

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY 12TH DECEMBER 2012**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION - ERECTION OF A NEW SCHOOL, INSTALLATION OF CCTV EQUIPMENT AND ASSOCIATED WORKS AT "TALIESIN JUNIOR SCHOOL", TALIESIN AVENUE, SHOTTON, DEESIDE 049990**

APPLICATION NUMBER: **049990**

APPLICANT: **FLINTSHIRE COUNTY COUNCIL**

SITE: **LAND AT "TALIESIN JUNIOR SCHOOL", TALIESIN AVENUE, SHOTTON, DEESIDE**

APPLICATION VALID DATE: **26TH JULY 2012**

LOCAL MEMBERS: **COUNCILLOR MRS. A. MINSHULL**

TOWN/COMMUNITY COUNCIL: **SHOTTON TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT RELATIVE TO DELEGATION SCHEME**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This full application which has been submitted by Flintshire County Council proposes the erection of a new primary school to replace both the Shotton Infants Primary School and Taliesin Junior School at Taliesin Avenue, Shotton. It is proposed that the new school be built on part of the existing playing field associated with Taliesin Junior School.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Time limit on commencement.
2. In accordance with approved plans.

3. Details of external materials to be submitted and approved.
4. Phasing scheme / timing of development to be approved.
5. Site levels / finished floor levels of building to be approved.
6. Details of boundary treatment to be submitted and approved prior to the commencement of development. Development to be carried out in accordance with approved details.
7. Foul and surface water to discharge separately.
8. No surface water to connect to public sewerage system.
9. Land drainage run-off not to discharge into public sewerage system.
10. No development to commence until a scheme for the integrated drainage of the site has been submitted and approved.
11. Land contamination protection measures to be undertaken in accordance with submitted Geo-Technical Report.
12. If during course of development any contamination is identified, remediation scheme/verification report to be submitted and approved.
13. Design of road/site access to be submitted and approved.
14. Details of construction of internal roads, traffic calming, street lighting, road marking and signage to be submitted and approved.
15. No development including site clearance to commence until a Construction Traffic Management Plan has been submitted and approved.
16. Travel Plan to be submitted and approved within 3 months of the bringing into use of the new school.
17. Where necessary positive means to prevent the run off of surface water onto the adopted highway to be provided in accordance with details to be submitted and approved.
18. Details of replacement play area including site levels to be submitted and approved prior to the commencement of development. Facilities to be provided prior to the bringing into use of the new school.

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mrs. A. Minshull

No objection to determination under delegated powers.

Shotton Town Council

No objection. Only observations were (environmental) concerns with regard to wildlife (bats) around the school request for bat assessment. Also health and safety issues with regard to the removal of excess soil etc from the site.

Head of Public Protection

Following the receipt of a land contamination report no objection subject to the imposition of conditions.

Head of Assets and Transportation

Following the receipt of amended plans, there is no objection subject to the imposition of conditions.

Environment Directorate (Rights of Way)

Public Footpath 7 abuts the site but is unaffected by the development. The paths must be protected and free from interference from the construction.

Dwr Cymru/Welsh Water

Recommend that any permission includes conditions in respect of foul, surface and land drainage.

Airbus

No aerodrome safeguarding objection.

Countryside Council for Wales

No objection as it is considered that the proposal is not likely to affect any protected species that may be present at this location.

Environment Agency

No objection.

Sports Wales

No response at time of preparing report.

Fields in Trust

No response at time of preparing report.

4.00 PUBLICITY

4.01 Press Notice, Site, Notice, Neighbour Notification

1 letter received which supports the general principle of development but requests that the CCTV cameras are sited in a way so as to minimise impact on the privacy/amenity of occupiers of existing properties.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development

Policy STR8 – Built Environment

Policy GEN1 – General Requirement Considerations

Policy GEN2 – Development Inside Settlement Boundaries

Policy D2 – Location and Layout
Policy D3 – Building Design and Access Statement
Policy D4 – Landscaping
Policy AC13 – Access and Traffic Layout
Policy AC18 – Parking Provision and New Development
Policy SR4 – Protecting Recreational Open space
Policy CF2 – Development of New Community Facilities
Policy EWP2 – Energy Efficiency in New Development

7.00 PLANNING APPRAISAL

7.01 Introduction

Taliesin Junior School, Shotton is located at the south-western end of King George Street, opposite an existing sheltered housing development at Griffiths Court. The Shotton Infant Primary School is located at the junction of King George/Mostyn Street, approximately 475m to the north-east of the Taliesin Junior School.

7.02 The existing Taliesin Junior School and playing fields which amount to approximately 2.7 hectares in area are bounded to the north by existing residential properties at Taliesin Avenue and the site has open views towards Killins Lane to the west.

7.03 Vehicular access to the school is obtained from King George Street, that continues into a cul-de-sac arrangement that also serves the sheltered housing development at Griffiths Court. The cul-de-sac contains a one way road system and two road islands to facilitate vehicular/pedestrian access into the school.

7.04 Proposed Development

The application which has been submitted by Flintshire County Council proposes:

- The construction of a new school on the site of the existing playing fields associated with Taliesin Junior Primary School as a replacement for existing facilities at this location and those at Shotton Infant Primary School.
- The provision of additional parking/recreational facilities on the site of the existing Taliesin Junior Primary School when it is demolished. The existing infants school at Shotton would become vacant but surplus to requirements.
- The fixing of 8 No. CCTV cameras to the building and 15 No. column mounted cameras within the site curtilage

7.05 In support of the application the Council's Director of Lifelong Learning has advised that the decision to replace the existing schools is based on falling school numbers at both locations with the amalgamation providing the opportunity for school modernisation.

7.06 For Members information the application proposes the erection of a single storey building on part of the existing playing field to the rear of the existing Taliesin Junior School and includes a two storey element containing the hall and gymnasium. The proposed form is based on a series of interlocking mono-pitched roofs, that create a linear double curve or S formation. This helps to form separate playing areas for nursery, infant and junior pupils.

7.07 Planning Policy/Principle of Development

The existing school is located within the settlement boundary of Shotton as defined in the adopted Flintshire Unitary Development Plan although the playing fields are outside the settlement boundary at this location. Policy CF2 of the Unitary Development Plan permits the development of new educational facilities on suitable sites within settlement boundaries. The policy also states that outside settlement boundaries new education facilities can be developed if it is the extension of an existing facility. As this is the redevelopment of an existing school the principle of development is compatible with Policy CF2 subject to the safeguarding of relevant amenity considerations. This policy seeks to direct such facilities to locations within defined settlement boundaries and therefore the principle of development is acceptable subject to the safeguarding of relevant amenity considerations.

7.08 Officers have explored the possibility of bringing the proposed school forward within the existing site, so that it is closer to the road and helps to create a more prominent focal point and sense of enclosure within the street scene. Although preferable in design terms it is recognised that this would impact on the siting of the existing school and that temporary replacement facilities would need to be provided during the construction phase of the development.

7.09 The applicant has further advised that that this would not be the most suitable or practical option for the education department as:-

- there is no suitable provision elsewhere. Shotton Infants site is not sufficient in size to accommodate the pupils from Taliesin and does not have any playing field provision which is a requirement to deliver the full extent of the educational curriculum.
- consideration of other sites would mean additional transportation costs.
- disruption to pupils would impact upon learning and performance.
- there is nowhere within the site to locate temporary accommodation facilities.

7.10 Development on existing Open Space / Playing Field

For Members information the proposed playing field/recreational provision for the new school would represent a 1% reduction in

comparison to that currently in place at both schools.

- 7.11 Policy SR4 of the Unitary Development Plan seeks to protect recreational open space and playing fields where appropriate subject to specific criteria. Having regard to the above policy framework it is considered that development of the site would not conflict with the aim of the policy as:
- development comprises the provision of an educational facility on a school playing field and
 - there is already an adequate provision of playing fields, outdoor play space and informal recreational space in the locality.
- 7.12 The latter point is illustrated by reference to the Council's 2007 Open Space Survey which indicates that Aston, Queensferry and Shotton exceed the national standards in respect of Outdoor Youth, Adult Space and Children's Play Space by approximately 1.4 hectares
- 7.13 Development of the site for the new school would equate to a 0.8% reduction in this overall playing field provision, which it is considered would not undermine the basis of provision particularly as the existing playing fields are not publicly accessible. The Open Space Survey also shows that adjoining the school site there are playing fields and equipped children's play area which area available for public use.
- 7.14 Scale / Design
The proposed building is contemporary in its design, with significant areas of glazing introduced to maximise the use of natural light. For Member's information there is a mix of property types, styles / materials in the locality covering a range of different periods of construction. Whilst the scale and design of the proposed development does not mirror that of adjacent properties, it is of a functional design which will contrast / complement the existing character. Whilst attempts have been made to introduce some additional design elements e.g. storm porches to help further improve the visual appearance of the building I have been advised that the development is subject to a limited budget which would not enable these features to be introduced. I remain of the view however that subject to the use of appropriate materials that the design/form of the new school is acceptable at this location.
- 7.15 Effects on Privacy / Amenity
The site of the existing playing field is enclosed to the north by the rear of existing properties at Taliesin Avenue. The distances and relationship of the proposed school to these existing properties is of fundamental importance in consideration of this application in order to maintain and safeguard the privacy / amenity of the occupiers of these properties. It is proposed that the new school would occupy a central position within the existing playing field with the proposed school at its

closest point being approximately 23m from the rear of properties at Taliesin Avenue.

- 7.16 It is considered that the distances when considered in conjunction with the site levels which are relatively constant between the application site and existing properties at Taliesin Avenue, would be acceptable to safeguard privacy / amenity. It is recommended however that if Member's are mindful to grant permission for the development that the site levels / finished floor levels of the building be controlled by the imposition of a specific planning condition, so there is no deviation from the approved scheme, or subsequent increase in levels at this location.
- 7.17 It is also considered that the boundary treatment proposed between the site and rear of existing properties at Taliesin Avenue is important in order to help assimilate the development into the locality and ensure that there is a suitable screen/barrier to existing properties. Whilst a 2m high paladin or similar fence is proposed, it is my view that this would not be the most sympathetic form of treatment and a close boarded fence would be more appropriate, the precise details of which can be covered by condition.
- 7.18 CCTV
The concerns relating to the impact of the proposed CCTV's on the privacy/amenity of the occupiers of existing properties at Taliesin Avenue is duly noted.
- 7.19 The applicant has advised that all static cameras will be programmed and any privacy issues (where a camera might infringe on a private space or dwelling) will be eliminated through electronic image masking the pixels in those areas.
- 7.20 Given that issues of privacy can be addressed and controlled as detailed, this aspect of the development is considered to be acceptable.
- 7.21 Land Contamination
For Member's information to the south west of the school, there is a former clay pit, which became a landfill site in the 1960's and now contains a number of extraction vents to release the build up of unwanted gasses. As a result a Site Investigation Survey has been undertaken to assess the potential for contamination and to inform any design requirements to be taken into account in the construction of the new building.
- 7.22 The Geo-Environmental Investigation has been assessed by the Head of Public Protection. It has been concluded that the information submitted is satisfactory but some additional work is required to prepare the site for development. It is considered that this can be adequately covered by way of the imposition of conditions, ensuring

that if during the course of development any contamination is identified that this be subject to a remediation scheme and the submission/approval of a verification report.

7.23 Highways and Access

Consultation on the proposed development has been undertaken with the Head of Assets and Transportation, in order to assess the suitability of the highway network, site access and layout to serve the scale of development proposed.

- 7.24 Amended plans have been submitted in progression of the application, to address concerns initially raised regarding the junction bellmouth arrangement and potential for conflict between pedestrian/vehicular movements. The amendments now proposed are considered to be satisfactory to address these concerns, but it is recommended that if Members are mindful to grant permission that this be subject to the imposition of conditions relating to the construction of internal roads, highway drainage, street lighting, road marking, signage and submission of both a traffic management and travel plan.

8.00 CONCLUSION

- 8.01 It is considered that the principle of the erection of a new school to replace existing facilities at this location and those at Shotton Infants Primary School is acceptable in land use planning terms. Having regard to the scale / form of the proposed building, it is considered that this would be acceptable having regard to the character of the site and surroundings and the privacy/amenity of the occupiers of existing properties would be safeguarded. I therefore recommend accordingly.

In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

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