contract

Applicant: Caron Corden

Expiry Date: 04-Sep-2015

#### **REASON FOR REPORT:**

The proposal is a major development requiring a Committee decision.

#### **SUMMARY:**

The NPPF advises that planning should give great weight to the need to expand or alter schools. It also requires that existing open space, including playing fields shall not be built upon unless certain criteria are met. In addition, the NPPF states that planning should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The acceptability of the proposal with regards to sustainability is dependent on the scheme meeting these requirements.

A good case based on education need for expansion of the school has been put forward by the school, however, it is noted that this is based on improving the facilities for the existing number of pupils and staff and is not based on increasing the pupil or staff numbers..

The design is considered to be appropriate as too is any impact on amenity. Subject to conditions, the proposal is considered to be acceptable in terms of its impact upon highway safety, amenity, flood risk, drainage, landscape and ecology.

The scheme therefore represents a sustainable form of development.

The scheme represents a sustainable form of development and that the planning balance weighs in favour of supporting the development subject to a legal agreement and conditions.

#### **RECOMMENDATION:**

Approval is recommended subject to conditions..

## **DETAILS OF PROPOSAL**

Full Planning Approval is sought for the following: -

- erection of a two storey extension to facilitate an Early Years Provision (Pre-School, Reception) with associated external play areas;
- relocation of the Admin and Staff quarter to the new two storey extension;
- New defined front entrance which clarifies and improves access and circulation around the schools grounds;
- repositioning and improving the kitchen facilities to the existing building;
- dedicated new single storey dining extension off the existing ground floor main hall

## **SITE DESCRIPTION:**

The site is located within the centre of Macclesfield, and is close by to services, facilities and amenities. The site is largely surrounded by residential terraced properties. To the east lies Lyon Street, to the north lies Athey Street and to the west lies Peter Street West. Access is largely provided off Bond Street, via Whiston Street and Lyon Street. The site measures approximately 0.075 hectares.

## **RELEVANT HISTORY:**

None relevant to this application.

## **NATIONAL & LOCAL POLICY**

### **National Policy:**

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance to this application are paragraphs; 17 (Core planning principles), 56-68 (Good design), 72-74 (School and Playing Field development).

### **Development Plan:**

The Development Plan for this area is the 2004 Macclesfield Local Plan. The site is allocated within a Predominantly Residential Area.

The relevant Macclesfield Local Plan Saved Policies are considered to be: -

### **Built Environment**

BE1– Design Guidance

### **Development Control**

DC1 – New Build

DC3 – Amenity

DC5 – Natural Surveillance

DC6 – Circulation and Access  
DC8 – Landscaping  
DC9 – Tree Protection  
DC37 – Landscaping  
DC63 – Contaminated Land

### **Transport**

T2 – Integrated Transport Policy

### **Environment**

NE11 – Protection and enhancement of nature conservation interests  
NE17 – Nature Conservation in Major Developments  
NE18 – Accessibility to areas of nature conservation interest

The saved Local Plan policies are consistent with the NPPF and should be given full weight.

### **Cheshire East Local Plan Strategy – Submission Version (CELP)**

The following are considered relevant material considerations as indications of the emerging strategy:

- MP1: Presumption in favour of sustainable development;
- PG6: Spatial Distribution of Development;
- SE1: Design;
- SE2: Efficient Use of Land;
- SE3: Biodiversity and geodiversity;
- SE5: Trees, Hedgerows and Woodland;
- SD1: Sustainable Development in Cheshire East;
- SD2: Sustainable Development Principles; and
- CO1: Travel Plans.

### **Supplementary Planning Documents:**

The following Supplementary Planning Documents (SPDs) have been adopted and are a material consideration in planning decisions (within the identified former Local Authority areas):-

Relevant legislation also includes the EC Habitats Directive and the Conservation (Natural Habitats &c.) Regulations 1994

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

#### **HIGHWAYS:**

The Strategic Highways Engineer raises no objections to the proposals.

#### **ENVIRONMENTAL HEALTH:**

No objection subject to conditions relating to hours of operation, dust control, floor floating, pile driving, and contaminated.

#### **ENVIRONMENT AGENCY:**

Make no comments on this application

#### **SPORT ENGLAND:**

Sport England does not wish to comment on this particular application.

#### **REPRESENTATIONS**

The planning application was originally advertised by the Council through neighbour notification letters that were sent to all adjoining land owners and by the erection of a site notice.

Objections have been received from 5 residential properties in the vicinity of the site. The full objections can be read in the application file online. Comments are summarised below.

- 1) The proximity of the car park entrance opposite private housing
- 2) Lyon Street is so narrow that, sensibly and inevitably, restricted parking would have to be applied in order for traffic to safely enter/exit the proposed car park and cater for the extra traffic it would generate. This would have a serious, detrimental effect upon already long-suffering residents.
- 3) To further restrict parking would exacerbate local parking issues
- 4) Little or no attention has been paid to the views of those who live in the immediate vicinity of the proposed development

There are sensible, viable and far less disruptive alternatives that could and should be considered **before** any planning application is granted. For example:-

- 1) Maintain the current entrance to the site at the junction of Whiston and Lyon Streets.
- 2) Make Lyon Street a one way street - entry via Athey Street, exit via Whiston Street
- 3) Make Whiston Street a one way street - entry via Lyon Street, exit only via Bond Street (Scout's exit thus maintained)
- 4) Strictly enforce current parking restrictions

- the proposal to add double yellow lines to Whiston Street; this again, would have a detrimental impact on the limited space already available for residents parking and access to our homes.
- The building of the development and the delivery of materials is also another point to which no consideration has been made. The street is simply not wide enough to accommodate lorries/builder merchants vans to deliver materials for the build.

The representations also take issue with the description of the housing area around the school, stating that it has caused offence and is untrue.

## **VIEWS OF THE TOWN COUNCIL**

No comments have been received from the newly formed Macclesfield Town Council.

## **APPLICANT'S SUPPORTING INFORMATION**

The following detailed reports were submitted with the application:-

- Design & Access Statement;
- School Travel Plan;

## **OFFICER APPRAISAL**

The key issues are:

- Principle of the Development (Windfall Housing Sites);
- Design, Layout and Visual impact;
- Impact upon neighbouring amenity; and
- The impact in highway safety.

## **SUSTAINABILITY**

This application shall consider the sustainability of the proposed development in the context of the application for the demolition of two existing single storey buildings currently used as part of the primary school, erection of a new single storey dining extension to the east side of the main school building, erection of a new two storey extension Early Years Centre teaching and administration wing attached to the south of the main school building to provide teaching and learning facilities at Park Royal Community School.

In this instance, consideration of the need for the development, the loss of the some playground, design, and amenity are the principle considerations.

Paragraph 72 of the NPPF states that;

*'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*

- *give great weight to the need to create, expand or alter schools; and*
- *work with schools promoters to identify and resolve key planning issues before applications are submitted.'*

The applicant has advised that it is oversubscribed, has a two-form entry school and there is a desperate need for outmoded freestanding buildings to be removed at the boundaries of the present school campus in order to create a unified Early Years Centre (2-5yr olds). This would be achieved by integrating the Pre-School Nursery and Early Years classrooms into one new build, which in turn fully and securely links into the main school building.

More specifically,

- New two-storey extension to the south of the site is to comprise of: Early Years provision, Reception, Admin and Staff quarter. This collaboration has minimised the consumption of external site area, allowing the new build footprint to be compressed to the benefit of external play areas.
- Two-storey design has been subdivided so Early Years provision is situated on the ground floor to maintain direct access to external teaching space.
- Early Years provision will hold a single story mass that is encapsulated in the two-storey element of the extension. This mass will house a pitched roof, which leads up to the staff quarter and first floor link.
- Roof profile at main entrance contains the two-storey element of the new extension, signifying a new statement entrance that seeks to provide identity to the existing school building by using its scale.
- New single storey dining quarter to be attached and aligned with the existing building to the east, considering the scale and mass of the current building.
- The new extensions are orientated in line with best practice guidance for teaching spaces in terms of responding to environmental conditions and follow the school and streets existing main axis.
- Early Years building presents secure elevation to the public east and is open and transparent to the play areas to the north, south and west.
- Dining Hall extension opens out onto the playground to the east of the site using transparent materials to create an internal/external environment.
- Development inspired by the images and collages produced by pupils at the workshop event, with a textured collage approach making use of peaks and folds to create a lively rhythm from simple, layered extrusions.
- The colour and texture of the different cladding materials and use of curtain walling gives clues to the use and helps aids orientation

As a result of this justification, it is considered that there is a 'need' for this facility.

Paragraph 74 of the NPPF states that;

*'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*

- *an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.'*

The proposals clearly involve building on an area of the existing playground. However, when taken as a whole, the proposals include the rationalisation of the nursery and school buildings, which taken as a whole result in the impact on the playground being minimal. Sport England has been consulted on the proposals and does not object. It is also noted that the proposals incorporate improvements to the safety aspects on safeguarding the children.

## **Design**

Paragraph 56 of the NPPF advises that;

*'The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

Paragraph 63 of the NPPF advises that;

*'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.'*

Paragraph 64 of the NPPF advises that;

*'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'*

The application proposals are made up of two main sections. The first being a single storey dining extension, off the main school hall. This element is seen within the context of its school setting and would not have any detrimental impact upon the character and appearance of the wider area.

The two storey Early Years/Reception/Staff block is more contemporary designwise, however, in this locality, it is considered that the design is of a good standard and should fit in with the surrounding buildings.

As such, in conjunction with the needs of the school, there would be no significant conflict with the provisions of Local Plan policies BE1 (Design) and DC1 (New Build)).

## **Amenity**

Paragraph 17 of the NPPF states that planning should; *'always seek to secure... a good standard of amenity for all existing and future occupants of land and buildings.'*

The proposed two storey block (and associated playground) is sited to the north of the properties on West Bond Street. It is considered that there would be sufficient space between the properties on West Bond Street and the proposed block and there would be a sufficient level of screening on the boundary to the proposal.

The only windows at second floor level would serve the Maths Intervention and Play Therapy rooms. These rooms would overlook the rear gardens on the properties on West Bond Street, however, it is considered that these properties are sufficient distance away and there would not be a substantial loss of privacy.

With regards to environmental disturbance, the Council's Environmental Protection Team have raised no objections.

As such, the proposal is considered to adhere with Policy DC3 of the Local Plan.

### **Highway Safety**

The Strategic Highways Manager has advised that as there would be no increase in the number of staff or pupils at the school he raises no objections.

It is proposed to demolish a number of the school buildings and replace with new construction, there is also temporary accommodation proposed. As part of the scheme a new 21 space car park is proposed with the access moved from its current position on Lyon Street further north along Lyon Street.

The main pedestrian/pupil entrance is located to rear of the proposed new car park.

The Strategic Highways Engineer regards to traffic impact, there are no changes proposed to existing staff numbers and no major increases in pupils involved with this application. As with all schools the morning and afternoon drop off periods involve considerable on-street parking and this is the case with Parkroyal School, the redevelopment will not materially increase the problems over and above the existing situation. There are no highway concerns regarding moving the access to the car park and the design submitted is acceptable. There are no waiting restrictions proposed either on Lyon Street or on Whiston Street as part of this application.

In summary, the redevelopment proposals provide an improved layout of the site but do not materially change the highway impact that the school currently has on the local road network. There are no objections raised on this application.

### **Planning Balance**

The NPPF encourages the alteration or expansion of schools where a need has been identified and allows for the loss of playing fields where the site is surplus to requirements.

The application proposals involve the rationalisation of existing nursery, dining and school accommodation and has an acceptable impact on the playground area. As such, it is not considered that the development has a detrimental impact upon the play provision for the school. As such, the principle of the development is accepted.

The school have identified a need for the extensions and have funding in place from the Education Funding Agency.



The comments of the neighbours are noted and have been addressed in the report above. It is not considered that any adverse impacts are sufficiently harmful or demonstrable to justify withholding planning permission.

The proposed scheme provides an appropriate design that subject to conditions, would not have a detrimental impact upon neighbouring amenity or highway safety.

The scheme therefore represents a sustainable form of development providing needed teaching facilities of a sufficient quality of design without impacting the usable playing fields, neighbouring amenity or highway safety.

The benefits of granting planning permission outweigh any adverse impacts. The development is in general accordance with development plan policy and national guidance. The application is therefore recommended for approval.

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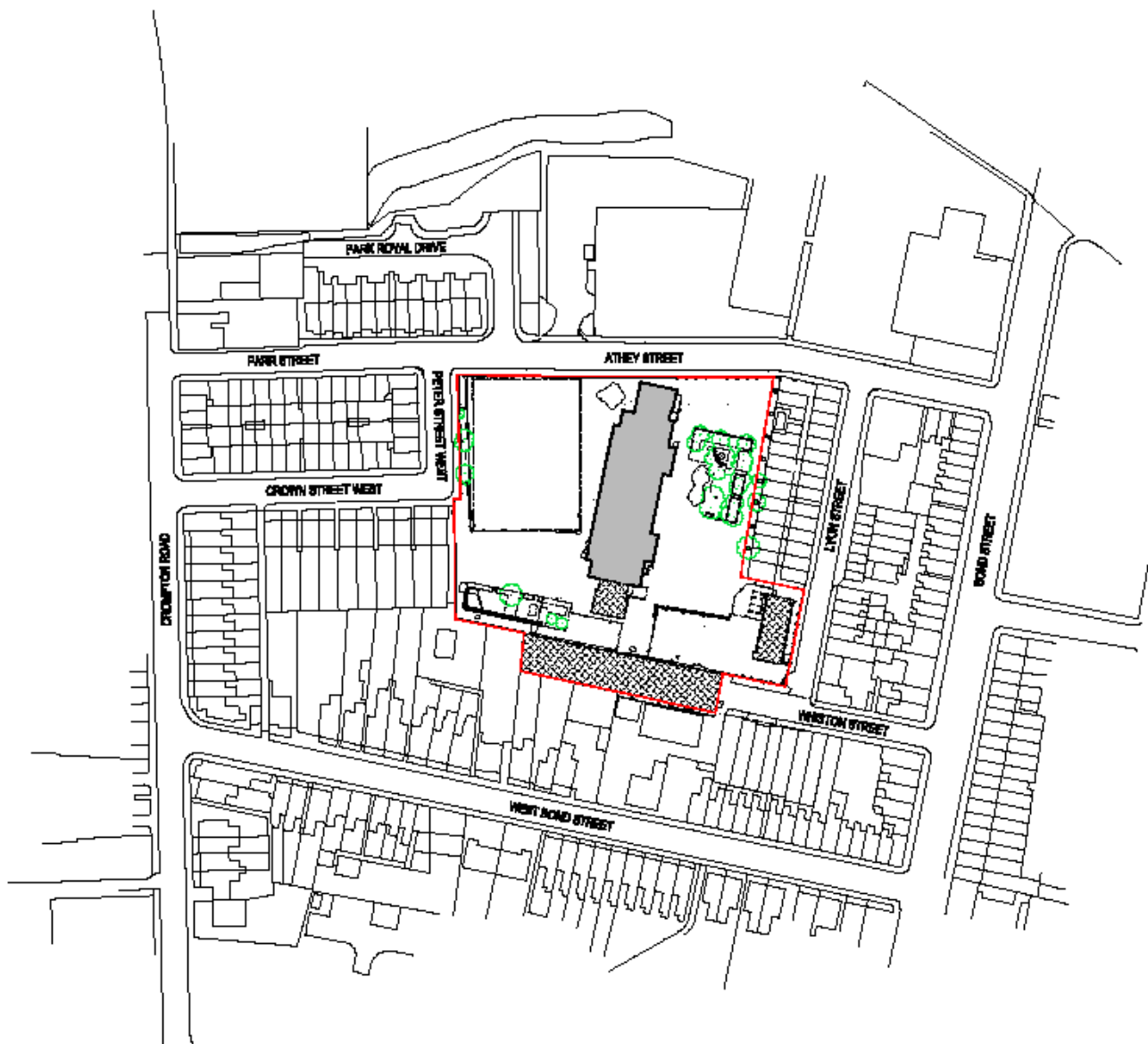
*In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in her absence the Vice Chair) of Northern Planning Committee, to correct any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

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#### Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. A01AP - Development in accord with approved plans
2. A02FP - Commencement of development
3. A05EX - Details of materials to be submitted
4. Construction Management Plan to be submitted and agreed prior to commencement to detail HGV movements, contractors compound and staff car park.



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