

The application is for the demolition of existing mobile classrooms and the construction of new 3 building that is linked to the existing buildings by a glazed canopy. The footprint of the building measures 29 metres by 16 metres with a maximum height of 13 metres.

The application site lies within the Newcastle Urban Area on the Local Development Framework Proposals Map.

**The 8 week period for the determination date expires on the 5<sup>th</sup> July.**

### **RECOMMENDATION**

**PERMIT subject to conditions relating to the following:-**

- 1. Approved drawings.**
- 2. Time Limit.**
- 3. Prior approval of all external facing materials.**
- 4. Prior approval and implementation of an Construction and Environmental Management Plan and a Construction Vehicle Management Plan.**

### **Reason for Recommendation**

The proposal will lead to the improvement of existing on site educational facilities where there is a need for replacement of buildings. The scale and appearance of the new building is not considered to be harmful to the character of the area subject to the prior approval of external facing materials. There are no highway safety concerns raised by the proposal as pupil and staff numbers are to remain unchanged.

### **Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application**

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and subject to conditions no amendments are considered necessary.

### **Key Issues**

The application is for the demolition of four existing mobile classrooms which are no longer fit for purpose and the construction of new 3 storey extension to provide teaching room space. The building is to be located near to the western boundary of the school (at the rear of the school) on land which currently contains a small prefabricated building which is to be demolished and is largely hardsurfaced.

It can be seen from the planning history set out below that over a considerable number of years some of the schools classroom space has been provided through temporary classrooms and the provision of purpose built, modern teaching facilities will no doubt enhance provision of education at the school. As such this development is supported in principle.

A small grassed area (approximately 39m<sup>2</sup>) will be lost to accommodate the building, but as the development is not likely to prejudice the use, or lead to the loss of use, of land being used as a playing field no harm would arise and there is no requirement to consult Sport England.

As such it is considered that the key issues in the determination of the application are:-

1. Is the design of the extensions and the impact on the character of the area acceptable?

## 2. Are there any significant highway safety concerns?

### 1. Is the design of the extensions and the impact on the character of the area acceptable?

Paragraph 56 of the National Planning Policy Framework (the Framework) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. The policy is consistent with the Framework.

The Council's Urban Design Supplementary Planning Document provides further detailed advice as to how design should be assessed to complement to Policy CSP1.

There are four prefabricated mobile classrooms which have been added over the years to increase the amount of teaching space available. But these are now in a poor state of repair and require demolition. Removing the existing mobile classrooms is an opportunity for a visual improvement. The remaining spaces are to be retained as open recreation areas for pupils.

The footprint of the building measures 29 metres by 16 metres. The building is 3 storeys standing at 13 metres in maximum height. The proposed building is predominantly red brick which reflects the predominant material that the existing buildings are constructed from. The proposed building also has a blue rendered stair enclosure which extends slightly above the rest of the building at its maximum height providing a key design feature for this building. The blue theme is continued through the use of blue coloured panels within the windows. Blue brickwork is also incorporated below the cill level on the ground floor.

The appearance, scale and architecture of the building as proposed is appropriate in the context of the school grounds and neighbouring buildings such as Newcastle College. Subject to a planning condition agreeing the precise details of all external facing materials the impact on the character of the area in the context of the opportunities available for enhancement available will be acceptable.

### 5. Are there any significant highway safety concerns?

As no increase in staff or pupil numbers are proposed as a result of the development there are no significant highway safety issues arising from the development.

The Highway Authority has requested that a Construction Vehicle Management Plan be secured to ensure during construction there is no highway safety detriment. Such a condition is considered appropriate and reasonable to impose.

## APPENDIX

### **Policies and proposals in the approved development plan relevant to this decision:-**

#### [Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy ASP6: Rural Area Spatial Policy  
Policy CSP1: Design Quality  
Policy CSP3: Sustainability and Climate Change

#### [Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy T16: Development – General Parking Requirements  
Policy N17: Landscape Character – General Considerations  
Policy N12: Development and the Protection of Trees

### **Other Material Considerations include:**

#### [National Planning Policy Framework \(NPPF\) \(2012\)](#)

#### [Planning Practice Guidance \(PPG\) \(2014\)](#)

#### Supplementary Planning Guidance/Documents

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Supplementary Planning Document (2010)

#### Relevant Planning History

93/00395/FUL Erection of temporary classroom – Permitted  
94/00006/TEM Renewal of permission for a temporary classroom - Permitted  
94/00587/FUL Extension - Permitted  
97/00330/FUL Temporary classroom -Permitted  
98/00556/FUL Temporary classroom unit - Permitted  
98/00740/FUL Proposed single storey building to form three science teaching spaces - Permitted  
99/00808/FUL Retention of temporary classroom units - Permitted  
01/00878/FUL Extension and alterations – Permitted  
04/00961/FUL Changing room extension to school - Permitted  
05/00924/FUL Formation of additional car parking – Permitted  
06/00325/FUL Extension to changing rooms - Permitted  
06/00406/FUL Provision of two mobile classrooms –Permitted  
07/00704/FUL New extension to house lift, disabled wc, store and disabled ramp – Permitted  
08/00458/FUL Sixth Form Centre Library extension - Permitted  
09/00056/FUL Hall extension - Permitted  
10/00254/FUL Single storey extension - Permitted  
11/00316/FUL Single storey extension to offices. Demolition of Caretaker's house and revisions to car parking – Permitted

#### Views of Consultees

The **Environmental Health Division** has no objections subject to the written approval and implementation of a Construction and Environmental Management Plan in relation to noise, dust and debris control.

The **Highway Authority** has no objections to the development subject to the written approval and implementation of a Construction Vehicle Management Plan.

The **Landscape Development Section** has no objections.

## Representations

13 letters of representation have been received giving support to the proposal, making the following points:-

- The proposal will modernise existing school facilities and enhance learning.
- There will be a positive impact on the Town.
- Existing pupils are badly let down by existing facilities the current mobile provision is poor and unsightly.

## Applicant's/Agent's submission

The application documents are available for inspection at the Guildhall and via the following link <http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00156/FUL>

## Background papers

Planning files referred to  
Planning Documents referred to

## Date report prepared

27<sup>th</sup> May 2017.