

COMMITTEE DATE: [14/01/2015](#)

Application Reference: **14/0767**

WARD: Highfield
DATE REGISTERED: 20/10/14
LOCAL PLAN ALLOCATION: Protected School Playing Fields/Grounds

APPLICATION TYPE: Full Planning Permission
APPLICANT: Morgan Sindall PLC

PROPOSAL: Erection of two storey school with external learning areas and games court, with associated bin and cycle stores, landscaping, car parking, and access and boundary treatments following demolition of existing school buildings.

LOCATION: HAWES SIDE ACADEMY, PEDDERS LANE, BLACKPOOL, FY4 3HZ

Summary of Recommendation: Grant Permission

CASE OFFICER

Gary Johnston

INTRODUCTION

This application and the application for the South Shore Academy (14/0769 refers) have evolved out of discussions with the schools and the Education Funding Agency as part of the Priority School Building Programme (PSBP). There are 12 schools in the North West batch of the Programme and each proposal involves the retention of the existing school until the new school is constructed. A pre application consultation event was undertaken by the applicants on 11 September between 4 and 7 pm.

DESCRIPTION

The application relates to the Hawes Side Primary school site which extends from Pedders Lane in the north to Highfield Road in the south and has an area of some 3.6 hectares. The bulk of the largely rectangular site is taken up by playing fields with the existing school concentrated at the northern end of the site. The school comprises the original school buildings fronting Pedders Lane. The buildings are single storey and are set around a quadrangle. To the rear of the original school buildings are later additions and a nursery located in a prefabricated style building.

The original part of the existing school is a locally listed building and was designed by the Borough Architect, JC Robinson at the time, and was opened in 1937. The school is a three form entry with some 614 pupils and 84 staff. The nursery currently accommodates up to 26 children. There are currently 48 car parking spaces to serve the school and nursery which are accessed off Johnsville Avenue. The school grounds are surrounded by residential properties which front Pedders Lane and Hawes Side Lane (to the north), Glencorss Place and Johnsville Avenue (to the east), Marcroft Avenue, Lennox Gate and Acre Gate (to the west) and Highfield Road. There are three access points to the school grounds from Pedders Lane, Johnsville Avenue and Lennox Gate. The site is allocated as Playing Fields and Sportsgrounds on the Proposals Map to the Blackpool Local Plan 2001-2016 (Policy BH7).

DETAILS OF PROPOSAL

The proposal is to erect a new part single storey, but mainly a two storey school building to the rear of the original school building. This would enable the existing school to be retained and utilised whilst the new building is erected. The existing nursery building would be retained on the site. The new building would be a truncated T shape and would be set diagonally on the school site. The building would be 59.4 metres long by 26.7 metres deep and would be between 3.5 and 6 metres high. It would be of brick construction with a flat roof. Other materials would include render, cladding panels. It would be set at an angle to properties fronting Johnsville Avenue and Marcroft Avenue/Lennox Gate. It would be 21 metres from the nearest property in Johnsville Avenue and 12 metres from the rear boundary of the nearest property. In terms of the properties in Marcroft Avenue it would be 32 metres from the nearest property and some 18 metres from the rear boundary. In terms of the properties on Lennox Gate the building would be between 21 and 35 metres away from the properties. It is acknowledged that soft play and playground areas would come closer to the properties in Johnsville Avenue and Marcroft Avenue.

On the ground floor there would be ten classrooms (three for each of the reception, year 1 and year 2 classes with a spare one) , toilets, offices, staff facilities, a main hall and a kitchen. On the first floor there would be 12 classrooms (three for each of years 3, 4, 5 and 6) plus ancillary rooms and toilets. It is anticipated that the school would accommodate 630 pupils (16 more than at present). 44 car parking spaces would be provided plus two minibus bays, four accessible parking spaces and two motorcycle parking spaces. In addition 26 cycle parking spaces would be provided. Access to the parking areas would be from Johnsville Avenue (a 6.2 metres wide road) and the access to the school is to be widened to 4.8 metres. There would be pedestrian access from Pedders Lane and Lennox Gate and the latter, which is 6.8 metres wide, would provide access to the bin storage area and kitchen for delivery purposes. This would enable servicing to be segregated from other school traffic. The servicing area would comprise a turning head with a bin storage area to the east of the turning head and a sprinkler tank/pump room to the west. The latter would be 5 metres from the side boundary with no. 46 Lennox Gate (the nearest property) and the bin store would be some 22 metres from the same boundary

Externally there would be hard surfaced 'playground' areas, soft play areas, soft landscaped areas, a habitat area and a MUGA (35metres by 20 metres)

The application is accompanied by the following documents -

- Sustainability and Energy Statement
- Flood Risk Assessment
- Transport Statement
- Travel Plan
- Phasing Plans
- Ecological Impact Assessment
- Geo Environmental Desk Study
- Rapid Cultural Heritage Desk Based Assessment
- Environmental Noise Report
- Arboricultural Survey
- Ventilation Statement
- Utility Statement
- A Planning, Design and Access Statement and Heritage Statement
- A Construction management statement and associated construction traffic map

The Committee will have visited the site on 14 January 2015.

MAIN PLANNING ISSUES

The main planning issues are considered to be:

- principle of the development
- design of the development
- the loss of a locally listed building
- impact on residential amenity
- impact on highway and pedestrian safety
- drainage

CONSULTATIONS

County Archaeologist LCC - Hawes Side Academy is a non-designated heritage asset, a locally listed building, designed by JC Robinson, Borough Architect of the time, and opened in 1937. Lancashire County Archaeology Service is in agreement with the proposed mitigation (preservation by record), and would therefore recommend that should the Local Planning Authority be minded to grant planning permission to this, or any similar scheme, that the recording of the 1930s structures be secured by means of the following condition:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building. This is in accordance with NPPF para. 141 " Local planning authorities should... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

United Utilities Plc (Water) -United Utilities has no objection in principle but wishes to draw our attention to the following as a means to facilitate sustainable development within the region. In accordance with the National Planning Policy Framework and Building Regulations, the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. We would ask the developer to consider the following drainage options in the following order of priority: an adequate soak away or some other adequate infiltration system, (approval must be obtained from local authority/building control/Environment Agency); or, where that is not reasonably practical a watercourse (approval must be obtained from the riparian owner/land drainage authority/Environment Agency); or, where that is not reasonably practicable a sewer (approval must be obtained from United Utilities)

To reduce the volume of surface water draining from the site we would promote the use of permeable paving on all driveways and other hard-standing areas including footpaths and parking areas. United Utilities would have no objection in principle to the drainage strategy submitted and in accordance with drawing number HSA CLXX(52)4010 Revision B2, however please be aware that no land drainage will be permitted to communicate with the public sewerage system via direct or in direct means.

A separate metered supply to the school will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations 1999. Should this planning application be approved, the applicant should contact our Service Enquiries regarding

connection to the water mains or public sewers. It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. United Utilities offer a fully supported mapping service and we recommend the applicant contact our Property Searches Team to obtain maps of the site. Due to the public sewer transfer, not all sewers are currently shown on the statutory sewer records, if a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

Sustainability Manager - No objections in principle but has the following comments on the document submitted - Hawes Side Academy Ecological Impact Assessment - I agree with the conclusions given in section 5.2.2 of the report. Although no bats were seen using the existing buildings there is however some small likelihood of bats being present and so the following precautions should be taken during any works -

- The removal of roofing materials should be undertaken by hand with the features being lifted rather than dragged to ensure no hidden bats are killed or injured.
- Workers are to be made aware of the potential for the presence of bats and/or any accumulations of droppings beneath the features they are stripping. Bat droppings are typically dry and crumble to a fine dust when crushed, small shiny fragments of insect wings can be seen.
- If a bat or accumulation of droppings is discovered at any time during demolition all work is to temporarily cease in that area until an experienced bat ecologist can be consulted. This can be the consultant who undertook the original survey, any other licensed bat worker, or the Bat Conservation Trust (BCT).
- If it is necessary to capture a bat to remove it to safety, this should be undertaken with gloves or a light cloth, gently capturing the bat and containing it whilst the advice of the bat worker is sought. Thereafter, following on-site advice of the bat worker will ensure there is no breach of the legislative protection afforded to roosting bats. Mitigation for loss of potential suitable roosting sites for bats can easily be achieved by the provision of bat boxes either within the new building and/or on nearby trees. Landscape planting scheme I am pleased to see the majority of trees on site will be retained.

The planting schedule should include Alder Buckthorn (*Rhamnus frangula*) in the native hedgerow and shrub planting areas to attract the brimstone butterfly which is currently in the process of colonising the Fylde.

Blackpool Services, Contaminated Land -A Phase 1 report has been provided as part of the planning application, this highlights that there is a need for further investigations to be carried out. A more detailed intrusive report is required including a site walkover. The recommendations highlighted within the Jacobs report 2013 shall be implemented and submitted to the Local Authority before works commence.

Built Heritage Manager - the application for the new Hawes Side Primary School includes the demolition of the locally listed school. I accept that the poor condition of the current school, which is clearly affected by subsidence, means that it is no longer fit for purpose. Prior to demolition a level 1 photographic record should be made

Although the boundary wall and railings are being retained on Pedders Lane, which will create a link between the old and the new school, the school itself appears to be a standard design for a number of new schools prepared by the architect, and lacks the level of detail which we would expect to see for a building which is replacing a locally listed building. In addition the materials, in particular the rendered panels, also fail to reflect the character of the previous building. We would also like to see details for the proposed entrance canopy.

There will be a considerable number of roof tiles resulting from the demolition and we'd like to explore the option of retaining a portion as architectural salvage for repairs, particularly for other buildings designed by the Borough Architect during that period.

Environment Agency - Has no objection in principle to the proposed development and would like to offer the following comments: The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

Condition: No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site. Advice to Applicant/LPA to comply with current SUDS guidance the first 5 mm of rainfall must infiltrate. The developer should consider using pervious paving.

Lancashire Constabulary - No objections in principle but has the following detailed comments - The Crime Impact Statement is based on local crime figures and trends, incidents reported to the police and community knowledge gathered from local policing teams. It is with this knowledge and policing experience that the recommendations made are site specific, appropriate and realistic to the potential threat posed from crime and anti-social behaviour in the immediate area of the development. Within the last 12 month period, in the Blackpool policing area there have been 38 reported crimes involving educational buildings including nurseries/schools/sixth forms. The security of such establishments being newly built should therefore reflect the crime risk posed to them. In the area surrounding this site there have been 40 reported burglaries and 45 criminal damage offences in the last 12 months. In order to reduce the risk of crime and anti-social behaviour (ASB) affecting the pupils, staff, visitors and local community, the school should be designed in accordance with the principles of Secured By Design.

The existing and planned boundary treatments will not provide a secure boundary for the school. During the hours when the school is in use, this would not pose a significant security risk however at night and during holiday periods the school would be left vulnerable to burglary, graffiti, anti-social behaviour and criminal damage. Where the 1.2m high timber pencil fencing is to be provided I would advise that the height of this fencing is insufficient and should be at least 1.8m in order to deter intruder access. If this is not a possibility due to cost/residential boundary issues, the below physical security measures should be introduced as access to the school grounds and building would be easily available leaving it more vulnerable to crime and ASB.

External lighting will be automatically switched off between 2300 and 0700hrs, which would leave the building vulnerable to burglary overnight, when most schools are targeted. It is not clear from the lighting plan which lighting qualifies as safety/security lighting and whether the coverage would be adequate to deter burglary attempts/ASB. Further detail is required. There are no details within the application of the CCTV system type or coverage. Comprehensive coverage is required to the perimeter of the building as the boundary treatments will not be sufficient to protect the school and grounds from unauthorised access. The system should be compatible with the lighting source and capable of recording clear images in darkness.

Schools are sometimes targeted for arson attacks, the louvred vents should be located and designed so that items cannot be pushed/dropped inside that could set fire to the buildings. Letter boxes should also be designed so that anything posted through is contained within a fire proof box to protect the school. All external doors should be certified to PAS 24:2012 or an alternative enhanced security standard and have laminated glazing in all glazed panels. All ground floor windows and those can be easily accessed elsewhere should be certified to PAS 24:2012 and have 6.8mm laminated glazing to protect against burglary attempts. A comprehensive intruder alarm should be installed which is linked to an Alarm Receiving Centre.

The equipment stores should not have windows as they would give a view of items stored inside. These stores should be well secured and located where they do not conceal the main school building but can be seen from surrounding houses. The design of the stores should be such that they deter climbing on top. The boundary treatments to the MUGA should be of sufficient height and design to deter climbing. A robust locking arrangement should be incorporated into the gate design to reduce the risk of unauthorised use causing nuisance to nearby residents and the potential for littering and vandalism of the facility. There should be adequate litter facilities around the facility for use by community groups. Access control arrangements at the main entrance have been designed to restrict access into the main circulation areas of the school to those authorised to do so and further restricts access to teaching areas. Should planning permission be granted, I ask that the above recommendations be made a security condition, in order to reduce the risk of crime affecting the school, pupils, staff, visitors and local area, thereby promoting safer communities and reducing avoidable demand on policing resource.

Waste - Commercial - No comments received at the time of writing this report. Any comments received will be reported in the update note.

Sport England - Has no objection subject to the imposition of conditions. The proposal would involve the loss of 1290 sq metres of playing field. However in mitigation there would be a type 2 MUGA provided and the sports field would be marked out to provide 3 football pitches, a rounders pitch, a cricket pitch and a running track. In addition community use of the facilities is proposed. Recommends two conditions -

Condition: The new playing field and pitches as shown on plan number HSA-L-0600, revision 82, titled 'Sports Facilities Layout' shall be constructed and laid out in accordance with standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, May 2011), before they are first brought into use.

Reason: To ensure the quality of pitches is satisfactory and they are available for use and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016.

And

Condition: Prior to the development being brought into use a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016.

Head of Environmental Protection Service -Having examined all the enclosed documentation Environmental Protection would support this application.

Children and Young People's Department - No comments received at the time of writing this report. Any comments received will be reported in the update note.

Head of Transportation - Has no objection subject to the following comments -

1. A Travel Plan should be conditioned.
2. Cycle parking is proposed - details should be agreed. Car share spaces to be provided in line with the approved Travel Plan and previous discussions. No visitor spaces are shown but were previously recommended as part of pre application discussions. Pick-up/drop-off spaces for parents are not shown, but were previously recommended as part of pre application discussions.
3. With regards to parking spaces, there is no split information available regarding staff numbers, teaching and non-teaching (f/t and p/t) and whilst the parking standards state one car parking space per teaching area, I am unable to determine if supply will meet demand, and if not done properly there maybe overspill onto the adjacent residential streets by staff. There is an existing problem which can be a nuisance to residents.
4. The Nursery remains within the red edge, six parking spaces have been allocated for this use - these should be clearly marked.
5. Vehicular access from Johnsville Avenue has been widened to accommodate two way traffic. Any works required to the public highway on Johnsville Avenue to be agreed with the Head of Transportation.
6. The school will be served from Lennox Gate with some works proposed at the edge of the public highway. A clear demarcation should be provided between private (school) and public highway.
7. The existing vehicle access on Pedders Lane is being retained for maintenance and possibly emergency access, the width at 3200mm is inadequate but as the use of the area behind the access point will be less, this is considered acceptable but I consider it appropriate for the radius kerbs to be removed with the footway continuing across the access point. Vehicle access will be retained and the new arrangement will give pedestrians priority.
8. Gates at each pedestrian access points to be sufficiently wide to cater for the volume of users at the start and end of the school day.
9. A Demolition Plan should be conditioned.
10. A Construction Management Plan (CMP) has been provided and initial comments are provided below. Detailed comments will be provided prior to the start of the works. It is the developer's responsibility to contact the Head of Transportation in advance regarding - a).the size of vehicles and daily/weekly projected trips to and from the site to be provided. b). the route for construction traffic to be Highfield Road, Acre Gate and Lennox Gate. The route needs to be adequately signed and suppliers to be given these details. They must not rely on the use of a satnav. The CMP implies a route using Burgess Avenue - if connected to the demolition, further details including timescales to be given. I would further add and ask why access cannot be taken from Pedders Lane close to its junction with Hawes Side Lane with the creation of a temporary access serving the demolition. That way all construction traffic is kept on the strategic network. c). Interface with pedestrians and traffic, if the school is to continue operating for a period whilst construction is ongoing then this must be considered. d). Details of any temporary highway works necessary to enable the work to commence need to be agreed with the Head of Transportation e). No construction traffic movements between 14:45 and 15:45. f). Wheel washing facilities to be provided with a sterile area. g). the parking strategy makes reference to overspill parking on the surrounding streets by staff, trades and operatives. This is not considered acceptable. This scheme must make provision within the limits of the red edge for construction staff parking. Temporary traffic restrictions to be provided on Acre Gate between Marcroft Avenue and site access- it can take six-eight weeks to process the Legal

order so this must be included in the overall Project Plan. There is a cost associated with this, approximately £1000 for the TRO and about £250 for the actual markings - to be paid by the scheme.

Blackpool International Airport - No comments received at the time of writing this report. Any comments received will be reported in the update note.

PUBLICITY AND REPRESENTATIONS

Press notice published: 6 November 2014

Site notice displayed: 30 October 2014

Neighbours notified: 24 October 2014

Representations have been received from the following residents

46 LENNOX GATE, BLACKPOOL, FY4 3JH

Has concerns about the location of the sprinkler tank and associated pump room, the height of these and the gap between these and her side boundary. Also has concerns about the proposed location of the bin store.

57 LENNOX GATE, BLACKPOOL, FY4 3JH

Has concerns about the planning proposal for the following reasons:-

1. The site proposed is closer and higher than the original school and would severely impede on my privacy through all of my East and South facing windows.
2. The play area is going to be located against my boundary and I have dogs. The children will disturb them and their barking will become a nuisance to other neighbours. For that matter, the proposed temporary footpath for the Lennox Gate entrance that is to run along my boundary is also a bad idea.
3. Damage to my property will be inevitable by the children playing in the area beside my house. I have had 12 panes of glass replaced due to damage by pupils of the school.
4. The proposed bin site will be serviced by vehicular access to school via the Lennox Gate entrance. Until 10 years ago there was no access via this gate. Then only pedestrian access. Now vehicular access is proposed, I will lose my historical parking space to the front of my property. There would then also be the worry of future zig-zag or other parking restrictions in our cul-de-sac. There are elderly residents, and visitors that need parking.

25 MARCROFT AVENUE, BLACKPOOL, FY4 3JL

Has concerns that she was not invited to any public consultation of the plans and finding out that an application had been placed by a letter posted through my door on the 27th October 2014. Has the following concerns about the proposal -

Loss of privacy - My back bedroom currently overlooks the school playing fields and the adjacent school building, which in my opinion is a satisfactory distance away. I will not feel comfortable in the back of my house as I feel people will be able to view my windows from the school.

Noise Disturbance -This is in relation to the building works. Obviously significant noise will be caused while erecting this building 14 metres from my back garden which will go on for months. There will also be increased noise throughout the day from the children, teachers, family members of pupils and increased traffic noise due to the very close proximity to my home.

Highway Safety/Parking/Traffic - Parking is already a major issue on my street. Some homes do not have parking. I have a drive way which often has the cars of pupils' parents overhanging, stopping me entering and exiting my drive. Also the amount of cars parked back to back endangers safety of small children that try to cross between cars. Traffic around my street will increase as the entrance on Lennox gate will become one of the primary entrances. I can see from the transport statement

online that the traffic accidents involved around the surrounding streets have taken place in the morning. This is when people are taking their children to school.

Overlooking/Loss of Privacy -The school would be directly overlooking my house and garden. With the school overlooking my garden I would lose my privacy. The second floor of the school building will be at eye level of my back bedroom and bathroom, 14 metres away. My family and I would be clearly seen through the window and we would not feel we could venture into the back of the house without being watched. I also have a large unobstructed picture window in the back room which would offer perfect viewing into my family home from the school.

Loss of Light -As you are aware the sun rises in the east. The sunlight that is in my garden during summer and winter months from sunrise until around lunchtime would be blocked by the school. As I have an east facing garden I have three hours of sunlight from noon until 3 pm when the sunlight is blocked by my home and two hours maximum of sunlight in the evening through the gap between my house and the house to my north. Having the school behind my home will give me around 5 hours of direct sunlight, on a good day. I am extremely irritated that I have not had forewarning of these proposals and I have not had sufficient chance to ask questions. I am struggling to find a reason why the school needs to be rebuilt when there two fairly new buildings erected. I understand that the main school building is old and requires renovation. Why not rebuild this section instead of upsetting neighbours or rebuilding on the site of the existing newer buildings?

The issues raised will be discussed in the assessment part of the report

NATIONAL PLANNING POLICY FRAMEWORK

In March 2012, the National Planning Policy Framework (NPPF) was published. This document sets out the Government's approach and expectations with regard to planning and development. It places heavy emphasis on sustainable development and the need for the planning system to be proactive in driving economic growth. There is a presumption in favour of development where there are no over-riding material considerations. In particular, paragraph 72 states that Local Planning Authorities should give great weight to the need to create, expand or alter schools to widen choice in education. The Framework also makes it clear that all developments should be of a high standard of design. (paras 56 - 65). Para 135 requires authorities to take into account the effect of a planning application on the significance of a non-designated heritage asset and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the asset.

SAVED POLICIES: BLACKPOOL LOCAL PLAN 2001-2016

The Blackpool Local Plan was adopted in June 2006 and the majority of its policies saved by direction in June 2009. The following policies are most relevant to this application:

- LQ1 Lifting the Quality of Design
- LQ2 Site Context
- LQ4 Building Design
- LQ6 Landscape Design and Biodiversity
- LQ8 Energy and Resource Conservation
- BH3 Residential and Visitor Amenity
- BH7 Playing Fields and Sports Grounds
- NE5 Other Sites of Nature Conservation and Environmental Value
- NE6 Protected Species
- NE7 Sites and Features of Landscape, Nature Conservation and Environmental Value
- NE10 Flood Risk
- AS1 General Development Requirements (Access and Parking)

EMERGING PLANNING POLICY

The Core Strategy Proposed Submission was agreed for consultation by the Council's Executive Committee on 16 June 2014 and by the full Council on 25 June 2014. The document was published for public consultation on 4th July 2014 for a period of eight weeks. The consultation has now ended and the document has been updated and was submitted to the Planning Inspectorate on 19 December 2014 for examination in Spring 2015. Paragraph 216 of the National Planning Policy Framework allows relevant policies to be given weight in decision-taking according to the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and the degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework. Overall, a limited number of representations were received to the Proposed Submission document. Of those representations made expressing concern with the proposed policies, it is not considered that the issues raised justify the need for modifications to be made to the policies prior to submission (other than minor modifications to improve clarity for example). Therefore, the Council considers that, due to the advanced stage of the Core Strategy all relevant policies to this development should be given considerable weight in decision making.

Emerging policies in the Core Strategy Submission version that are most relevant to this application are:

CS1- Strategic location for development
CS5 - Connectivity
CS6 - Green Infrastructure
CS7 - Quality of design
CS8 - Heritage
CS9 - Water management
CS10 - Sustainable Design and Low Carbon and Renewable Energy
CS15 - Health and Education

None of these policies conflict with or outweigh the provisions of the adopted Local Plan policies listed above.

ASSESSMENT

Principle of the development

Para 72 of the National Planning Policy Framework (NPPF), Policy 20 of the Blackpool Local Plan 2001-2016 and Policy CS15 of the Blackpool Local Plan (Core Strategy) are supportive of the principle of providing new educational facilities. In addition a core theme of the NPPF is sustainable development. The redevelopment of outmoded school facilities to provide modern facilities and an improved learning environment is therefore acceptable in principle. The school is currently a three form entry and is split between 3 buildings, having been extended over time. The new school would amalgamate all of these elements in one building and would allow for an expansion of the school roll from 614 to 630 pupils. The redevelopment of a school, largely built in the 1930s would allow for more modern space and heating/ energy standards and allow for a better arrangement in terms of access by pupils, cars and serving vehicles.

In common with other schemes within the town there is a need to retain the existing school whilst the new build is undertaken to avoid decanting children to other schools or using temporary accommodation on the site and hence the siting of the school is considered acceptable in principle

to help with this aim. This would involve the new school encroaching on the existing school playing field. However the school is fortunate in having a large area of playing field attached to the school buildings. Members will note that Sport England has no objection in principle to the location of the new school even though it would involve the loss of 1290 sq metres of playing field. This is principally because of the mitigation measures proposed which would in effect improve sporting facilities at the school and offer the potential for community use. The principle of the development is therefore considered acceptable and in accordance with para 74 of the National Planning Policy Framework.

Design of the development

Paras 56 -65 of the National Planning Policy Framework, Policies LQ1 - 4 of the Blackpool Local Plan and Policy CS7 of the Blackpool Local Plan (Core Strategy) all deal with the subject of design. It has to be remembered that the budget for new schools available through the Education Funding Agency is not the same as was available through the Building Schools for the Future programme. The building would be part single storey and part two storey and would essentially be a rectangular block. Red brickwork would be used for the bulk of the building to tie it in with the surrounding residential environment, although the use of contrasting brickwork, render and coloured panels would help to break up the mass of the building as would the recessing of the windows. Externally the use of hard and soft landscaping would assist with softening the setting of the building. There would be an entrance feature on the front elevation of the building and an area of hard/soft landscaping in front of the building to correspond with it and create a focal feature. Given its two storey appearance and the materials proposed it is considered that the building would respond to its residential setting although it is acknowledged that it would not be the same quality internally and externally as the nearby Highfield Humanities building.

Loss of a locally listed building

Para 135 of the National Planning Policy Framework requires Local Planning Authorities to take into account the impact of planning applications on locally listed buildings. In this case the original part of the school was built in 1937 and was designed by the Borough Architect of the time -JC Robinson. It is a good example of a school of its age in terms of the school being built around a central courtyard and central assembly hall. The building has a pleasing appearance with brick/render elevation and a hipped roof with small tiles. It is evident walking around the school that there a number of issues with subsidence/settlement/damp and these issues are set out in the Design and Access Statement which accompanies the application. The Built Heritage Manager's colleague has visited the premises to witness the extent of these issues and concurs with the need for the building to be demolished as long as a photographic record is undertaken and retained. This is also requested by the County Council Archaeologist. Whilst it is regrettable that the school has to be demolished it is considered to be the only long term solution in terms of providing improved educational facilities. It is possible to retain the part brick /part railing boundary treatment to Pedders Lane and this will retain a link with the past history of the site.

The Built Heritage Manager has also asked for the roof tiles to be salvaged as part of the demolition process for use at other schools with similar roofs. It is acknowledged that the new building would not be the same quality as the original school building in terms of its external appearance but given the budgetary constraints imposed via the Education Funding Agency and the fact that officers have sought to achieve a building which would respond to its setting it is considered that the loss of the locally listed building is acceptable in this instance, subject to a condition regarding the photographic record and roof tiles being salvaged.

Impact on residential amenity

The school building would have a different relationship to surrounding residential properties given its proposed position and form. In an attempt to mitigate its impact it would be angled on the site and would be part single storey but mostly two storey in height. The proposed location would mean that it would be located to the rear of properties at the northern end of Johnsville Avenue to the east and properties on Marcroft Avenue and Lennox Gate to the west. In addition the MUGA would impact on the residents of Pedders Lane, the location of the car park would impact on the residents of Johnsville Avenue and the location of the servicing area would impact on the residents of Lennox Gate. By angling the building the central hub of the school would be furthest from the residential properties to the east and west of the school site and there would be no direct overlooking of neighbouring properties/gardens from first floor classrooms. At its nearest point the building would be 22 metres from properties in Johnsville Avenue and 28 metres from properties in Marcroft Avenue (we would normally look for a minimum separation distance of 21 metres between opposing residential properties). The building would then be angled away from the properties. At its nearest point it would be 13 metres from the boundary with properties in Johnsville Avenue and 14 metres from the boundary with properties in Marcroft Avenue. In terms of properties in Lennox Gate the nearest corner of the building would be some 22 metres from the nearest property and 16 metres from the boundary with the nearest property. It is considered that the combination of these distances and the fact that the building will be angled means that the privacy of adjoining residents would not be materially affected by the proposed development, especially when the period of occupancy of the building is considered.

The building would change the outlook from the properties to the east and west of the school site but fact that the building would be two storey and angled combined with the distances involved would mean that the building is unlikely to impact on light levels to the properties except when the sun is at its lowest in December/January. The relationship of the proposed building to the properties to the east and west of the school site is therefore considered acceptable in the context of Policy BH3 of the Local Plan. The location of the school building would also mean that areas of playground would be closer to the properties to the east and west of the school site. But bearing in mind the times of use and periods of use this relationship is considered acceptable.

The proposed MUGA would be 25 metres from the properties fronting Pedders Lane and 8 metres from the boundary with these properties. Whilst this is close it is considered acceptable in the context of Policy BH3 because the MUGA would not be floodlight and the hours of use could be controlled by condition. The parking area would not be dissimilar to the present arrangement and as pupil numbers would not be significantly different to those at present it is not considered that the parking area would have a detrimental impact on the residents to the east of the school site and those of Johnsville Avenue in particular.

The proposal to have accesses to the school from Pedders Lane, Johnsville Avenue and Lennox Gate should dilute activity around the school and prevent the issues associated with only one point of access. This should be of benefit to local residents. The segregation of service traffic through the use of Lennox Gate for deliveries to the school kitchen and for access to the bin storage area is also seen as beneficial although it is acknowledged that this would create a formal access to the site from Lennox Gate whereas in the past it has only been used by vehicles used to maintain the playing fields. The level of usage of this access and the location of the bin store at some 22 metres from the nearest property are considered acceptable in terms of Policy BH3 of the Local Plan.

There is bound to be some impact on local residents whilst the new school is under construction but it is hoped that this impact can be mitigated through a Construction Management Plan and this would only be for the duration of the construction and demolition programme.

Impact on highway and pedestrian safety

The parking standards require one parking space per classroom. In this case there would be 22 classrooms and 44 standard car parking spaces plus four accessibility spaces. In addition there would be two minibus parking bays, two motorcycle parking spaces and 26 cycle parking spaces. The nursery would have six car parking spaces. This level of provision is considered acceptable based on the standards and would be assisted by an update to the School Travel Plan. The use of three roads to provide pedestrian access to the school should help to spread the impact of the beginning and end of the school day and assist in encouraging more children to walk to school. Segregating servicing vehicles should also assist with highway and pedestrian safety.

There is bound to be some disruption in terms of the use of the local highway network given the need to retain the school on site whilst constructing the new school but it hoped to mitigate this impact through a Construction Management Plan. Overall the proposal is considered to be consistent with Policies AS1 and AS2 of the Local Plan

Drainage

The proposal would involve a reduction in roof area but would increase the area of hardstanding on the site. The former would assist in terms of surface water runoff and the latter offers the potential to use pervious materials to allow rainwater to percolate rather than run off. In addition it is proposed to provide an attenuation tank for surface water to store some surface water on site and control the rate of surface water discharge to the sewer system. Members will note that the Environment Agency and United Utilities have no objection in principle to the drainage strategy proposed for the site. As proposed the scheme is not at risk of flooding should not cause flooding elsewhere and hence it is considered acceptable in terms of Policy NE10 of the Local Plan.

Other Matters

The building has been designed in terms of energy use and the need to reduce energy consumption. All existing trees on the site should be capable of being retained. A bat survey has been undertaken of the existing school buildings and no bats have found to be present in the roof spaces. A precautionary approach is recommended during the demolition process. The landscaping proposals are considered acceptable in terms of Policy LQ6 of the Local Plan and the applicant's agent has confirmed the inclusion of Alder Buckthorn in the scheme as recommended by your Sustainability Manager. There are no protected species on the site and no significant plant species given that the bulk of the site is mown grassland. It is proposed to create a habitat area upon demolition of the original school building which should assist with biodiversity. The applicant's agent has also confirmed that Bird and Bat boxes will be provided as part of the development. The application has been screened in terms of Environmental Impact and it has been concluded that although the project is a Schedule 2 project it does not require an Environmental Statement as it is only of local importance and is not near any sensitive area (e.g. SSSI).

A Construction Management Plan is proposed and this should be finalised in discussion with your officers and the Head of Transportation. The applicant's agent has confirmed that there would be no deliveries to the site before 7.30 am. It is suggested that the comments of the Police are incorporated in an advisory note should planning permission be granted. The floor level of the ground floor of the building is likely to be set at 150mm above the existing ground level. This is not considered significant and should not impact on the amenities of surrounding residents. One of the residents in Lennox Gate has raised concerns about the location and use of the sprinkler tank/pump. This would be five metres from the boundary with no 46 Lennox Gate and would be 2.5 metres high. It is not considered that its height and proposed use would adversely affect the amenities of the residents of no 46 and the area between the boundary and the tank could be planted with appropriate shrubs to deter access to the area.

LEGAL AGREEMENT AND/OR DEVELOPER FINANCIAL CONTRIBUTION

None

HUMAN RIGHTS ACT

Under Article eight and Article one of the first protocol to the Convention on Human Rights, a person is entitled to the right to respect for private and family life, and the peaceful enjoyment of his/her property. However, these rights are qualified in that they must be set against the general interest and the protection of the rights and freedoms of others. It is not considered that the application raises any human rights issues.

CRIME AND DISORDER ACT 1998

The contents of this report have been considered in the context of the Council's general duty, in all its functions, to have regard to community safety issues as required by section 17 of the Crime and Disorder Act 1998

Recommended Decision: Grant Permission

Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
2. Details of materials to be used on the external elevations shall be submitted to and agreed in writing by the Local Planning Authority prior to the development being commenced.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ4 of the Blackpool Local Plan 2001-2016.
3. Details of the surfacing materials to be used shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the appearance of the locality, in accordance with Policy LQ1 of the Blackpool Local Plan 2001-2016.
4. Prior to the development hereby approved being first brought into use the car parking provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: In the interests of the appearance of the locality and highway safety, in accordance with Policies LQ1 and AS1 of the Blackpool Local Plan 2001-2016.
5. Prior to the development hereby approved being first brought into use the secure cycle storage provision shown on the approved plans shall be provided and shall thereafter be retained.

Reason: To enable access to and from the property by sustainable transport mode, in accordance with Policy AS1 of the Blackpool Local Plan 2001-2016.

6. a) No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include any proposed changes to existing ground levels, means of enclosure and boundary treatment, areas of soft landscaping, hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services.
- b) The landscaping works shall be carried out in accordance with the approved details within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing by the Local Planning Authority (whichever is sooner.)
- c) Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason. To ensure the site is satisfactorily landscaped in the interests of visual amenity and to ensure there are adequate areas of soft landscaping to act as a soakaway during times of heavy rainfall with regards to Policy LQ6 of the Blackpool Local Plan 2001-2016.

7. (a) No development or other operations shall commence on site until a scheme (hereinafter called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority.
- (b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved scheme are in place.
- (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved scheme are in place.
- (d) The fencing or other works which are part of the approved protection scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior written agreement of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, having regard to Policy LQ6 of the Blackpool Local Plan 2001-2016.

8. No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the building. This is in accordance with para. 141 of the National Planning Policy Framework.

9. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with Policy NE10 of the Blackpool Local Plan 2001-2016.

10. The new playing field and pitches as shown on plan number HSA-L-0600, revision 82, titled 'Sports Facilities Layout' shall be constructed and laid out in accordance with standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, May 2011), before the new school is first brought into use.

Reason: To ensure the quality of pitches is satisfactory and they are available for use and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016.

11. Prior to the development being brought into use a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access by non-school users/ non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development and shall thereafter be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: To secure well managed safe community access to the sports facilities, to ensure sufficient benefit to the development of sport and to accord with Policy BH7 of the Blackpool Local Plan 2001-2016.

12. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- dust mitigation measures during the construction period
- control of noise emanating from the site during the construction period
- hours and days of construction work for the development
- contractors' compounds and other storage arrangements
- provision for all site operatives, visitors and construction loading, off-loading, parking and turning within the site during the construction period
- arrangements during the construction period to minimise the deposit of mud and other similar debris on the adjacent highways
- the routeing of construction traffic.

The construction of the development shall then proceed in accordance with the approved Construction Management Plan.

Reason: In the interests of the amenities of surrounding residents and to safeguard the character and appearance of the area in accordance with Policies LQ1 and BH3 of the Blackpool Local Plan 2001-2016.

13. No development shall be commenced until a desk study has been undertaken and agreed in writing with the Local Planning Authority to investigate and produce an assessment of the risk of the potential for onsite contamination. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been agreed in writing with the Local Planning Authority. If remediation methods are then considered necessary, a scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented and completed prior to the commencement of the development. Any changes to the approved scheme shall be agreed in writing with the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution to water resources or to human health and in accordance with Policy BH4 of the Blackpool Local Plan 2001-2016.

14. The existing wall, gateposts and railings along the Pedders Lane frontage of the site shall be retained at all times.

Reason: In the interests of the appearance of the site and to retain a link with the original school development in accordance with para 137 of the National Planning Policy Framework and Policy LQ2 of the Blackpool Local Plan 2001-2016.

Advice Notes to Developer

1. Please note this approval relates specifically to the details indicated on the approved plans and documents, and to the requirement to satisfy all conditions of the approval. Any variation from this approval needs to be agreed in writing by the Local Planning Authority prior to works commencing and may require the submission of a revised application. Any works carried out without such written agreement or approval would render the development as unauthorised and liable to legal proceedings.