

Application Number

P/2011/0868/MPA

Site Address

Churston Ferrers Grammar School
Greenway Road
Brixham
Devon
TQ5 0LN

Case Officer

Mrs Helen Addison

Ward

Churston With Galmpton

Description

Proposed new 6th form centre.

Executive Summary/Key Outcomes

The application is to replace an existing mobile classroom with a two storey building to be used as a sixth form centre. The proposed building would be sited adjacent to a playground within the centre of the site. The design of the building would echo the modern building adjacent to the entrance. The existing hedgerow adjacent to the site would be protected during construction. New on site tree planting forms part of the development. The proposal would constitute and investment in facilities at the school and would be an appropriate form of development.

Recommendation

Subject to the receipt of satisfactory consultation responses conditional approval (conditions are shown at end of report).

Site Details

Existing school premises situated on the south side of Greenway Road. The school is visible in the street scene. The steam railway line runs along the southern boundary of the site. There is a hedge along this boundary. There are a number of individual trees on the site.

There is no specific designation relating to the site in the Torbay Local Plan 1995-2011. The area to the north and east is in residential use.

Detailed Proposals

The application is for the construction of a detached two storey building to be used as a 6th form centre. The proposed building would be sited on an elevated grassed area at the southern side of the site adjacent to the railway line. There is currently a mobile classroom on the site. There are existing school buildings to the north, east and west of this part of the site. The site is not visible in the street scene.

At ground floor level a common room, office and toilet facilities are proposed and at first floor level two classrooms, a quiet study area and offices are shown.

The proposal would be built at existing ground level and would be accessed by steps or a ramp. It would be finished in white/grey render with cedar boarding. Windows would be powder coated aluminium with curtain walling detail around them. The roof would be flat. The proposal includes the provision of two new trees adjacent to the building and two English oaks to be provided elsewhere on the school grounds.

Summary Of Consultation Responses

RSPB- we consider that the proposed development will have no adverse impact on curlew bunting or their habitats.

Highways- consultation response awaited

Arboricultural Officer- consultation response awaited

Natural England - consultation response awaited

Summary Of Representations

None received.

Relevant Planning History

Extensive previous planning history. Most recent applications are;

- | | |
|-----------|--|
| 2008/0984 | Alterations to main entrance- install automatic sliding doors; flat roof and lobby to form larger structural opening, approved 11.8.08 |
| 2007/0727 | Roof mounted plant and services to existing school building approved 21.6.07 |
| 2006/1894 | Two storey extension to form learning resource building and refurbishment of existing classrooms; new windows approved 25.1.07 |
| 2005/0722 | Construction of sports pavilion and emergency access road approved 14.6.05 |

Key Issues/Material Considerations

The main issues are the principle of the development on this site, the siting and design of the building, and the impact on the landscape and ecology.

Principle and Planning Policy -

Policy CF10 in the Torbay Local Plan 1995-2011 supports the improvement of educational facilities at existing schools. The principle of providing a new building for the school is consistent with this policy. The proposed building would replace an existing mobile classroom and therefore would represent an improvement in quality of facilities at the school.

The proposed building would be sited adjacent to other school buildings and would relate well to the existing school. It would be built on a higher ground level. Its height would be 0.05m higher than the adjacent building to the north west, and lower than the nearby sports hall. This would be an acceptable relationship of buildings.

The external appearance of the building would echo the new building adjacent to the entrance to the school. It would have a modern appearance and would be appropriate for this location. The design of the building would be consistent with the objectives of Policies BES and BE1 in the Torbay Local Plan 1995-2011.

It would be necessary to fell three trees on the site. These do make a contribution to the visual appearance of the area, however they can be replaced and these replacements are shown on the plan with the addition of two additional trees elsewhere on the site. Heras fencing is shown along the line of the existing hedge to protect it during construction.

The RSPB has advised that the proposal would not have an adverse affect on ciril buntings in the area. The consultation response from Natural England is awaited.

Closing the gap -

The proposal represents an investment in education facilities which would improve the opportunities for young people in the area.

Climate change -

A renewable energy plant is indicated in the centre of the building.

Accessibility -

Ramped access to the building is proposed to ensure access for disabled persons. There would be a lift within the building.

S106/CIL -

Providing the proposal does not result in an increase in pupil numbers it would not be appropriate to seek contributions under S106.

Conclusions

In conclusion, the proposed building constitutes an appropriate form of development in this location that would enhance the appearance of the school

and would accord with the Torbay Local Plan 1995-2011.

Condition(s)/Reason(s)

01. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason; In the interests of visual amenity in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

02. The development hereby approved shall be constructed in accordance with the level details shown on drawing 3111.01 dated 11th August 2011 unless otherwise agreed in writing by the Local Planning Authority.

Reason; In the interests of visual and residential amenity, in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

03. No development or other operations shall commence on site until the existing trees and/or hedgerows to be retained have been protected in accordance with a scheme that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery or materials are brought on to the site for the purposes of development or any other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

Reason; To safeguard the existing trees and hedges in accordance with Policy L9 of the Torbay Local Plan 1995-2011.

04. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged

or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area, in accordance with Policy BE2 of the saved Torbay Local Plan 1995-2011.

05. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping. This scheme shall include details of the size, species and positions or density of all trees and shrubs to be planted, and shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interest of the amenities of the area, in accordance with Policy BE2 of the Torbay Local Plan 1995-2011.

Relevant Policies

CFS - Sustainable communities strategy
CF10 - New schools and improved school facilities
BES - Built environment strategy
BE1 - Design of new development
L8 - Protection of hedgerows, woodlands and o
L9 - Planting and retention of trees
BE2 - Landscaping and design