

**GLOUCESTER CITY COUNCIL**

**COMMITTEE** : **PLANNING**

**DATE** : **2<sup>ND</sup> AUGUST 2016**

**ADDRESS/LOCATION** : **MILESTONE SCHOOL, LONGFORD LANE,  
GLOUCESTER**

**APPLICATION NO. & WARD** : **16/00322/FUL  
LONGLEVENS**

**EXPIRY DATE** : **24<sup>th</sup> JUNE 2016**

**APPLICANT** : **THE CHAMWELL CENTRE CHARITY**

**PROPOSAL** : **A NEW TWO STOREY EXTENSION TO  
PROVIDE DISABLED CHILDREN  
THERAPIES, INCLUDING  
RECONFIGURATION OF THE  
PLAYGROUND AND PARKING AREAS.**

**REPORT BY** : **BOB RISTIC**

**NO. OF APPENDICES/  
OBJECTIONS** : **1. SITE LOCATION PLAN**

**1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The application relates to part of the Milestone School complex which is set on the northern side of Longford Lane, to the east of Brionne Way/Milford Close to the west of Longlevens Rugby Club.
- 1.2 This application specifically relates to the Chamwell Centre which is located to the eastern side of the site, as well as the area to the south of the site, which is laid out as a playground and parking area.
- 1.3 The application seeks planning permission for a single and two storey extension to create new building which would provide a host of specialist facilities including a new hydrotherapy pool, changing facilities, rebound therapy and soft play areas, physiotherapy, and other consulting rooms for use by Milestone School pupils as well as a variety of other community groups.
- 1.4 The application also proposes the re-siting of the playground area to west of the proposed extension and to the north of the access road through the site. The application also proposes the re-arrangement of the existing car parking facilities to the southern part of the site and would result in an overall increase

of 18 car spaces and 3 minibus spaces at the site, and would also remove the need for pupils to cross the road in order to access the existing play area.

- 1.5 The application has been brought before members as the floor area of the new building would be 1,430 square metres (therefore exceeding the 1,000 square metres) and cannot therefore be determined under officer's delegated powers.

## **2.0 RELEVANT PLANNING HISTORY**

- 2.1 The school site has been subject to numerous planning applications over the years. The most recent of which are summarised below:

13/00089/FUL - 1.7 metre high netting attached to existing fencing (adjoining 23-32 Milford Close) and 2.4 metre high timber fence (adjoining 12 Ashmead & 1 Woodcote) Retrospective application

15/00092/DCC - Demolition of single storey structure and construction of single storey flat roof extension. Additional single storey extension to classroom.

13/00087/FUL - Proposed single storey classroom extension & relocation of glazed canopy.

11/01378/DCC - Erection of a single storey teaching block. (County Council Ref: 11/0077/GLREG3)

11/01236/FUL - Single storey classroom building

10/00948/DCC - Stationing of demountable classroom

## **3.0 PLANNING POLICIES**

- 3.1 The statutory development plan for Gloucester remains the 1983 City of Gloucester Local Plan. Regard is also had to the policies contained within the 2002 Revised Deposit Draft Local Plan which was subject to two comprehensive periods of public consultation and adopted by the Council for development management purposes. The National Planning Policy Framework (NPPF) published in March 2012 is also a material consideration.

- 3.2 For the purposes of making decisions, the National Planning Policy Framework sets out that, policies in a Local Plan should not necessarily be considered out of date where they were adopted prior to the publication of the National Planning Policy Framework. In these circumstances due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

- 3.3 Policy contained in the National Planning Policy Guidance is explained and amplified by the online National Planning Policy Guidance.

- 3.3 The policies within the 1983 and the 2002 Local Plan remain therefore a material consideration where they are consistent with the National Planning Policy Framework.
- 3.4 From the Second Stage Deposit Plan the following policy is the most relevant:
- |       |                           |
|-------|---------------------------|
| ST.1  | Sustainable Development   |
| ST.7  | Urban Design Principles   |
| BE.1  | Scale, Massing and Height |
| BE.7  | Architectural Design      |
| BE.12 | Landscape Schemes         |
| BE.21 | Safeguarding Amenity      |
| TR.31 | Road Safety               |
| FRP.6 | Surface Water Run Off     |
- 3.5 The site has no specific allocation or restrictions in the Second Stage Deposit Local Plan (2002).
- 3.6 In terms of the emerging Development Plan, the Council has prepared a Joint Core Strategy with Cheltenham and Tewkesbury Councils which was submitted to the Planning Inspectorate on 20<sup>th</sup> November 2014. Policies in the Submission Joint Core Strategy have been prepared in the context of the NPPF and are a material consideration. The weight to be attached to them is limited: the Plan has not yet been the subject of independent scrutiny and does not have development plan status. The Examination in Public has been ongoing since May 2015. In addition to the Joint Core Strategy, the Council is preparing its local City Plan which is taking forward the policy framework contained within the City Council's Local Development Framework Documents which reached Preferred Options stage in 2006.
- 3.7 On adoption, the Joint Core Strategy, City Plan and any Neighbourhood Plans will provide a revised local planning policy framework for the Council. In the interim period, weight can be attached to relevant policies in the emerging plans according to
- The stage of preparation of the emerging plan
  - The extent to which there are unresolved objections to relevant policies; and
  - The degree of consistency of the relevant policies in the emerging plan to the policies in the National Planning Policy Framework.
- 3.8 All policies can be viewed at the relevant website address:- Gloucester Local Plan policies – [www.gloucester.gov.uk/planning](http://www.gloucester.gov.uk/planning); and Department of Communities and Local Government planning policies - [www.communities.gov.uk/planningandbuilding/planning/](http://www.communities.gov.uk/planningandbuilding/planning/).

#### **4.0 CONSULTATIONS**

##### **4.1 Highway Authority (Gloucestershire County Council)**

No objection – subject to conditions

4.2 **Tree Officer**

No objections to the revised landscaping scheme

4.3 **Environmental Health Officer**

No objections subject to conditions

4.4 **City Archaeologist**

No objection subject to conditions

4.5 **Lead Local Flood Authority (LLFA)**

Final comments/conditions are awaited.

**5.0 PUBLICITY AND REPRESENTATIONS**

5.1 The occupiers of 22 neighbouring properties were notified of the application by letter and a site notice was and press notice was also posted.

5.2 There have been no public representations in response to the consultation process.

5.3 The full content of all correspondence on this application can be viewed on the city council website via the following link:

<http://planningdocs.gloucester.gov.uk/default.aspx?custref=16/00322/FUL>

**6.0 OFFICER OPINION**

6.1 It is considered that the main issues with regard to this application are as follows:

- Design & Layout
- Residential amenity
- Traffic and transport

**Design & layout**

6.2 The application proposes a single and two storey building set back from Longford Lane by approximately 65 metres. The proposed building would have a striking modern appearance with a full height glazed screen wall framing the building entrance, 'brise soleil' detailing to the upper part.

6.3 The remainder of the building would be finished in contrasting brickwork which would break-up the massing of the development and add visual interest.

- 6.4 While the majority of the existing school buildings are single storey in height, the proposed single and two storey extension would nevertheless integrate well with the existing, extensive school complex and would include a single storey link to the main building.
- 6.5 Furthermore the eastern side elevation (save the plant room to the rear part of the roof) would step down to single storey in height and would be screened to a significant degree by a row of substantial Poplar trees along the boundary with the rugby club.
- 6.6 Additionally the two storey form also allows for the delivery of the required accommodation while minimising the overall footprint of the building and allowing for adequate playground and parking facilities to be maintained.
- 6.7 While the proposal would involve the removal of a number of existing trees within the site, the applicant has provided a comprehensive landscaping strategy which includes heavy standard compensatory tree planting. Accordingly the City Tree Officer has raised no objections subject to a condition requiring the implementation of the agreed landscaping scheme.
- 6.8 It is considered that the proposed extension would have a modern and high quality, bespoke appearance which as a result of the setback from the street and presence of existing and proposed landscaping, would preserve the visual amenities of the area and provide a positive addition to the street scene.

#### Residential Amenity

- 6.9 The proposed building would be set approximately 90 metres from the nearest residential property on the southern side of Longford Lane. Accordingly the proposed building would have no adverse impacts in terms of overbearing effect, adverse overlooking or loss of light.
- 6.10 The city environmental health officer has requested a precautionary noise condition to ensure any noise from plant at the building does not affect the living conditions of nearby properties.
- 6.11 Additionally, conditions requiring the approval of a construction method statement and restrictions to the hours of construction will ensure that there are no adverse impacts upon the living conditions of neighbouring occupiers throughout the construction process.

#### Traffic & Transport

- 6.12 The proposed works have been assessed by the County Council Highways officer who has advised that the means of access to the site will remain unchanged from the existing arrangement and suitable for the type of vehicular and pedestrians' movements associated with the development.

- 6.13 The parking layout has been realigned in order to accommodate for the school extension. The realignment has resulted in a proposed increase in car spaces by 18 to 138 and by 3 minibus spaces to 55.
- 6.14 It is considered that the parking provision is suitable for the expected number of vehicles. Furthermore the development proposed is to improve facilities rather than increase overall pupil numbers, therefore it would be expected that the number of vehicles would be similar in number to current volumes. Any increase that may occur would not be material or detrimental to highway safety.

#### Other matters

- 6.15 The applicant has finalised the principles of the drainage strategy for the site. While the Lead Local Flood Authority has accepted the recommendations in principle, their final advice and any necessary conditions are still awaited.
- 6.16 As a result of recent Neolithic and Roman period finds in the area, the city archaeologist has requested a condition to secure a programme of archaeological mitigation is considered appropriate.

### **7.0 CONCLUSION**

- 7.1 The application proposes a substantial, modern and well-designed building which would offer an extensive range of facilities for the benefit of Milestone School and local groups.
- 7.2 The proposal would not result in any demonstrable harm to highway safety, the visual amenities of the area or adversely impact the living conditions of the occupiers of adjoining residential properties. The proposal is therefore considered to be acceptable and in accordance with Policies BE.1, BE.7, TR.31, FRP.6 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

### **8.0 RECOMMENDATIONS OF THE DEVELOPMENT CONTROL MANAGER**

It is recommended that delegated powers be deferred to the Development Control Manager to grant planning permission subject to the following condition and any additional conditions deemed necessary by the LLFA.

#### **Condition 1**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **Reason**

Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### **Condition 2**

The development hereby permitted shall be carried out in accordance with the approved Drawing nos.5172-P-200, 5172-P-600, 5172-P-700, 21st March 2016, Drawing No.16-00450 SP01A received by the local planning authority on 10th June 2016, drawing no.5172-P-1000 received by the local planning authority on 13th June 2016 and 5172-P-112 Rev.B received by the local planning authority on 16th June 2016 and any other conditions attached to this permission.

**Reason**

To ensure that the development is carried out in accordance with the approved plans and in accordance with policies contained within Second Deposit City of Gloucester Local Plan (2002).

**Condition 3**

No development or demolition below ground level shall take place within the application site until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

**Reason**

To make provision for a programme of archaeological mitigation, so as to record and advance understanding of any heritage assets which will be lost, in accordance with paragraph 141 of the National Planning Policy Framework

**Condition 4**

No construction works (with the exception of site preparation and excavation) shall take place until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

**Reason**

This is to ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution in accordance with policies FRP.1a, FRP.6 and FRP.11 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 5**

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- Provide a suitable construction vehicle access;
- provide for the parking of vehicles of site operatives and visitors;
- provide for the loading and unloading of plant and materials;

- provide for the storage of plant and materials used in constructing the development;
- provide for wheel washing facilities;
- provide measures to control the emission of dust and dirt during demolition/construction from ground works, haul roads, stockpiles and material handling/removal;
- light from security compounds;
- storage of waste.

**Reason**

To reduce the potential impact on the public highway and to safeguard residential amenity and prevent pollution in accordance with policies TR.31 and BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 6**

No development works above DPC level shall take place until precise details including samples of materials to be used externally have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and shall be similarly maintained thereafter.

**Reason**

To ensure a satisfactory appearance to the development in accordance with polices BE.1, BE7 and BE.21 of the Second Stage Deposit Local Plan 2002.

**Condition 7**

Prior to the first use of the building, precise details of any external lighting to the building and carpark areas shall be submitted to and approved in writing by the local planning authority. The lighting scheme shall be implemented and thereafter maintained in accordance with those approved details and be extinguished outside of the hours of operation of the development.

**Reason**

In the interest of the visual amenities of the area and to protect the living conditions of neighboring occupiers in accordance with Policies FRP.11 and BE.21 of the Gloucester Local Plan, Second Stage Deposit Local Plan 2002.

**Condition 8**

Prior to first use of the development hereby permitted, a noise assessment shall be carried out (by a competent person i.e. member of the IOA) to ensure that the rating level of any noise generated by mechanical plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142: 2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

**Reason**



To protect the living conditions of neighboring occupiers in accordance with Policies FRP.11 and BE.21 of the Gloucester Local Plan, Second Stage Deposit Local Plan 2002.

**Condition 9**

During the construction phase no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, bank or public holidays.

**Reason**

To safeguard the amenity of the area in accordance with policy BE.21 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 10**

The landscaping scheme as set out on approved drawing nos.5172-P-1000 and 45172-P-112 Rev.B shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The planting shall be maintained for a period of 5 years. If during this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5 year maintenance period.

**Reason**

To ensure a satisfactory and well planned development and to preserve and enhance the quality of the environment in accordance with policies BE4 and BE.12 of the Second Deposit City of Gloucester Local Plan (2002).

**Condition 11**

Prior to the first use of the building hereby permitted, the vehicular parking and turning facilities shall be laid out and constructed in accordance with the approved drawing no. SP01 Rev A and those facilities shall be maintained available for those purposes thereafter.

**Reason**

To ensure that a safe, suitable and secure means of access for all people that minimises the conflict between traffic and cyclists and pedestrians is provided in accordance with policy TR.31 of the the Second Deposit City of Gloucester Local Plan (2002).

**Note 1**

Your attention is drawn to the requirements of the Building Regulations, which must be obtained as a separate consent to this planning decision. You are advised to contact the Gloucester City Council Building Control Team on 01452 396771 for further information.

**Note 2**

The proposed development will involve works to be carried out on the public highway and the Applicant/Developer is required to enter into a legally binding Highway Works Agreement (including an appropriate bond) with the County Council before commencing those works.

**Note 3**

The applicant is advised that there may be a public sewer located within the application site and encourage the applicant to investigate this. Please note that public sewers have statutory protection and may not be built close to, directly over or be diverted without consent. If there are sewers which will come into close proximity of the works, the applicant is advised to contact Severn Trent Water to discuss the proposals and we will seek to assist with obtaining a solution which protects both the public sewer and the building.

**Note 4**

Please note, when submitting a Building Regulations application, the building control officer is required to check the sewer maps supplied by Severn Trent and advise them of any proposals located over or within 3 meters of a public sewer. In many cases under the provisions of Building Regulations 2000 Part H4, Severn Trent can direct the building control officer to refuse building regulations approval.

**Note 5**

All crushers and screens that are to be used on site shall be accompanied by a Permit to Operate issued under the Environmental Permitting Regulations 2010.

**Note 6**

In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has worked with the applicant in a positive and proactive manner in seeking solutions to secure sustainable development which will improve the economic, social and environmental wellbeing of the area. In particular, the Local Planning Authority has negotiated issues relating to the suitability of the means of access, drainage requirements and noise impact.

Decision: .....

Notes: .....

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Person to contact: Bob Ristic  
(Tel: 396822.)

**16/00322/FUL**

**Milestone School**  
**Longford Lane**  
**Gloucester**  
**GL2 9EU**

**Planning Committee**

