DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0334/21/LAA
Proposal: Single storey extension to provide additional hall space and storage.
Location: Harton Primary School, East Avenue, South Shields NE34 6PF

Site Visit Made: 04/06/2021

Relevant policies/SPDs

1 DM1 - Management of Development (A, B, G)

2 LDF CS EA5 - Environmental Protection

Description of the site and of the proposals

Harton Primary school is sited off East Avenue, South Shields within a high density residential area. The site boundaries abut residential properties and streets on all sides except for the boundary to the south with the Rose and Crown PH on Prince Edward Road/ Lumley Avenue and the area of grass verge between the school boundary and Prince Edward Road. There are two existing vehicular and pedestrian accesses via Kirkley Avenue and Bradley Avenue along the west boundary. Additional pedestrian access gates are located on Hylton Avenue along the east side of the site and adjacent to the pub on Prince Edward Road to the south.

Planning permission is sought for the construction of a single storey extension to the south-east side of the main building, to provide a new sport halls and storage space at the school. The extension would add a gross internal floorspace of 287 square metres to the school. A supporting statement submitted to accompany the planning application explains that the existing sports hall at the school is used for assemblies and staggered lunches for pupils, which means it is not able to be used for physical education for large parts of the day. The new sports hall would allow for indoor sports provision for all 700 of the school's pupils.

Publicity / Consultations (Expiry date 20/05/2021)

1) Neighbour responses

None received

2) Other Consultee responses

Traffic and Road Safety: No objections; Recommend approval

Countrysde Officer: The applicant has submitted the following document to inform their application:

- Bat Risk Assessment & Method Statement: Harton Primary School New Hall, South Shields, South Tyneside. Dated February 2021 by Barrett Environmental limited.

An assessment for bats was required due to the presence of existing integrated bat roost boxes installed as compensation when the previous building was demolished and the new school

building constructed. This proposed extension will impact four of the bat roost features, two of which will be lost and two disturbed by construction works in close proximity to them.

The bat roost units were inspected on 4th February 2021 by a suitably qualified and experience ecologist. No bats or signs of bats were evident in the bat boxes. The habitats in the immediate vicinity of the school are considered to be of low quality for commuting and foraging bats as it is dominated by amenity grassland. The report states that *"despite the quality of the roost units it is considered unlikely that they are utilised by bats and they have been categorised as a negligible risk."*

The risk of bats being present and affected by this proposed development is therefore considered to be negligible. However, due to the fact that bat specific features will be lost and bats are highly mobile animals, additional checks on the boxes during the maternity period and immediately prior to removal have been suggested in section 'E Mitigation' of the report.

The actions set out in section E are good practise and recommended, although not strictly required in terms of granting a planning consent. I therefore suggest that the following informative is included with any consent granted:

Bat Informative
All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. It is strongly recommended that the measures set out in section E of the report entitled 'Bat Risk Assessment & Method Statement: Harton Primary School New Hall, South Shields, South Tyneside', dated February 2021 by Barrett Environmental limited are followed. Should a bats or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

Environmental Protection: The use of the school is sensitive end use and anything with sensitive end use usually requires a desk study. However, I have had a look at the application and there will be no areas of new soft landscaping and historic records do not indicate that ground gas would be generated nearby and cause a risk to the school. In addition, it is a small extension therefore I feel that the risk is low enough not to request anything further for this application.

I would however suggest that the unexpected contamination condition is applied as a precaution.

Sport England: The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.

If the proposal involves the provision of a **new sports facility,** then consideration should be given to the recommendations and priorities set out in any approved Playing Pitch Strategy or Built Sports Facility Strategy that the local authority may have in place. In addition, to ensure they

are fit for purpose, such facilities should be designed in accordance with Sport England, or the relevant National Governing Body, design guidance notes:
http://sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/

In line with the Government's NPPF (including Section 8) and PPG (Health and wellbeing section), consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing or assessing a proposal. Active Design provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity.

NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities

PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing

Sport England's Active Design Guidance: https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design

Assessment

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity;
- Impact on residential amenity;
- Highway capacity and road safety; and
- Other matters

Design and Impact on Visual Amenity

Development Management Policy DM1(A) requires extensions and alterations to an existing building to convey sensitive consideration to its surroundings; and where possible enhance its local setting and reinforce local identity, having particular regard to scale and proportions, alignment, form, use of materials and architectural detailing.

The facing materials for the extension have been selected to complement the design and appearance of the existing school buildings; and would be in keeping with the architectural style of the school. Although the extension would have a greater height than the main school building, taking into account its footprint in relation to that of the existing school (and the size of the wider site), it is not considered that it would appear, unacceptably, out-of-scale within its surroundings. No trees or landscaped areas would be lost to accommodate the development. The site is largely surrounded by housing, so the development would also not appear particularly prominent when viewed from public vantage points. As such, the proposed extension is determined to be acceptable in terms of visual amenity.

Considering the use of the site, as well as the design and appearance of the existing school buildings, the development would convey sensitive consideration of its surroundings; and would accord with LDF Policy DM1 (A).

Residential Amenity

Given the approved use of the site, the position of the nearest residential properties (a minimum separation distance of 27 metres would be retained to the closest residential property of 91 Tanfield Gardens); and the design and scale of the extension, including the lack of any windows overlooking residential properties surrounding the site, it is not considered that the proposed development would result in material harm to residential amenity through an unacceptable increase in noise or disturbance; overshadowing or loss of outlook or privacy; and would accord with LDF Policy DM1 (B) and the requirements of the NPPF, which seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings.

Highway capacity and safety

Criterion G of the LDF policy DM1 requires the impact of the development to be acceptable in relation to highway capacity and safety.

The development would support the existing school, providing improved facilities for pupils. No car or cycle parking would be lost as a result of the proposed extension, with 84 on-site car parking spaces available for use, as well as 40 on-site cycle spaces. There would be no change to the exiting vehicular or pedestrian access to the school, while there are also no works proposed to the existing boundary treatment around the site. As such, the proposed development would raise no issues in relation to loss of parking capacity; and would not detrimentally impact on highway safety.

As set out within the submitted planning statement, the new hall would not be in operation outside of normal school hours, with the exception of limited hours of operation on a Saturday daytime, when the hall is used for football and dance activities. These have been in operation at the school for the last ten years, using the existing sports hall, so there would be no material increase in activity over and above existing levels. As these activities take place on a Saturday there would be no parking conflict with parents picking up/ dropping off pupils during the week.

The council's Traffic and Road Safety Team, having considered the submitted application details, provided a recommendation to approve the development.

For the above reasons, it is judged that the development would be acceptable in highways terms and would be in accordance with LDF policy DM1 (G).

Other matters

The council's Environmental Protection Officer has considered the proposal in terms of possible land contamination. They advised that the use of the school is sensitive end use and anything with sensitive end use usually requires a desk study. However, having reviewed the application to confirm that there will be no areas of new soft landscaping and checked historic records, which do not indicate that ground gas would be generated nearby and cause a risk to the school, the officer considered that the size of the extension would mean that the risk is low enough not to request anything further for this application. They did recommend that an unexpected land contamination condition was attached to any permission

however, as a precautionary measure in order to provide the means to address any issues arising during construction or at a later date.

Conclusion

It is concluded that the development would be in accordance with LDF Policy DM1 (A, B and G), Core Strategy Policy EA5, and the requirements of the NPPF.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

-Drawing Number 90-02 Proposed Site Plan received on 23/03/2021
-Drawing Number 20-10B Proposed Elevations received on 23/02/2021
-Drawing Number 20-00A Proposed Floor Plan received on 23/03/2021
-Drawing Number 27-00 Roof Plan and Details received on 23/03/2021

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be as specified on the approved plan 'Drawing Number 20-10B Proposed Elevations' received on 23/03/2021 unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

4 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. Sufficient detail should be provided identifying how the unexpected contamination will be dealt with.

To ensure that the site is suitable for the proposed end use in accordance with Core Strategy Policy EA5 and Development Management Policy DM1 of the South Tyneside Local Development Framework.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

3 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. It is strongly recommended that the measures set out in section E of the report entitled 'Bat Risk Assessment & Method Statement: Harton Primary School New Hall, South Shields, South Tyneside', dated February 2021 by Barrett Environmental limited are followed. Should a bats or signs of bats be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.
Natural England Bat Advice Line: 0345 1300 228

Case officer: Josh Kenolty
Date: 08/06/2021

Authorised Signatory:
Date:

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