

Southampton City Planning & Sustainability
Planning and Rights of Way Panel meeting 21 August 2012
Planning Application Report of the Planning and Development Manager

Application address: Holy Family RC Primary School, Mansel Road West			
Proposed development: Erection of single storey training facility following demolition of existing.			
Application number	12/00861/FUL	Application type	FUL
Case officer	Bryony Stala	Public speaking time	5 minutes
Last date for determination:	30.07.2012	Ward	Redbridge
Reason for Panel Referral:	Departure from Local Plan	Ward Councillors	Cllr Pope Cllr McEwing Cllr Whitbread

Applicant: Holy Family Primary School - Cyrlin Scott	Agent: Built Offsite (Rachel Walmsley)
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The application constitutes a departure from the Development Plan policy CLT3 & CS21 of the Local Plan Review (March 2006) but is compliant with the other relevant Policies of the Development Plan set out below. However, on the basis of an adequate provision of replacement open space which is of equal benefit to the use of Holy Family Primary School and the wider community the local planning authority do not consider the loss of open to be harmful to the city's open space resource. In addition, other material considerations, including the improvement of play space for Holy Family Primary School and ability of the applicant to maintain an appropriate standard of business and provide and important training facility within the city accords with the aspirations of SDP1 of the local plan and CS11 of the Core Strategy and is not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been allied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - SDP1, SDP5, SDP7, SDP9 CLT3 the City of Southampton Local Plan Review (March 2006) and CS11, CS13, CS19 and CS21 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 Holy Family Primary School is located on the corner of Lower Brownhill Road and Mansel Road West. To the south west, the school is bounded by playing fields used in connection with the school.
- 1.2 A single storey portacabin building is located immediately to the south of the school buildings, abutting the school playing field. The building is used as a training centre for teachers. It is accessed via a car park which is used by both the school and the training centre.

2. Proposal

- 2.1 The proposed development is for a single storey training centre. The building will be located to the south-west of the existing school site and hard surfaced play area. The existing training centre building which is currently adjacent to the school site will be demolished and the land returned to open space. The space will be used as an informal playing field for Holy Family Primary School.
- 2.2 The proposed building measures 307.2sqm. The current building (including its gardens) covers 416 sqm. Staffing levels will remain the same as will the capacity for 20 parking spaces and 1 disabled parking space. The training centre will also operate within the same hours as the current facility, i.e. open from 8.30am-5.30pm.
- 2.3 The training centre offers a 1 year PGCE programme to train primary school teachers, based on the catholic philosophy of education. The PGCE programme is run within a training and education centre in the school grounds.
- 2.4 There are a number of reasons for the applicant seeking the relocation and re-provision of an improved training facility. The first is that the current location of the training centre prevents children of Holy Family Primary School using the field from being appropriately supervised. This is because the building creates 'blind spots' within which children congregate. This makes it harder for the teachers to monitor the children's play throughout break time. The second is that the existing buildings need considerable maintenance and improvement works in order to maintain appropriate working conditions for staff and to encourage the recruitment of people on the training programme.

3.0 Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Policy CLT3 of the local plan (as supported by CS21 of the Core Strategy) protects open space within the city by ensuring that developments which result in the loss of public or private open space will not be lost unless provision is made for the relocation or replacement of the open space of equivalent community benefit.
- 3.3 The development does not exceed 500sqm of floor space and is not therefore

subject to BREEAM.

- 3.4 The National Planning Policy Framework came into force on 27 March 2012. Having regard to paragraph 214 of the National Planning Policy Framework dated 27 March 2012 the policies and saved policies set out in **Appendix 1** which have been adopted since 2004 retain their full material weight for decision making purposes.

4.0 Relevant Planning History

- 4.1 00/01355/FUL - Erection of a prefabricated classroom. Approved. 01.05.2001.
- 4.2 02/00743/FUL - Single storey extension to south elevation. Approved. 18.07.2002

5.0 Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners, erecting a site notice 25.06.2012 and advertised as a departure from the local plan on 28.06.2012. At the time of writing the report **0** representations have been received.
- 5.2 **SCC Policy** – No objections raised.
- 5.3 **SCC Highways** – No objections raised.
- 5.4 **SCC Trees** - There are no trees directly affected by this proposal and no objections to this application. Other trees on site should be protected from any associated demolition / construction works by use of standard conditions.
- 5.5 **Sport England** – No objection.

6.0 Planning Consideration Key Issues

- 6.1 The key issue for consideration in the determination of this planning application are whether the loss of protected open space will be detrimental to the city's open space provision.
- 6.2 The site is allocated under Appendix 5 of policy CLT3 of the local plan review as protected playing field. The policy states that development will not be permitted which would result in the loss of the area of public and private open space unless provision is made for the relocation or replacement of the open space of equivalent community benefit. In addition, CS21 seeks no net loss of open space.
- 6.3 The land in question is used as playing fields for Holy Family Primary school. Land adjacent to this (known as Test playing fields) is now managed by Solent University as sports fields. As there are no pitches affected as a result of the proposal, the application satisfies the exception tests applied by Sport England regarding loss of sports pitches and playing fields.
- 6.4 Due to the size of the proposed building the proposal results in a minimal net loss of open space on site. However, in terms of the amount of space re-provided for use by the school there is a slight increase in the land that will be available following the demolition of the existing building. As such, the local planning

authority should not object to the technical departure of the proposal from policy CLT3 of the local plan.

- 6.5 With regard to appearance, the proposed building is to be single storey and of a height of no more than 3.4m in height. The height and design complements the height of the existing school buildings and sits below the mature landscaping along the north western edge of the application site. There will be limited views of the building from Lower Brownhill Road.
- 6.6 Access into the site is via the existing hard surfaced car park and play area. The hard surfaced play area is used on a temporary basis and its use will not be hindered by the relocation of the training centre.
- 6.7 The proposal will improve the play space arrangements for Holy Family Primary School whilst improving the existing training facilities. The single storey building will not have a negative impact on the amount or use of available open space on site, nor will it adversely affect the character and appearance of the immediate area.

7.0 Summary

- 7.1 The proposal is not considered to adversely affect the city's open space provision. The ability of the applicant to provide an area of open space of equal benefit to the play needs of Holy Family Primary School in terms of quality, quantity, and accessibility through the demolition of the existing building justifies the loss of open space proposed.

8.0 Conclusion

- 8.1 It is recommended that planning permission is granted subject to the imposition of the recommended conditions.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

1(a), 1(b), 1(c), 1(d), 2(b), 2(d), 7(a)

BS for 21.08.2012 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - no storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of

chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

03. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

04. Approval Condition - Means of Enclosure (Pre-Occupation Condition)

Prior to the first occupation of the building hereby approved details of all means of enclosure on the site shall be submitted to and approved by the Local Planning Authority. Such detailed scheme shall be implemented before the development is brought into use. The means of enclosure shall subsequently be retained.

REASON

In the interests of the visual amenities of the area and to protect the amenities and privacy of occupiers of adjacent buildings.

05. Approval Condition - Use of building (Performance Condition)

Notwithstanding the development hereby approved, should the building no longer be required for use as a teacher training unit or use associated with Holy Family Primary School for the purpose of education the building shall be removed and the land shall be reinstated to playing field.

REASON

To ensure the building is used for the purpose of education and in the interests of protecting the city's designated open spaces.

06. Approval Condition – Timing of demolition and reinstatement of land to playing field (Pre-Occupation Condition)

Prior to the first occupation of the development hereby approved the existing training centre buildings must be demolished, all fencing removed and the land re-provided as useable open space unless otherwise agreed in writing by the local planning authority.

Reason

To ensure no adverse loss of open space in accordance with policies CLT3 and CS21 and for the avoidance of doubt.

07. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.

POLICY CONTEXT

Core Strategy - (January 2010)

CS11	An Education City
CS13	Fundamentals of Design
CS19	Parking
CS21	Open Space

City of Southampton Local Plan Review – (March 2006)

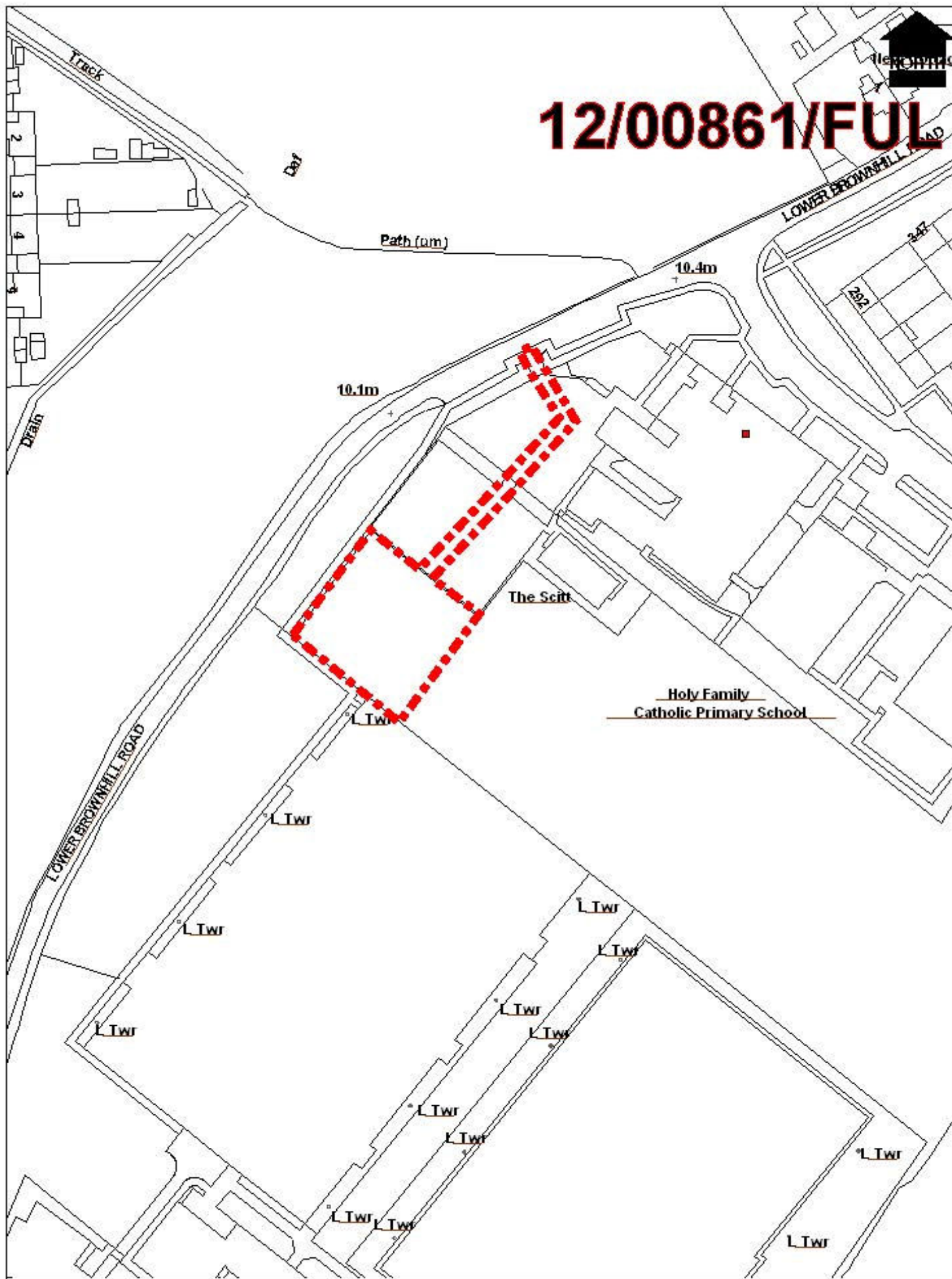
SDP1	Quality of Development
SDP5	Parking
SDP7	Context
SDP9	Scale, massing and appearance
CLT3	Open Space

Supplementary Planning Guidance

Parking SPD (September 2011)

National Planning Policy Framework

12/00861/FUL



Scale : 1:1250

Date : 09 August 2012

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