

PLANNING APPLICATION REPORT**REF NO:** EG/17/10/**LOCATION:** St Philip Howard Catholic High School
Elm Grove South
Barnham**PROPOSAL:** Design and conceive as one building proposed to be constructed in phases:
First phase: Provision of new four court sports hall with entrance vestibule & storage.
Final phase: Ancillary changing accommodation (changing rooms; WC's & showers), 3 general teaching classrooms & dance/drama studio.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is for a new building to house a sports hall with four sports courts and changing accommodation and education facility.
SITE AREA	5.4876 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Wire fencing and tree screen along public footpath. Hedgerow to sides and rear. All boundaries have a tree screen.
SITE CHARACTERISTICS	Two-storey 1960's brick school with two-storey side extension and various flat roof extension. Car park to the front entrance. School field to the rear and side. Chapel and former caretakers bungalow at the front of the site.
CHARACTER OF LOCALITY	Predominantly residential. Elm Dale flats are adjacent to the site. To the rear side of the school is farmland.

RELEVANT SITE HISTORY

EG/69/92	Single storey extension to gymnasium for storage purposes	Approve Cond 30-12-1992
EG/13/94	Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for erection of a building to provide facilities for music and drama -(This application will be determined by West Sussex County Council).	DPC - WSCC 03-08-1994

EG/76/00/	Proposed extension to existing school	Approve Cond 02-02-2001
EG/6/02/	First floor extension over existing extension to school.	Approve Cond 15-03-2002
EG/80/03/	Application under Regulation 3 of the Town & Country Planning act for the construction of four court macadam surfaced multi use games area (MUGA) complete with 2.7m high perimeter fencing and the provision of ten 8m high floodlights. (This application will be determined by the West Sussex County Council)	ApprvdCond-WSCC 02-12-2004
EG/107/05/	Application under Regulation 3 of the Town and Country Planning General Regulations 1992 for change in surface of MUGA from macadam to synthetic turf and amendments to floodlighting (This application will be determined by WSCC)	ApprvdCond-WSCC 01-03-2006
EG/74/08/	Application under Regulation 3 the Town & Country Planning General Regulations 1992 for the provision of new hardplay areas and enlargement of existing hardplay areas including erection of perimeter 3m weldmesh fencing, 1.2m bow top fencing, solar powered light bollards and new free standing umbrella canopy. (This application will be determined by WSCC).	ApprvdCond-WSCC 22-12-2008

REPRESENTATIONS

Representations received:

Comments on Representations received:

CONSULTATIONS

WSCC Local Development Divis.
Horticulturist
Environmental Health
Southern Water Planning

Consultations responses received:

County Highways - No objection the proposal provides an improvement to the current provision for additional sports and educational resources. The proposal is unlikely to increase pupil capacity and therefore unlikely to result in any significant increase in traffic movements.

District Environmental Health - No comments.

Southern Water - There is currently inadequate capacity in the local network to provide foul sewage disposal to secure the proposed development. The proposed development would increase flows to the public sewers and existing properties may be at risk of greater flooding. Additional off-site sewers or improvements to existing sewers will be required. No objections subject to conditions being imposed.

County Archaeology - There are no known archaeological features within the immediate vicinity however, prehistoric and Roman settlement and farming was widespread over the coastal plain. The footprint of the proposed new sports hall is sizeable and it is recommended that the ground disturbance for foundations and services should be archaeologically monitored, or an area within the footprint of the site should be sampled archaeologically in advance of the main contractor beginning on site.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area Boundary
Right of Way
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPS3	Education and Skills
Arun District Local Plan:	GEN7 GEN9	The Form of New Development Foul and Surface Water Drainage

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS25	Development and Flood Risk
PPS9	Biodiversity & Geological Conservation

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The site lies within the built up area boundary where development is acceptable in principle subject to satisfying normal development control criteria. The proposal is for:-

School Facility:

The proposal is for a two-storey building adjacent to the school outdoor pitches 36m x 38m. The ground floor will provide a four-court sports hall, teaching area, four changing rooms, showers and an office and stores. At first floor level is a dance studio and two classrooms. The building will be aluminium.

Currently the school does not have a sports hall which is below the standard to the Sports England Guidance. Also the school is short of approximately 2350 sq. m of teaching accommodation. The proposal is to overcome some of this shortfall with regard to sports, dance and drama teaching rooms (1385 sq.m additional accommodation).

The proposal will not result in any additional pupil numbers but is to improve the facilities for the existing pupils.

The site is currently a grassed area and car park. The building will be located directly adjacent to the Multi-Use Games Area (MUGA) external sports pitch.

VISUAL AMENITY:

The proposed building is to the rear of the site to the side of the main school entrance. It will not be seen within the street scene. It is screened to the boundary with the fields by a poplar tree screen, and screened from the public footpath by fir trees. The proposed metal cladding is typical of sports halls.

RESIDENTIAL AMENITY:

The proposal will not result in any increase in pupil numbers. The site of the proposal is sited a significant distance from residential properties. It is 30m distance from the flats 1 12 Elm Dale and there are no windows at first floor level proposed, therefore there is no potential for overlooking of the flats. The only glazing on this elevation is to light the entrance foyer.

ECOLOGY:

The applicant has submitted a ecology report which has identified potential and actual species on the site. Due to the tree screens around the site there is potential for bats. No reptiles were identified on the site, which is short-cropped grass and tarmac. The trees are to remain and be protected during the development. Therefore it is considered that the proposal will not result in any loss to ecology.

ARCHAEOLOGY:

The site is within an area of known prehistoric and Roman settlement on the coastal plain. The site should be monitored for potential finds.

HIGHWAY ISSUES:

County Highways have raised no objections as the proposal does not result in any increased pupil numbers or intensification in traffic to the site. Therefore the proposal will not result in any loss of highway safety.

DRAINAGE

Southern Water has raised concern that the proposal will put increased strain on the foul sewage system, but this can be overcome by conditions.

SUMMARY

The proposal enhances the school facilities and does not result in any adverse impacts either visually or residentially. Therefore it is recommended that the application is approved subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 This permission relates to the following approved plans drawing nos 902-01, 902-02, 902-P10, 902-P11, 902-P12, 902-P20, 902-P21, 902-P22, 902-P23, LLD287/01, LLD287/02, LLD287/03 received 19 march 2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 The building hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policy GEN7 of the Arun District Local Plan.

- 4 No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall incorporate matters set out in the County Council's response as Highway Authority to the planning application. Development shall be carried out in accordance with the approved plan.

Reason: In the interests of road safety in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The existing trees/bushes/hedges shall be/retained/protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being seriously damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity, /the ecological quality/and for the environment of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the 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, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 7 No development shall take place within the area indicated until the applicant 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 by the Planning Authority."

Reason: The site is of archaeological significance in accordance with Arun District Local Plan Policy GEN7 and PPS16 Archaeology & Planning.

- 8 The development shall not proceed until details of the proposed surface and foul water drainage system have been submitted to and approved by the Local Planning Authority in consultation with Southern Water.
Surface water drainage shall be carried out in accordance with such details and in conjunction with the associated building works.
No building shall be occupied until the foul drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7, GEN9 of the Arun District Local Plan.

- 9 No development shall commence until details of a Day Time Bat Roost Assessment Survey, with mitigation measures, where appropriate, has been submitted and approved in writing by the local planning authority. Any mitigation measures shall be carried before the development is brought into use.

Reason: In accordance with Biodiversity and Protected Species requirements detailed in PPS9 and legislation.

10 **INFORMATIVE:** The West Sussex County Council as Highway Authority would remind applicants that they may have to provide on the application site, areas for the parking and unloading of vehicles, temporary contractor buildings, plant and stacks of materials as the use of the adjacent public highway for these purposes may not be acceptable under the terms of the Highways Act.

11 **INFORMATIVE:**

The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary infrastructure required to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688) or www.southernwater.co.uk.

12 **INFORMATIVE:** Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: S3

LOCAL PLAN: GEN7, GEN9

NATIONAL POLICIES: PPS1, PPS9, PPS25

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.