

Planning Regulatory Urgent Business Sub-Committee

Date: **Friday 17 September 2010**
Time: **10.00am**
Venue: **Edwards Room, County Hall, Norwich**

Persons attending the meeting are requested to turn off mobile phones.

Membership

Mr A Gunson
Mr D Harrison
Mr J Rogers
Mr J Shrimplin
Mr A Wright

**For further details and general enquiries about this Agenda
please contact the Committee Officer: Lesley Rudelhoff Scott**
on 01603 222963
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Where the County Council have received letters of objection in respect of any application, these are summarised in the report. If you wish to read them in full, Members can do so either at the meeting itself or beforehand in the Department of Environment Transport and Development on the 3rd Floor, County Hall, Martineau Lane, Norwich.

A g e n d a

- 1. To receive apologies and details of any substitute members attending.**
- 2. Election of Chairman**
- 3. Election of Vice-Chairman**
- 4. Members to Declare any Interests**

Please indicate whether the interest is a personal one only or one which is prejudicial. A declaration of a personal interest should indicate the nature of the interest and the agenda item to which it relates. In the case of a personal interest, the member may speak and vote on the matter. Please note that if you are exempt from declaring a personal interest because it arises solely from your position on a body to which you were nominated by the County Council or a body exercising functions of a public nature (e.g. another local authority), you need only declare your interest if and when you intend to speak on a matter.

If a prejudicial interest is declared, the member should withdraw from the room whilst the matter is discussed unless members of the public are allowed to make representations, give evidence or answer questions about the matter, in which case you may attend the meeting for that purpose. You must immediately leave the room when you have finished or the meeting decides you have finished, if earlier. **These declarations apply to all those members present, whether the member is part of the meeting, attending to speak as a local member on an item or simply observing the meeting from the public seating area.**

5. Development s by the County Council

- (a) Reports by the Director of Environment, Transport and Development
Y/4/2010/4009 City Academy, Bluebell Road, Norwich, Demolition of existing school and construction of a new academy and sports centre, including improved access and car parking arrangements and new landscaping of site **(Page 1)**
- (b) **Y/3/2010/3004 Wayland Community High School, Merton Road, Watton, Erection of single storey extension to provide two class bases, two meeting rooms, two store rooms, general office and toilet facilities for special resource base** **(Page 19)**

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**Development by the County Council
Norwich City
Application Y/4/2010/4009
City Academy, Bluebell Road, Norwich
Demolition of existing school and construction of new
Academy and sports centre, including improved access and
car parking arrangements and new landscaping of site.**

Report by the Director of Environment, Transport and Development

Summary

This is a full application for planning permission for the construction of a new Academy and an integral sports centre; floodlit multi-use games area; new pedestrian and vehicular access and car parking arrangements and landscaping of the site following the demolition of the existing City Academy school buildings.

The proposal presents a contemporary design with sustainable construction principles, extensive pitch facilities, external landscaped academic areas and further areas of landscape planting. In accordance with Norfolk County Council's adopted corporate policy and the School's ethos the facilities will be available for community use.

Statutory consultees have raised no objections, subject to conditions. However, objections have been received from local residents concerning the size, design and location of the new buildings, loss of views over the existing playing field, vehicular access and traffic issues.

It is considered that the design, location, materials and use of the development is acceptable and the proposal is recommended for approval.

Recommendation

- (i) That the Director of Environment, Transport and Development be authorised to grant planning permission subject to conditions providing for:
- Three year time limit for commencement of development
 - The development shall be built in accordance with the approved plans
 - Compliance with Flood Risk Assessment
 - Submission of a scheme to protect and ensure the continuity of the existing playing fields during construction work.
 - A detailed assessment of ground conditions on the land proposed for the new junior football pitch (currently under the existing school buildings), to ensure that the playing field will be provided to an acceptable quality.
 - Compliance with Arboricultural Impact Assessment and implementation,

maintenance and retention of landscaping

- Completion of vehicular access, parking, servicing, loading, turning and waiting areas before the building is brought into use
- Completion of off site highway works before building is brought into use
- Compliance with Construction Traffic Management Plan
- Submission and approval of an updated Travel Plan before building is brought into use
- Compliance with the recommendations in the submitted Phase 2 Habitat Surveys from Kepwick Ecological Services, and the recommendations for hedgehog mitigation proposed by NCC Ecologist.
- Compliance with the submitted Noise Mitigation that the total noise level from plant and equipment will not exceed existing background noise levels during the day (07:00 -23:00 hours) and will not exceed a level 5 dB below the existing background noise levels at any other time.

- (ii) The delegation of powers to officers to discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.

1. **Background**

- 1.1 The City Academy is located in the former 1950s / 1960s Earlham High School buildings and was awarded Academy status in September 2009. It is sponsored by the University of East Anglia, Norwich City College, and Norwich School.
- 1.2 The sponsors consider that the existing school buildings fail to challenge the ambition for transformational change within the Academy which is intended by its sponsors and Head and it is for this reason that City Academy necessitates a new building which represents the Sponsor's new ethos and vision for the future.
- 1.3 This new ethos and vision is for an 'Academy at the heart of the community' which will deliver the highest standards in all that it achieves, combining traditional, innovative and enterprising approaches to promote high aspirations, high achievement and lifelong learning through the effective partnerships of the sponsors and others. This vision has been at the forefront of the creative process for the design of the new City Academy building, the subject of this planning application.

2. **The Application**

- 2.1 Proposal : The construction of a new three storey, flat roof, crescent shaped Academy, with two storey, flat roof end pavilions and a small single storey flat roof front crescent which also serves as the main entrance. The buildings will accommodate 1100 students (of

which 200 will be in sixth form) with integral sports centre; a floodlit multi-use games area; new pitch facilities, new pedestrian and vehicular access and car parking arrangements and extensive landscaping of the site following the demolition of the existing 1950s / 1960s City Academy school buildings.

The total floor area proposed for the building is 10,575 square metres.

The proposed open space will be 65,111 square metres.

The proposed car park provides for 158 car parking spaces (150 standard parking spaces plus 8 accessible spaces).

The hours of opening of the Academy, including the Sports Centre is proposed to be 07:30 – 22.00 hours Monday to Friday and 08.00 – 22.00 hours on Saturday, Sundays and Bank Holidays.

2.2 Location and Access

City Academy is located approximately 3.5Km south-west of Norwich City Centre, along the southern side of Earlham Road (B1108) immediately south-west of its junction with Bluebell Road and Earlham Green Lane. The site occupies the former Earlham High School and the proposed new buildings will be immediately south-west of the current school buildings.

The existing Academy has a car park access off both Bluebell Road and Earlham Road. The proposal will rationalise vehicular access to a new car park access and new service access on Bluebell Road. Pedestrian access will be from both Earlham Road and Bluebell Road. Earlham Road is designated as both a main distributor route within Norfolk County Council's route hierarchy and also a Traffic Sensitive Street, emphasising the importance of that route and its strategic role in keeping traffic flowing freely along the highway network.

The existing Spinney swimming pool will continue to be accessed from the existing pedestrian and vehicular access from Earlham Road, but this access will not be

used to access the Academy.

2.3 Existing Use

Education use for the existing City Academy. The City of Norwich Local Plan 2004, Proposals Map, identifies the site as Urban Greenspace (Policy SR3), Woodland (Policy NE2) and the existing school buildings have no designation, indicating that the existing education use is expected to remain.

3. **Policy**

3.1 Government Planning Policy Statements

: PPS1: Delivering Sustainable Development
PPS9: Biodiversity and Geological Conservation
PPG 13: 'Transport' – promotes non car transport
PPG17: Planning for Open Space, Sport and Recreation
PPS 23: 'Planning and Pollution Control' – development to take account of pollution impacts
PPG 24: 'Planning and Noise' – development to take account of noise creation and existing noise impacts
PPS 25: 'Development and Flood Risk' – proposals to satisfy drainage and flood prevention

3.2 County Structure Plan 1999 Saved Policies

T2 Transport and new development

3.3 City of Norwich Local Plan 2004 – Saved Policies

: NE1 Protection of environmental assets from inappropriate development
NE2 Woodland protection
NE4 Street trees
NE8 Management of features of wildlife importance and biodiversity
NE9 Comprehensive landscaping scheme and tree planting
HBE12 High quality of design, with special attention to height, scale, massing and form of development
HBE19 Design for Safety and Security including minimising crime
EP10 Noise protection between different uses
EP16 Water conservation and sustainable drainage systems
EP18 High standard of energy efficiency for

new development

EP19 Renewable Energy development
 EP20 Sustainable use of Materials
 EMP19 Development of education and training establishments

AEC2 Local community facilities in centres
 AEC3 Loss of buildings for community use

SR1 Minimum standards for the provision of open space

SR3 Criteria for development of Urban Greenspace and recreational open space

SR6 Dual use of facilities provided in educational and other establishments

SR12 Green Links network, including provision by developers

SR13 Locational considerations for indoor sports activities

SR14 Design and Amenity criteria for sports development

TRA3 Modal shift measures

TRA5 Approach to design for vehicle movement and special needs

TRA6 Parking standards

TRA7 Cycle parking standard

TRA8 Servicing provision

3.4 City of Norwich Local Plan 2004: Supplementary Planning Documents : Energy efficiency and renewable energy (December 2006)
 Flood risk and development (June 2006) although this is largely superseded by PPS25
 Trees and development (September 2007)

3.5 Sport England : A Sporting Future for the Playing Fields of England 1997

4. **Consultations**

4.1 Norwich City Council No comments received

4.2 Environment Agency No objection provided the development is only carried out in accordance with the approved Flood Risk Assessment dated April 2010 and supplemented by additional

		information received on 13 July 2010
4.3	Anglian Water	No objection
4.4	Sport England	No objection subject to conditions relating to : <ul style="list-style-type: none"> • A scheme to protect and ensure the continuity of the existing playing fields during construction work. • A detailed assessment of ground conditions on the land proposed for the new junior football pitch (currently under the existing school buildings), to ensure that the playing field will be provided to an acceptable quality.
4.5	County Highways	No objection subject to conditions relating to: <ul style="list-style-type: none"> • Temporary construction access • Car park access and layout • Construction Traffic Management Plan • Off site highway works to revise the pedestrian/cycle priority • Travel Plan
4.6	The Norwich Society	Very much in favour of the proposal.
4.7	Local Member (Mr Bremner)	To be reported orally
4.8	Local Representations	7 letters of objection from local residents concerning: <ul style="list-style-type: none"> • Proposed buildings are too tall and too close to Bluebell Road, should be elsewhere on the site away from residential property • Design of new building is inappropriate • Loss of views over playing field • Overlooking of residential property on Bluebell Road • Vehicular access should be from Earlham Road rather than Bluebell Road • Proposal exacerbates traffic problems on Bluebell Road • Proposals will create safety issues for cyclists • Problems of noise and dust during

construction

- Lack of opportunity to make views known.

5. **Assessment**

Design

- 5.1 The new City Academy building is proposed be located wholly within the existing City Academy campus on the southern side of Earlham Road (B1108) and to the west of Bluebell Road. The proposed new City Academy building will be located to the immediate south-west of the current school buildings which are proposed to be demolished.
- 5.2 The design and location of the building has followed a series of option evaluations and public consultation. The applicant's Design Team met County Council and City Council staff on four occasions in 2009 to discuss the principle of the proposal and the proposed location of the development on the site. The conclusion of these meetings was that the development would be centrally located between Earlham Road and Bluebell Road to create a more coherent connection between the two feeder neighbourhoods, the vehicular access would be Bluebell Road. The applicant has also stated that two meetings were held to explain the proposals and to listen to local views, these meetings were, a residents drop in meeting held on 10 September 2009, and a City Academy Open Day held on 01 May 2010.

Impact on Natural Environment

- 5.3 The proposed development is located on the existing school campus which is identified in The City of Norwich Local Plan 2004, Proposals Map, as Urban Greenspace (Policy SR3), Woodland (Policy NE2). The existing school buildings have no designation, indicating that the existing education use is expected to remain. The proposal does not encroach into the Blackdale or Long Grove plantations and therefore the mature trees in these areas are not affected by the development, in fact, the setting of Long Grove plantation, adjacent to Earlham Road is enhanced by the removal of existing school buildings and the creation of new greenspace. In addition to the new buildings the proposal also creates new areas of green space, sports pitches and extensive new landscaping and tree planting proposals.
- 5.4 The County Council's Landscape Architect has made comment on the submitted landscape scheme and these comments have been incorporated into the revised landscape scheme.
- 5.5 Phase 1 and 2 Ecological Assessments/Habitat Surveys have been undertaken and are considered acceptable by the Council's Ecologist. The surveys conclude that there were no bats roosting in any trees or buildings marked for demolition. The assessment also proposes the creation of a designated wildlife and pond area and recommends mitigation relating to the installation of bat boxes and limitations to artificial lighting on site to ensure impact on bats will be 'neutral'. Evidence of hedgehogs was recorded in the Ecological Report, they are a Biodiversity Action Plan species and mitigation measures should be incorporated in the scheme to encourage and protect them. Accordingly, any fencing between suitable habitats (e.g.between Blackdale plantation and the

playing field), should incorporate access holes for hedgehogs, and the new pond area should incorporate gently sloping sides to reduce the risk of hedgehogs drowning.

- 5.6 The County Council's Ecologist has considered the proposal and, subject to compliance with the recommendations in the submitted Phase Phase 2 Habitat Surveys from Kepwick Ecological Services and the recommendations for hedgehog mitigation, has no objections to the proposal.
- 5.7 The application is accompanied by an Arbouricultural Constraints Report, an Arbouricultural Implications Assessment and Arbouricultural Method Statement relating to existing trees, tree protection and tree planting. Extensive discussions and a site meeting have been held with the agent and the County Council's Arbouricultural Officer and Norwich City Council's Arbouricultural Officer to ensure detailed issues relating to the protection of trees on the site. Further discussions have also taken place on how existing buildings will be demolished and how new infrastructure will be provided with minimum detriment to existing trees and this information will be incorporated into revised Arbouricultural Reports and further information on this matter will be reported at the Committee.
- 5.8 Overall it is considered that there is no overall detrimental impact on the character and environment of the surrounding area.
- 5.9 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies NE1, NE2, NE8 and NE9.

The Built Environment

- 5.10 The existing red brick school buildings fronting onto Bluebell Road are two stories high, some 80 metres long and 55 m from the front garden boundary of the residential dwellings facing the school. These buildings are less prominent due to the mature landscaping and street trees between the school and the residential development.
- 5.11 The proposed new Academy buildings are set back from Bluebell Road on a north east/south west axis. The new three storey crescent faces south west towards the Blackdale plantation, with two storey end pavilions, and the small single storey front crescent facing north east. The front crescent also serves as the main entrance and access to the community facilities out of school hours. The proposed Academy buildings are both curved and stepped back from Bluebell Road, by setting back the main building and placing smaller elements of the built form around it reduces the bulk, massing and scale of the building to enable it to sit well in the landscape and avoid overlooking of nearby residential development on Bluebell Road.
- 5.12 The main three storey 12 metre high building will be set back from the road and the nearest corner will be 63 metres from the front garden boundary of the nearest residential dwelling on Bluebell Road. The nearest corner of the 9.4 metre high two storey end pavilion will be 59 metres from the front garden boundary, and the nearest portion of the single storey 4.2 metre front crescent will be 82 metres from front garden boundaries.
- 5.13 The external walls of the main three storey crescent shaped building are proposed to be built of a buff brick (Himley Golden Russett). The external walls

of the single storey front crescent are proposed to be built of a split faced dark grey linear brick and the external walls of the two storey end pavilions will be rendered with a light grey render. All external walls will have a blue Ibstock Atlas brick plinth course. All buildings will have a flat roof using a dark lead coloured single ply polymeric roof system, this system has been used on many other school building projects and provides a durable, waterproof and flexible roof covering similar in appearance to a lead roof.

- 5.14 The proposed car park is an enlarged version of the existing car parking area accessed from Bluebell Road, suitably resurfaced, re-aligned and extensively landscaped. This seeks to ensure that the necessary vehicular movements, parking and servicing do not dominate the setting of the new development but form part of the overall design approach.
- 5.15 Overall, there will be a closure of an open view from Bluebell Road by the erection of the new, extensively landscaped Academy building, however this will be mitigated by the demolition of the existing school and the creation of a new landscaped open view further along Bluebell Road. It is therefore considered that there will be a minimum detrimental effect on the amenity of residents in nearby properties.
- 5.16 The proposed Academy has been designed to minimise the threat of crime; the design of the public realm areas has taken account of the need for security, safety and accessibility. A Secure by Design meeting has been held with Norfolk Constabulary and it is understood that the Academy, on completion, will be provided with a Secure by Design Certificate.
- 5.17 The Planning Appraisal Committee of The Norwich Society have contacted the Council to express that they are very much in favour of the City Academy proposal. They comment that their Committee appreciated the curving frontage (of the new three storey crescent building) which takes full advantage of the south-facing site, the sophisticated shape and variation of heights, the sympathetic relationship with the woodland to the south, the sharing of facilities with UEA, and the graded coloured panels. The placing of the new building more centrally on the site makes for better logistics, with an improved outlook for most neighbouring properties.
- 5.18 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies HBE12 and HBE 19.

Environmental Protection and Sustainability

- 5.19 The application has been the subject of a Noise Survey and Assessment and existing noise levels have been taken at both Earham and Bluebell Roads. The agent has agreed that the total noise levels from the plant and equipment shall not exceed existing sound levels at the boundary of the site. As a result, there will not be a noise problem for residents of the surrounding residential properties.
- 5.20 The application is accompanied by a Flood Risk Assessment, on which the Environment Agency has raised no objection. Sustainable drainage techniques are used within the site, including soakaways, permeable paving, and a pond to accommodate a 1 in 100 year flood event, before discharge to trench soakaways.

- 5.21 Anglian Water has confirmed there is sufficient water resource capacity to supply the proposed development and that there is adequate capacity in the foul sewerage network to accommodate flows from the development.
- 5.22 Within the building low water use sanitary ware and measures to reduce water wastage will be provided throughout the building.
- 5.23 Meters will be installed which will monitor energy usage of equipment and alarms will identify any 'out of range' values. Careful monitoring will enable the facilities manager to operate the equipment at its optimum energy efficiency and further reduce energy costs.
- 5.24 The Building Research Establishment Environmental Assessment Method (BREEAM) is an independently verified international assessment of the environmental performance of buildings. The application submission states that a pre assessment of the proposed building has indicated that an 'excellent' rating should be achieved.
- 5.25 The location and orientation of the building is the basis of the Daylight Strategy which has been designed to maximise the benefits of natural light and passive solar gain to teaching locations. Use of extensive natural light will reduce the need for artificial lighting and thereby reduce the electricity consumption. Photovoltaic panels are proposed on the roof of the main building.
- 5.26 The new academy buildings will be heated by hot water heated by the new biomass boiler on the UEA site and will be linked by underground pipes to the academy complex. A biomass boiler is fueled by biological material, usually wood chip, rather than fossil fuel (coal, oil, gas). When fossil fuel is burnt it releases the carbon dioxide absorbed by the fuel millions of years ago into the atmosphere today. Biomass on the other hand has taken carbon out of the atmosphere whilst growing and releases it within a much shorter and manageable timeframe with no overall increase in carbon dioxide levels over the shorter period. Accordingly, the use of the UEA biomass boiler will enable the carbon footprint of the new building will be substantially reduced
- 5.27 In addition, as mentioned previously heating requirements of the building will also benefit from passive solar gain.
- 5.28 The structural frame of the new building uses a hybrid cross laminated timber/steel frame solution and all floors roofs and external load bearing walls are all cross laminated timber. This frame is an extremely efficient and sustainable modern method of construction resulting in reduced/zero wastage. All materials used in the construction of the building will be specified that are recycled or are easily recyclable
- 5.29 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies EP10, EP16, EP18, EP19 and EP20

Community

- 5.30 The emphasis on the community has been a key influence on the position of the building on the site to allow ease of access and offer an attractive and welcoming community forecourt.
- 5.31 There is pedestrian access from both Earlham Road and Bluebell Road which ensures that the site is easily accessed by both local communities on either side

of the site.

- 5.32 The proposed Community Zone will be available for Community Use and is located on the ground floor with a separate entrance to sports and community facilities. Within the landscaped grounds is a community sports pitch located to the north west of the proposed car park and available for community sport use.
- 5.33 The hours of opening of the Academy, including the Sports Centre is proposed to be 07:30 – 22.00 hours Monday to Friday and 08.00 – 22.00 hours on Saturday, Sundays and Bank Holidays.
- 5.34 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies AEC 2 and AEC 3

Sport and Recreation

- 5.35 Currently, the existing open space on the site amounts to 64,655 square metres, the new Academy proposes 65,111 square metres of open space, therefore the new academy will increase the amount of open space on the site.
- 5.36 Within the open space the proposal is to accommodate the following pitch facilities:
- 1 x 400m 8 lane running track
 - 1 x 100m 8 lane running track
 - 3 x senior football pitch
 - 1 x junior football pitch
 - 1 x senior softball pitch
 - 1 x junior softball pitch
 - 1 x senior rounders pitch
 - 1 x junior rounders pitch
 - 1 x cricket pitch
 - 1 x training grid

In addition the proposed floodlit Multi Use Games Area will provide:

- 1 x tennis court
 - 2 x netball courts
 - 1 x basketball court
- 5.37 Within the landscaped grounds is a Community sports pitch located to the north west of the proposed car park and available for community sport use. In accordance with the County Councils corporate policy on Shared Use of School Premises Agreement, the sports facilities may be available for public/community use when not required by the school.
- 5.38 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies SR1, SR3, SR6, SR12, SR13 and SR14

Transport, Access and Parking

- 5.39 There are two pedestrian entrances to the site, one from Earlham Road, part of the Principal Road Network, and one from Bluebell Road. The pedestrian access from Bluebell Road will be a gated access with hedging with concrete paving leading to the main entrance with landscaping and trees on either side. The pedestrian access from Earlham Road will use the existing vehicular access from Earlham Road, suitably revised to ensure clear pedestrian vehicular segregation. The existing vehicular access from Earlham Road will be retained to provide access to the dedicated Spinney pool car park, however, it will not give vehicular access to the Academy site.
- 5.40 Bluebell Road is identified as a Strategic Cycle Route and therefore provides and allows good access for cyclists to access the site. A total of 230 cycle spaces are to be provided on site, of these, 78 new cycle parking spaces are accessed from the Earlham Road pedestrian entrance and a further 37 new cycle parking spaces are located on the Bluebell Road.
- 5.41 The proposed car park is an enlarged version of the existing car parking area accessed from Bluebell Road. The internal site arrangements have been designed to ensure accessibility both by appropriate vehicles, and pedestrians and to ensure the clear separation of the vehicular areas from the pedestrian orientated areas. The vehicle manoeuvring areas of the car park will be surfaced in tarmac, and the car parking bays and cycle parking will be permeable concrete block paving with central isles of landscaping and tree planting. The pedestrian access from Bluebell Road will be a gated access with hedging with concrete paving leading to the main entrance with landscaping and trees on either side.
- 5.42 Currently the Academy has a total of 141 car parking spaces, including 3 accessible spaces. The proposed new car park, accessed from Bluebell Road, will have a total of 158 car parking spaces, including 8 accessible spaces. Currently there are 72 full time equivalent employees employed on the Academy site. The proposed Academy site will have 88 full time equivalent employees. Although the level of car parking does not strictly accord with the County Council's adopted policy, it is consistent with that in use by the existing school and any further additional parking would have to be at the expense of the proposed open space/ green space. Given that the proposal is for a replacement Academy, the County Council's Highways Development Control Team consider the proposed car parking provision to be acceptable and do not envisage that there will be any significant problems with parking in the area. The City Council has indicated that they are of a similar view regarding this level of car parking.
- 5.43 Servicing and emergency access arrangements are considered appropriate and provision has also been made for bus access and a pick up/drop off area at the rear of the car park. The new car park will be suitably resurfaced, re-aligned and extensively landscaped. This seeks to ensure that the necessary vehicular movements, parking and servicing do not dominate the setting of the new development but forms part of the overall design approach. Account is taken of the special needs of people with mobility requirements by the inclusion of accessible car park spaces. Given the creation of these new vehicular and

pedestrian access ways into the site from Bluebell Road, the footway/cycleway will need to be altered to accommodate the revised access positions, and maintain the pedestrian/cycle priority.

- 5.44 Earlham Road is identified as a Principal Road Network. Moving the access from Earlham Road to Bluebell Road will reduce turning and stopping movements on the main distributor route at peak hours and thus greatly assist in keeping traffic flowing freely when most needed. In addition, slowing and stopping movements on main distributor routes are discouraged as they lead to tail end collision. The County Council's Highways Development Control Team consider this proposal offers a significant highway gain.
- 5.45 Provision for access for service vehicles is allowed through a new dedicated service access from Bluebell Road. This enables refuse vehicles and delivery vehicles to enter the site and manouver within the site
- 5.46 Accordingly, it is considered that the proposal is in accordance with The City of Norwich Local Plan 2004 Saved Policies TRA3, TRA5, TRA6, TRA7 and TRA8.

Issues raised by Objectors

- 5.47 Within this report a number of the issues raised by the objectors are addressed, however, for the avoidance of doubt the following comments are made.
- 5.48 The size shape and massing of the proposed buildings has been the subject of considerable discussion with County Council Officers prior to the submission of this planning application. The buildings have been set back into the site to reduce their bulk and to avoid overlooking. Further details are given in paragraph 5.11 and 5.12
- 5.49 The building is to be built on the existing playing field and pupils will be decanted from the existing buildings once the new buildings are built. At that time the old buildings will be demolished and the remaining area landscaped. The loss of one view is mitigated by the creation of a new view into the school site further along Bluebell Road. Further details are given in paragraph 5.15.
- 5.50 By closing the vehicular access from Earlham Road, traffic movements to and from the school will increase vehicle movements on Bluebell Road. The reason for this is explained in paragraph 5.44. With regard to the safety of cyclists, this will be addressed in the off site highway works which are a proposed condition of the grant of planning permission. The County Council's Highways Development Control Team consider this proposal offers a significant highway gain.
- 5.51 The problems of noise and dust associated with construction will be addressed through good practice and the Contractors Construction Management Plan.

6. Resource Implications

- 6.1 **Finance** : There are no financial implications from the Planning Regulatory perspective.
- 6.2 **Staff** : There are no staff implications from the Planning Regulatory perspective.

6.3 **Property** : There are no property implications from the Planning Regulatory perspective.

6.4 **IT** : There are no IT implications from the Planning Regulatory perspective

7. **Other Implications**

7.1 **Legal Implications** : There are no legal implications from the Planning Regulatory perspective.

7.2 **Human Rights** : The human rights of adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right to enjoyment of property. A grant of planning permission may infringe those rights, but they are qualified rights. That is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance, it may also be taken into account that the amenity of local residents can be adequately safeguarded by conditions. In this case it is not considered that the human rights of adjoining residents will be infringed because their rights are not significantly affected.

7.3 **Equality Impact Assessment (EqIA)** : The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. No issues have been identified in this case. The proposed development has been developed and designed to make the building fully accessible in all areas and accessible to all user groups. Externally, where steps are proposed, ramps have been incorporated within the landscape design.

7.4 **Communications** : There are no communication implications from the Planning Regulatory perspective.

7.5 **Health and Safety Implications** : There are no Health and Safety implications from the Planning Regulatory perspective.

7.6 **Any other implications** : Officers have considered all the implications which members should be aware of. Apart from those listed in the report (above), there are no other implications to take into account.

8. **Section 17 – Crime and Disorder Act**

8.1 It is not considered that the implementation of the proposal would generate issues of crime and disorder and there have been no such matters raised during consideration of the application. A Secure by Design meeting has been held with Norfolk Constabulary and it is understood that the Academy will be provided with a Secure by Design Certificate when the building is completed.

9. **Risk Implications/Assessment**

9.1 There are no risk implications from a planning perspective.

10. **Conclusion and reasons for Grant of Planning Permission**

- 10.1 The application is for the construction of a new Academy and integral sports centre; floodlit multi-use games area; new pedestrian and vehicular access and car parking arrangements and landscaping of the site following the demolition of the existing City Academy school buildings.
- 10.2 The proposal presents a contemporary design with sustainable construction principles, extensive pitch facilities, external landscaped academic areas and further areas of landscape planting. In accordance with the Council's adopted policy and the School's ethos the facilities will be available for community use.
- 10.3 The application is considered to be acceptable in terms of its design, location materials and layout of the site. It is considered to accord with Government Planning Policy Statements, the 1999 County Structure Plan, the City of Norwich Local Plan 2004 – Saved Policies (including Supplementary Planning Documents) and Sport England's A Sporting Future for the Playing Fields of England 1997.
- 10.4 The design and layout of the proposal, together with the mitigation measures proposed in the application, will ensure that the proposal can be accommodated without a detrimental impact on the local amenity of residents, the character of the local area, the natural environment or built environment. The proposal addresses environmental protection issues, and provides an enhanced educational and community facility for the community, including extensive sport and recreation facilities.

Recommendation

That the Director of Environment, Transport and Development be authorised to grant planning permission subject to conditions providing for:

- Three year time limit for commencement of development
- The development shall be built in accordance with the approved plans
- Compliance with Flood Risk Assessment
- Submission of a scheme to protect and ensure the continuity of the existing playing fields during construction work.
- A detailed assessment of ground conditions on the land proposed for the new junior football pitch (currently under the existing school buildings), to ensure that the playing field will be provided to an acceptable quality.
- Compliance with Arboricultural Impact Assessment and implementation, maintenance and retention of landscaping
- Completion of vehicular access, parking, servicing, loading, turning and waiting areas before the building is brought into use
- Completion of off site highway works before building is brought into use
- Compliance with Construction Traffic Management Plan
- Submission and approval of an updated Travel Plan before building is

brought into use

- Compliance with the recommendations in the submitted Phase 2 Habitat Surveys from Kepwick Ecological Services, and the recommendations for hedgehog mitigation proposed by NCC Ecologist.
 - Compliance with the submitted Noise Mitigation that the total noise level from plant and equipment will not exceed existing background noise levels during the day (07:00 -23:00 hours) and will not exceed a level 5 dB below the existing background noise levels at any other time.
- (ii) The delegation of powers to officers to discharge conditions where those detailed above require the submission and implementation of a scheme, or further details, either before development commences, or within a specified date of planning permission being granted.

[Click here to view appendix a](#)

[Click here to view appendix b](#)

Background Papers

PPS1: Delivering Sustainable Development

PPS9: Biodiversity and Geological Conservation

PPG 13: 'Transport' – promotes non car transport

PPG17: Planning for Open Space, Sport and Recreation

PPS 23: 'Planning and Pollution Control' – development to take account of pollution Impacts

PPG 24: 'Planning and Noise' – development to take account of noise creation and existing noise impacts

PPS 25: 'Development and Flood Risk' – proposals to satisfy drainage and flood Prevention

Sport England: A Sporting Future for the Playing Fields of England 1997

County Structure Plan 1999

City of Norwich Local Plan 2004 – Saved Policies

Planning Application File Ref: Y/4/2010/4009

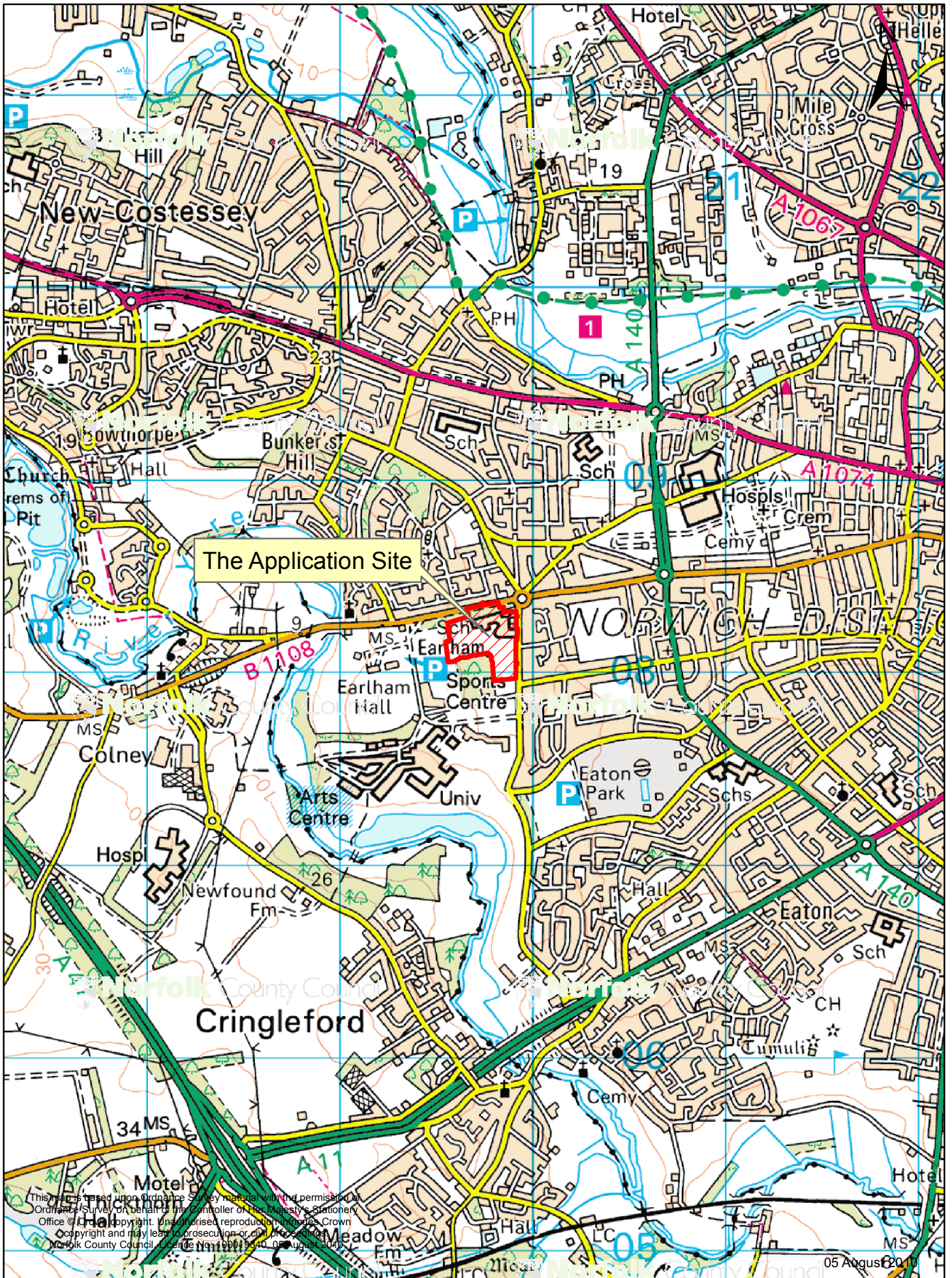
Officer Contact

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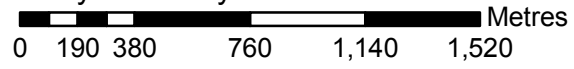


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05 August 2010

Y/4/2010/4009 - Proposed City Academy

Norwich

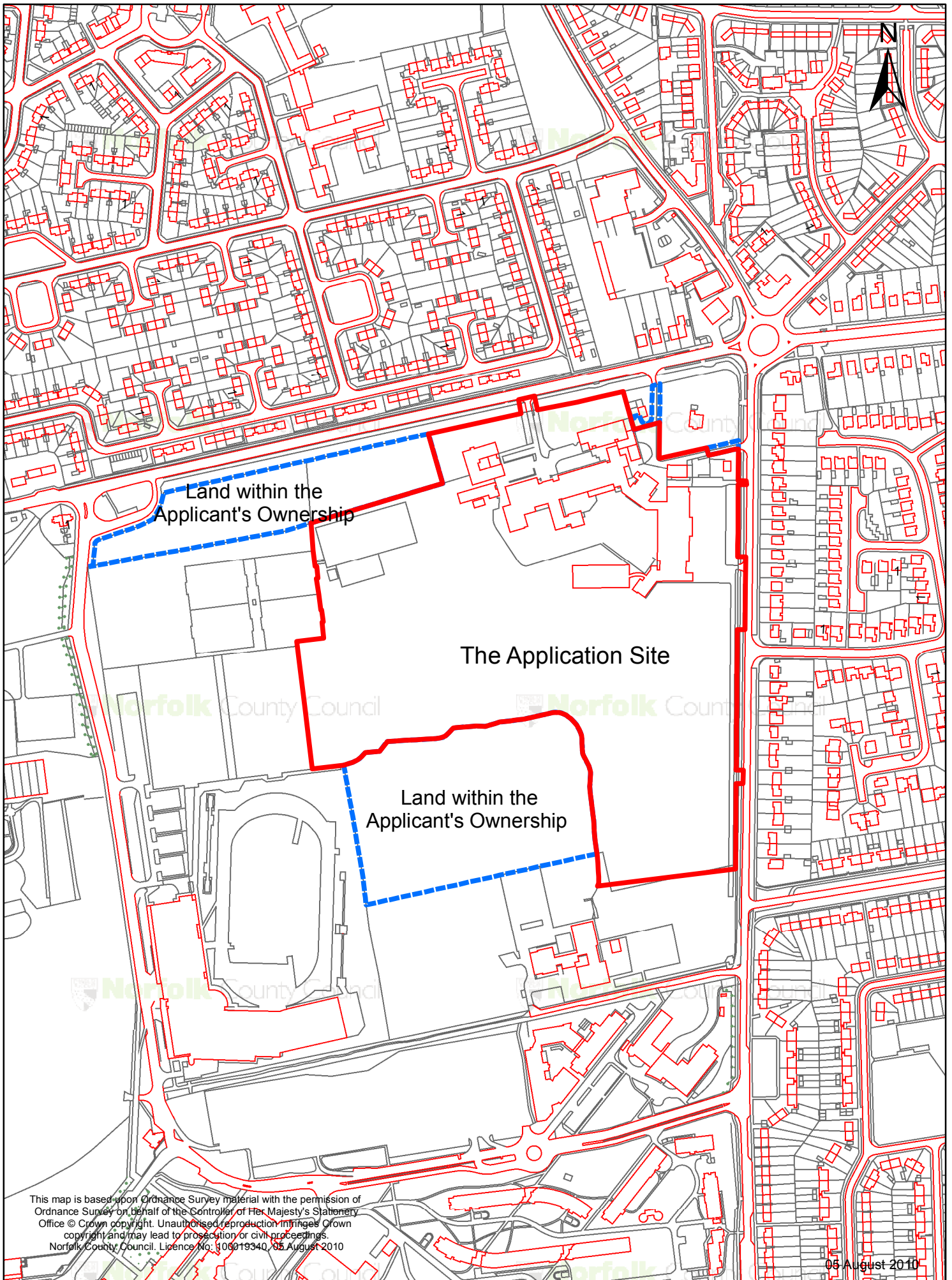


Norfolk County Council

Planning & Transportation GIS

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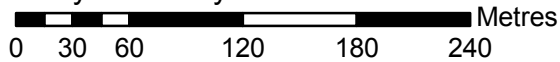


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05 August 2010

Y/4/2010/4009 - Proposed City Academy

Norwich



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Development by the County Council

Breckland District Council

Application Y/3/2010/3004

Wayland Community High School, Merton Road, Watton

Erection of single storey extension to provide two classbases, two meeting rooms, two store rooms, general office and toilet facilities for Special Resource Base

Report by the Director of Environment, Transport and Development

Summary

On 23 July 2010 Members of the Planning (Regulatory) Committee considered the above application. It was resolved to authorise the Director of Environment, Transport and Development to grant planning permission subject to the application being re-advertised as a departure from the Development Plan and subject to the views of the Secretary of State.

As a result of the re-advertisement of the application, two objections have been received from neighbouring properties, which raise issues in respect of traffic and access.

The purpose of this report is to update Members on the further objections/comments received as a result of the re-advertisement of the application.

Notwithstanding the objections received, the design and location of the development is considered to be acceptable. The educational and community benefits of the proposal are considered to be a material consideration which outweigh the local concerns raised.

Recommendation

That, subject to the views of the Secretary of State, the Director of Environment, Transport and Development be authorised to grant planning permission, subject to conditions including :

- Three year time limit within which the development must be commenced
- The development shall be in accordance with the approved plans
- Implementation of the landscaping scheme and subsequent maintenance and retention
- Construction to be in accordance with the submitted Arboricultural Method Statement
- Construction traffic to be managed and routed in accordance with the submitted traffic management plan

- Building not to be occupied until provisions of the updated School Travel Plan are being implemented
- Control over focussing and hours of operation of lighting

1. **Background**

1.1 On the 23 July 2010 Members of the Planning (Regulatory) Committee resolved to authorise the Director of Environment, Transport and Development to grant planning permission for the erection of a single storey extension to provide special resource base facilities for young people with special educational needs at Wayland Community High School. This was subject to the application first being re-advertised as a departure from Policy CP11 of the Adopted Breckland Core Strategy and Development Control Policies Development Plan Document.

1.2 At the time of writing this report, two local objections have been received from numbers 93 and 95 Merton Road, two residential properties located adjacent to the school site.

1.3 A copy of the 23 July 2010 report is attached as Appendix A.

2. **Consultation (additional comments received following re-advertisement)**

2.1 Breckland District Council : No objections. Whilst acknowledging that the proposal will result in the loss of a small area of open space used by the school, this must be balanced against the benefits of the additional facilities to the school. Provision is shown for the layout of sports pitches to be adjusted during construction works and on completion.

2.2 Highway Authority : No further comments to make. The issues raised in the new representation letters are neighbour amenity issues rather than highway safety matters.

2.3 Neighbour representations : Two letters of objection received which cover the following issues:

- Concerns about the continued expansion of the School, and specifically the consequential effects on access, including the narrow strip of Merton Road which passes 93 & 95 Merton Road, which is constantly blocked;
- School staff and visitors persistently park in a manner which makes access to our properties difficult, and in the case of delivery vehicles

impossible;

- Previous problems with dirt being deposited on the access road has caused car problems;
- Opening between both properties that leads to school should be closed off.

3. **Assessment of Additional Issues Raised**

- 3.1 A number of additional representations have been received as a result of the re-advertisement of the application as being contrary to Policy DC11 of the Adopted Breckland Core Strategy and Development Control Policies DPD. Details of these are outlined below.
- 3.2 Breckland District Council does not offer any further comments other than stating that whilst the proposal will result in the loss of a small area of open space used by the school, this must be balanced against the benefits of the additional facilities to the school.
- 3.3 With regards to the two local objections, which raise highway/access issues, the Highway Authority has previously been consulted on the application, which does not propose to alter the existing access arrangements off Merton road, nor propose any increase in parking provision as the school has 104 car parking spaces (including 8 disabled spaces) which is in accordance with the parking standards. The Highway Authority therefore raises no objections to the application, subject to conditions for construction traffic management and routeing during the construction period and implementation of a Travel Plan update prior to the occupation of the development.
- 3.4 As the Highway Authority has not raised an objection to the application on highway safety grounds, the new issues raised within the representation letters are not matters for it to consider over and above the enforcement of the suggested condition for construction traffic management and routeing, but more appropriately management issues for the School to consider direct or if raising matters in terms of authorised parking for the Police to enforce. It is suggested however that the matters raised within the letters be forwarded to the School for its attention.
- 3.5 The application is therefore considered to accord with PPG13 and Policy DC1 of the Adopted Breckland Core Strategy and Development Control Policies DPD.

4. **Resource Implications**

- 4.1 **Finance** : There are no financial implications from the Planning Regulatory perspective.
- 4.2 **Staff** : There are no staff implications from the Planning Regulatory perspective.
- 4.3 **Property** : There are no property implications from the Planning Regulatory perspective.
- 4.4 **IT** : There are no IT implications from the Planning Regulatory perspective.

5. **Other Implications**

5.1 **Legal Implications :**

5.2 **Human Rights :** The human rights of adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right to enjoyment of property. A grant of planning permission may infringe those rights, but they are qualified rights. That is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance, it may also be taken into account that the amenity of local residents can be adequately safeguarded by conditions. In this case it is not considered that the human rights of adjoining residents will be infringed because their rights are not significantly affected.

5.3 **Equality Impact Assessment (EqIA) :** The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. No issues have been identified in this case.

5.4 **Communications :** There are no communication implications from the Planning Regulatory perspective.

5.5 **Health and Safety Implications :** There are no Health and Safety implications from the Planning Regulatory perspective.

5.6 **Any other implications :** Officers have considered all the implications which members should be aware of. Apart from those set out in this report there are no other implications to take into account.

6. **Section 17 – Crime and Disorder Act**

6.1 It is not considered that the implementation of the proposal would generate issues of crime and disorder and there have been no such matters raised during consideration of the application.

7. **Conclusion and Reasons for Grant of Planning Permission**

7.1 Although the re-advertisement of the application has resulted in two objections being raised, the issues raised are matters which can be controlled through the construction traffic management plan and through management by the school themselves or other statutory agencies. The Highway Authority raises no objection to the proposal, and it is therefore considered on balance that the new issues raised are not sufficient to outweigh the educational and community benefits that will arise from the development.

7.2 If the Committee is minded to approve the development, in the light of the previous objection from Sport England and the new representations received, the application will need to be referred to the Secretary of State for consideration before permission may be granted.

Recommendation

That, subject to the views of the Secretary of State, the Director of Environment, Transport and Development be authorised to grant planning permission subject to conditions providing for :

- Three year time limit within which the development must be commenced
- The development shall be in accordance with the approved plans
- Implementation of the landscaping scheme and subsequent maintenance and retention
- Construction to be in accordance with the submitted Arboricultural Method Statement
- Construction traffic to be managed and routed in accordance with the submitted traffic management plan
- Building not to be occupied until provisions of the updated School Travel Plan are being implemented
- Control over focussing and hours of operation of lighting

Background Papers

Planning Application File Ref. No: Y/3/2010/3004

Planning (Regulatory) Committee Agenda – Item 5c (Application Y/3/2010/3004)

Government Planning Policy

PPS1 - Sustainable Development

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

PPG17 - Planning for Open Space, Sport and Recreation

Breckland Core Strategy and Development Control Policies Development Plan Document (2009)

CP4 - Infrastructure Needs

DC1 - Protection of Amenity

DC11 - Open Space

DC12 - Landscaping and Trees

DC16 - Design Requirements

DC18 - Community Facilities in Market Towns and Local Service Centres

Officer Contact

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[Click here to view appendix a](#)

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Development by the County Council
Breckland District Council
Application Y/3/2010/3004
Wayland Community High School, Merton Road, Watton
Erection of single storey extension to provide two
classbases, two meeting rooms, two store rooms, general
office and toilet facilities for Special Resource Base
Report by the Director of Environment, Transport and Development

Summary

Full application for planning permission for the erection of a single storey extension to provide special resource base facilities for young people with special education needs. The extension will be attached to an existing 8 classbase block and will provide two classbases, two meeting rooms, two store rooms, general office and toilet facilities.

The design and location of the development is acceptable. There have been no objections to the application, other than from Sport England, who object to the loss of a small area of playing field to the development. However, the existing sports playing pitches will remain unaffected and the educational and community benefits of the proposal are considered to be a material consideration which outweighs the loss of the area of playing field.

Recommendation

That, subject to the views of the Secretary of State, the Director of Environment, Transport and Development be authorised to grant planning permission, subject to conditions including :

- Three year time limit for commencement of development
- The development shall be built in accordance with the approved plans
- Implementation and maintenance of landscaping
- Construction to be in accordance with the submitted Arboricultural Method Statement
- Construction traffic to be managed and routed in accordance with the submitted traffic management plan
- Building not to be occupied until provisions of updated School Travel Plan are being implemented
- Control over focussing and hours of operation of lighting

1. **Background**

- 1.1 The proposed Specialist Resource Base (SRB) will provide expertise and facilities in a particular area of Special Educational Needs (SEN), including learning difficulties, autistic spectrum disorders, behaviour, emotional and social difficulties and language difficulties. The Centre will provide a service for primary and secondary children in the west of the County.
- 1.2 The Centre will provide support for between eight and ten full time equivalent children and young people with special education needs.
- 1.3 In 2005 an application for an eight classbase block at the High School was the subject of an objection by Sport England on the grounds that the proposal required the loss of an area of school playing field. Members resolved that, subject to the views of the Secretary of State under the Playing Fields Direction, the application be granted permission. The Secretary of State raised no objection and the application was granted planning permission in June 2005.
- 1.4 In 2008 an application for a Vocational Training Centre was the subject of an objection by Sport England on the grounds that the proposal required the loss of an area of school playing field. Members resolved that, subject to the views of the Secretary of State under the Playing Fields Direction, the application be granted permission. The Secretary of State raised no objection and the application was granted planning permission in December 2008.

2. **The Application**

- 2.1 Proposal : The application proposes a single storey extension to provide special resource base facilities for young people with special education needs.

The proposed extension will be attached to an existing single storey, 8 classbase building, which has been recently constructed, and which links with the main school building.

The total floor area for the proposed extension is 232 sq.m. The proposal will provide two class bases (60 sq.m each), two meeting rooms (16 sq.m & 12 sq.m) a 24 sq.m office for ICT, two store rooms (7 sq.m each) and two toilets (6.9 sq.m) with circulation area linking to the adjoining school building.

- 2.2 Location and Access : The school is located to the east of Merton Road on the outskirts of Watton. There are two existing accesses on to Merton Road. A temporary vehicular access is to be provided through the tennis court.
- 2.3 Existing Use School playing field.
3. **Policy**
- 3.1 Government Planning Policy Statements : PPS1: Delivering Sustainable Development
PPS9: Biodiversity and Geological Conservation
PPG17: Planning for Open Space, Sport and Recreation
- 3.2 Breckland District Core Strategy and Development Control Policies (December 2009): : CP4: Infrastructure – identifies the need for capacity enhancements at Wayland High School to facilitate education, skills and lifelong learning strategies.
DC1: Protection of amenity – all developments should seek to protect residential amenity of an area, neighbouring occupants and future occupants of the site.
DC12: Trees and landscape - resists the loss of existing trees, hedgerows or natural features and seeks mitigation measures, as appropriate, in new development schemes.
DC16: Design – outlines the design framework for all developments addressing issues such as density, scale, massing, materials and landscaping.
DC18: Community facilities, recreation and leisure - seeks to protect existing and support new facilities within Market Towns and Local Service Centre locations.
4. **Consultations**
- 4.1 Breckland District Council No objection.
- 4.2 Watton Town Council No objection
- 4.3 Sport England Object to the loss of an area of playing field and the cumulative impact of recent developments on playing field provision.

- 4.4 Environment Agency Stated have no comments to make
- 4.5 Highways No objection subject to conditions for construction traffic management and routeing during construction period and implementation of Travel Plan update prior to occupation of the development.
- 4.6 Local Member (Mr John Rogers) Views will be reported orally to the Committee

5. **Assessment**

Design and Amenity

- 5.1 The proposal has been designed to reflect the adjoining building, which is of a contemporary style and form of construction. The proposed extension has a low mono pitch roof over the main building and a flat roof over the linked circulation space area. All external elevations comprise brick and timber panels with grey powder coated aluminium windows. This matches the adjoining building.
- 5.2 The design and layout of the building is considered to be appropriate for the location and complements the contemporary style of the recent eight classbase extension to which the building will link.
- 5.3 The location of the building is remote from any property and there is not considered to be any impact on local amenity.
- 5.4 The application is considered to be in accordance with DC 1 and DC 16.

Access and Highways

- 5.5 The application does not propose to alter the existing access arrangements off Merton Road, nor is it proposed to increase parking provision. The school has 104 car parking spaces (including 8 disability spaces) and this is sufficient to facilitate the development.
- 5.6 However, it is proposed to create a temporary construction access directly onto Merton Road, via the tennis courts. This will minimise any disruption to the School main vehicular access. The construction access should be removed following completion of the development and this requirement should be the subject of a condition.
- 5.7 The Highway Authority raises no objection subject to conditions for construction traffic management routeing and implementation of the revised School Travel Plan.

Landscaping and Biodiversity

- 5.8 It is proposed to landscape the area to the north of the extension. This landscaping scheme will continue the existing landscaped area provided by the recent previous extension. The landscaping will be required by condition.
- 5.9 Trees and vegetation on the Merton Road highway frontage adjacent to the temporary construction access will be required to be protected during construction as set out in the submitted Arboricultural Assessment.

- 5.10 A species investigation and biodiversity report has been submitted. It confirmed that the development site does not hold any habitat for protected species and the works are not considered to impact on the biodiversity qualities of the surrounding area.
- 5.11 The application is considered to accord with policies set out in PPS 1, PPS 9 and DC 12.

Playing Field

- 5.12 Sport England considers that the application does not provide any compensating benefits to sport and object to the loss of the area of playing field. They point to the cumulative impact of the applications for School extensions on the overall playing field provision at the School. These extensions are noted in Paragraphs 1.3 and 1.4 above.
- 5.13 In relation to those previous applications, whilst noting the objections by Sport England, Members resolved that, subject to reference to the Secretary of State, permission should be granted. The applications were accordingly referred to the Secretary of State under the Playing Fields Direction. In respect of each application, notwithstanding Sport England's objections, the Secretary of State did not wish to intervene and resolved that the County Council should determine the applications at its discretion and they were subsequently granted planning permission.
- 5.14 The current proposal will result in a loss of approximately 0.16ha (0.4 acres) of grassed area on the edge of the playing field. The playing field has an overall area of approximately 5.3 hectares (13 acres). The existing sports playing pitches, winter and summer, remain unaffected by the proposal. However, during construction there would be the temporary loss of part of the tennis courts and the cricket pitch will need to be positioned further to the east. On completion the tennis courts will be refurbished.
- 5.15 Notwithstanding the provisions of PPG 17 and the objection from Sport England, it is considered that the application is in accordance with policies CP 4 and DC 18, which seek to support and enhance local community facilities. The proposed SRB extension will provide clear specialist educational benefit to the west of the County. It will involve only a minimal loss of playing field and will not have any adverse impact on its use. In the light of the objection from Sport England, if the Committee is minded to approve the application, the provisions of the Playing Fields Direction require that the application be referred to the Secretary of State before permission may be granted.

Sustainability

- 5.16 The proposed building is small and simple in design. The building will comply with the energy performance limits of Part L of the Building Regulations. The building will be naturally ventilated and provided with solar shading. Lighting will be low energy usage. Heat source will be provided from the adjoining existing building. The construction programme of the building will be structured so as to preclude as far as possible the removal of top soil and subsoil from the site. Surface water drainage will be a simple sustainable system draining to soakaways and the existing on site pond.
- 5.17 The application is therefore considered to accord with policy PPS 1.

6. **Resource Implications**

6.1 **Finance** : There are no financial implications from the Planning Regulatory perspective.

6.2 **Staff** : There are no staff implications from the Planning Regulatory perspective.

6.3 **Property** : There are no property implications from the Planning Regulatory perspective.

6.4 **IT** : There are no IT implications from the Planning Regulatory perspective.

7. **Other Implications**

7.1 **Legal Implications** :

7.2 **Human Rights** : The human rights of adjoining residents are engaged under Article 8, the right to respect for private and family life and Article 1 of the First Protocol, the right to enjoyment of property. A grant of planning permission may infringe those rights, but they are qualified rights. That is that they can be balanced against the economic interests of the community as a whole and the human rights of other individuals. In making that balance, it may also be taken into account that the amenity of local residents can be adequately safeguarded by conditions. In this case it is not considered that the human rights of adjoining residents will be infringed because their rights are not significantly affected.

7.3 **Equality Impact Assessment (EqIA)** : The Council's planning functions are subject to equality impact assessments, including the process for identifying issues such as building accessibility. No issues have been identified in this case.

7.4 **Communications** : There are no communication implications from the Planning Regulatory perspective.

7.5 **Health and Safety Implications** : There are no Health and Safety implications from the Planning Regulatory perspective.

7.6 **Any other implications** : Officers have considered all the implications which members should be aware of. Apart from those set out in this report there are no other implications to take into account.

8. **Section 17 – Crime and Disorder Act**

8.1 It is not considered that the implementation of the proposal would generate issues of crime and disorder and there have been no such matters raised during consideration of the application.

9 **Conclusion and Reasons for Grant of Planning Permission**

9.1 The application comprises the construction of a two classbase extension, with storage, office and toilet facilities. There have been no objections from statutory consultees, other than Sport England, who object to the loss of an area of playing field. No local representations have been received.

- 9.2 The application is acceptable in terms of its design and layout and is not considered to affect local amenity. The proposal will provide educational and community benefits, which are material considerations. A landscaping scheme has been submitted which will enhance the site and the development.
- 9.3 The development would involve the loss of approximately 0.05 hectare (0.14 acre) of the School playing field, which is approximately 5.3 hectares (13 acres) in extent. This equates to the loss of approximately one percent of the playing field. The area of playing field available significantly exceeds the minimum statutory requirement for the School. Existing sports playing pitches will remain unaffected and it is considered that, although the development will lead to the loss of a small area of school playing field, the community benefits will outweigh this. Notwithstanding the provisions of PPG17 and the Sport England objection, the application is considered to be in accordance with policies CP 4 and DC 18 of the Breckland District Core Strategy and Development Control Policies, which support and enhance local community facilities and these are material considerations to be taken into account.
- 9.4. If the Committee is minded to approve the development, in the light of the objection from Sport England, the application will require to be referred to the Secretary of State for consideration before permission may be granted.

Recommendation

That, subject to the views of the Secretary of State, the Director of Environment, Transport and Development be authorised to grant planning permission subject to conditions providing for :

- Three year time limit within which the development must be commenced
- The development shall be in accordance with the approved plans
- Implementation of the landscaping scheme and subsequent maintenance and retention
- Construction to be in accordance with the submitted Arboricultural Method Statement
- Construction traffic to be managed and routed in accordance with the submitted traffic management plan
- Building not to be occupied until provisions of the updated School Travel Plan are being implemented
- Control over focussing and hours of operation of lighting

Background Papers

Planning Application File Ref. No: Y/3/2010/3004

Government Planning Policy

PPS 1 Sustainable Development

PPS 9 Biodiversity and Geological Conservation

PPG 17 'Planning for Open Space, Sport and Recreation' – requires recreation needs to be taken into account

Breckland Core Strategy and Development Control Policies 2009

CP4 Infrastructure Needs

DC1 Protection of Amenity

DC12 Landscaping and Trees

DC16 Design Requirements

DC18 Community Facilities in Market Towns and Local Service Centres

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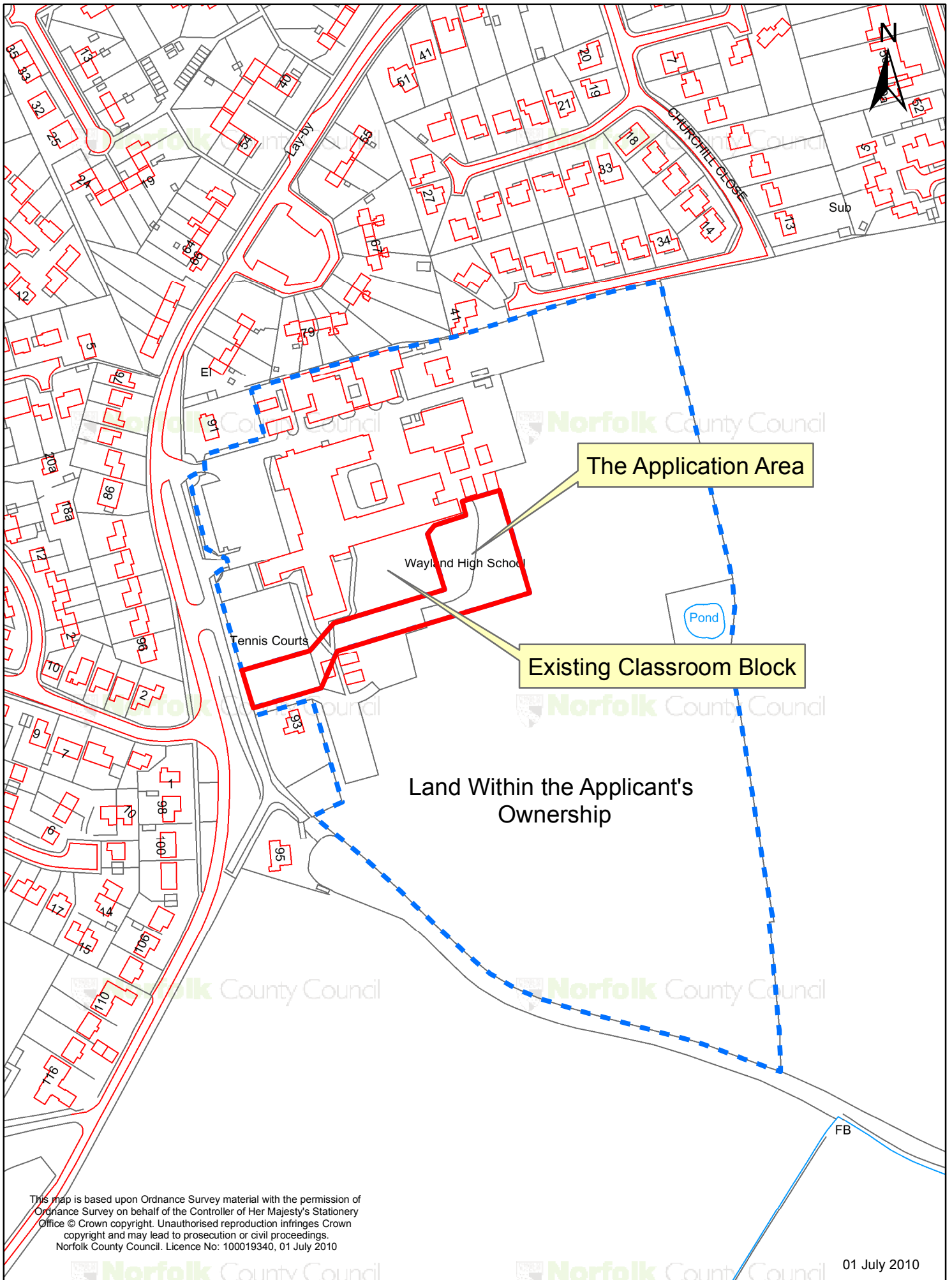


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The Application Site

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Y/3/2010/3004 - Wayland Community High School
 Watton, Proposed Extension

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