

TWC/2023/0348

Lawley Village Primary Academy, Bryce Way, Lawley, Telford, Shropshire, TF4 2SG
Erection of a single storey extension to the east elevation, a single storey extension to the west elevation providing 6no. new classrooms, a nursery and ancillary facilities, extension of the existing parking and creation of an additional MUGA and grassed sports pitch pursuant to outline planning permission TWC/2010/0828 and reserved matters planning permission TWC/2014/0419

APPLICANT

biT Group, Dave Crook

RECEIVED

17/05/2023

PARISH

Lawley and Overdale

WARD

Lawley

THIS APPLICATION HAS BEEN REFERRED TO PLANNING COMMITTEE AS THE PROPOSAL IS A MAJOR DEVELOPMENT AND THE COUNCIL IS THE APPLICANT

Online planning file:

<https://secure.telford.gov.uk/planning/pa-applicationsummary.aspx?applicationnumber=TWC/2023/0348>

1.0 SUMMARY RECOMMENDATION

1.1 It is recommended that DELEGATED AUTHORITY be granted to the Development Management Service Delivery Manager to GRANT FULL PLANNING PERMISSION subject to Condition(s) and Informative(s).

2.0 SITE AND SURROUNDINGS

2.1 The site subject to this application is located within Lawley, a mixed-use area which comprises residential properties and community facilities, incl. school, retail units and a medical practice. The site is located off Bryce Way and is located in-between two parcels of residential dwellings (Bird Way and Farriers Green). The site is accessed off Bryce Way and the established boundary treatments around the site comprise of soft landscaping, post and rail fencing and palisade fencing.

3.0 APPLICATION DETAILS

3.1 This application seeks Full Planning Permission for the erection of a single-storey extension to the east elevation, a single storey extension to the west elevation providing 6no. new classrooms, a nursery and ancillary facilities, extension of the existing parking and creation of an additional MUGA and grassed sports pitch pursuant to Outline Planning Permission ref.: TWC/2010/0828 and Reserved Matters Planning Permission ref.: TWC/2014/0419.

4.0 RELEVANT HISTORY

- 4.1 TWC/2010/0828 - Variation of Condition 16 of Outline Planning Permission W2004/0980 to exclude the areas comprised within reserved matters application ref TWC/2010/0627 and within plots G4 and G5 as defined within the Phasing Plan Drawing No.: 006 Rev. L from the effect of Condition 16 (amended description) - Outline Granted 13 December 2011
- 4.2 TWC/2014/0419 - Reserved Matters application for the erection of a Primary School with playing field and community facilities and associated works pursuant to Outline Planning Permission ref.: TWC/2010/0828 - Reserved Matters Granted 14 August 2014

5.0 RELEVANT POLICY DOCUMENTS

5.1 National Guidance

National Planning Policy Framework (NPPF)

5.2 Local Development Plan

Telford & Wrekin Local Plan (TWLP):

SP1 Telford
SP4 Presumption in Favour of Sustainable Development
NE1 Biodiversity and Geodiversity
NE2 Trees, Hedgerows and Woodlands
NE6 Green Network
C3 Impact of Development on Highways
C5 Design of Parking
BE1 Design Criteria
ER9 Waste Planning for Commercial, Industrial and Retail Developments
ER11 Sewerage Systems and Water Quality

6.0 SUMMARY OF CONSULTATION RESPONSES

6.1 Local Member & Town/Parish Council Responses

Comments received from statutory consultees can be viewed in full on the planning file, but key points have been summarised as follows:

6.2 Standard Consultation Responses

6.3 Ecology: Support subject to Condition(s)

6.4 Drainage: Support subject to Condition(s)

6.5 Highways: Support subject to Condition(s)

6.6 Healthy Spaces: Comment: Requested a Condition be included requiring the submission of details pertaining to the proposed fencing to the football pitch. Note that the position of the proposed football pitch is different to that proposed on the Outline Planning Application and that this may constrain its use, due to

the unknown land use behind the western goal end. However, it is noted that the proposed boundary treatments may assist in addressing ball loss. Noted that the current condition of the soil in this area is not conducive to the creation of sports pitches and that it will need to be levelled and provided with sports pitch drainage etc. as advised by Sport England Design Guidance regarding natural turf pitches. Community Use has been proposed for use of the pitch and other facilities. Given the issues of community access to facilities at this location, a Community Use Agreement signed and agreed prior to commencement of development has been recommended.

6.7 Shropshire Fire Service: **Comment**: Consideration should be given to 'Fire Safety Guidance'. Consideration should also be given to access for Emergency Fire Service Vehicles and water supplies for fire-fighting.

6.8 Cadent Gas: **No Objection**

6.9 The Coal Authority: **No Objection**

7.0 SUMMARY OF PUBLIC RESPONSE

7.1 A full consultation exercise was undertaken and as a result of this, one letter of objection has been received and one comment making the following observations:

- submitted plans are vague and do not include dimensions;
- existing site was granted planning over 10-years ago with a planning condition imposed for provision of all day community space availability. However, the community facility has never been made available as planned, and the previously imposed condition has not been complied with – this has resulted in the Parish Council having to finance a stand-alone facility.

8.0 PLANNING CONSIDERATIONS

8.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:

- Principle of Development
- Site Layout, Scale and Design
- Impact on Neighbouring Properties/Adjacent Uses
- Highway Impacts
- Other Matters

8.2 Principle of Development

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The Development Plan comprises the Telford & Wrekin Local Plan (TWLP) which

was adopted in January 2018. The National Planning Policy Framework (NPPF) is also a material planning consideration.

8.3 The development masterplan for Lawley was approved by the LPA in 2004 (ref.: W2004/0980) and the Primary School which is subject to this application was approved under a separate consent in 2014 (ref.: TWC/2014/0419). As part of this consent, it was confirmed that the site had been designed in order to accommodate a further expansion, referred to within the application as 'Phase 2'. The submitted documentation for TWC/2014/0419 did include an indicative site plan which showed the position and scale of the proposed development for Phase 2, however, this phase did not form part of the 2014 consent.

8.4 The proposal would allow the facilities at the school to be expanded, to the benefit of current and future pupils and the wider community; in accordance with the overall vision for the site which was approved in 2014. There are no planning policy grounds or designations which would prohibit the development of the site and as such, the principle of development is acceptable, subject to all technical constraints being adequately addressed.

8.5 Site Layout, Scale and Design

Policy BE1 of the TWLP outlines that developments should respect and respond positively to its context and should enhance the quality of the local built and natural environment.

8.6 In respect of the proposed extensions, the Applicants have proposed to erect two, single-storey extensions, on to the East and West elevations of the building. These extensions would facilitate the creation of a nursery area with associated rooms (toilet, kitchens etc.) and a number of additional classrooms with associated rooms (toilets, breakout spaces etc.) for use by the Primary School.

8.7 The application site measures approximately 16,295 sq. metres and along with the proposed extensions, the Applicants have also proposed to extend the existing car parking area to increase provision, create an additional MUGA (Multi-Use Games Area) and a grassed sports pitch. Given the size of the overall site; Officers consider that there is adequate space on site to accommodate the proposal without appearing as a cramped form of development. The proposed extensions are considered to be acceptable in regards to scale and would follow the established form and scale of the existing building.

8.8 In regards to the design of the proposed extensions, a sloping roof has been proposed and a material pallet of charcoal grey smooth brick and a cream coloured render to match the existing building. Two canopies are proposed on both extensions, in order to provide a sheltered play area for pupils and will help break up the visual massing of the extensions. The

proposed windows and doors are to be constructed in Aluminium and will be of a rectangle shape; which affords the building a level of individuality. The roof of the extensions will be covered with single ply roofing membrane. Due to appropriate materials, Officers do not consider that the proposal would result in an incongruous feature within the streetscene.

- 8.9 The proposed car parking extension will be located to the South of the existing car parking area and will result in the existing car park being reconfigured. The parking area will be finished in Tarmac in order to match the existing area.
- 8.10 The proposed MUGA will be located towards the Eastern boundary of the site and will be positioned adjacent to an existing games area. The MUGA will be hard surfaced, and whilst no details of the proposed method of enclosure have been submitted as part of this application, Officers are satisfied that this can be conditioned.
- 8.11 The proposed football pitch will be located adjacent to the Southern boundary of the site and will be grassed. No enclosure details have been submitted as part of this application however, Officers are one again satisfied that these details can be provided via Condition.
- 8.12 In conclusion, the design and scale of the proposal is considered to be acceptable and would have a limited impact upon the character and appearance of the streetscene. The proposal is considered to respect and respond positively to the site's setting. The proposal is considered to be in accordance with BE1 of the Telford & Wrekin Local Plan 2011-2031.

8.13 Impact on Neighbouring Properties/Adjacent Uses

Policy BE1 of the Telford & Wrekin Local Plan 2011-2031 outlines that the Council will support development which demonstrates that there is no significant adverse impact on nearby properties by noise, dust, odour or light pollution or that new development does not prejudice or undermine existing surrounding uses.

- 8.14 In relation to the impact that the proposal will have on the amenity of neighbouring residential properties, it is highlighted that there are a number of residential properties which lie to the East, South and West of the site (Bird Way, Farriers Green and Palin Grove).
- 8.15 The proposed extensions would be located the closest to Farriers Green, however, given their single storey scale, the distance separations present and appropriate design; Officers are satisfied that the extensions would not have a significantly detrimental impact upon the amenity of occupants on Farriers Green.

8.16 The proposed MUGA and grassed pitch will be located closest to the properties on Farriers Green and Palin Grove. Officers note that these will not be in constant use and as such the noise increase when they are in use is not considered to result in significantly detrimental harm. Given the location and the nature of their use and distance separations present, there will be no issues of overlooking or loss of privacy.

8.17 The proposal is therefore deemed to be in accordance with Policy BE1 of the Telford & Wrekin Local Plan 2011-2031.

8.18 Highway Impacts

In relation to the impact that the proposal will have on car parking provision and the wider highway network, the Local Highways Authority have reviewed the submitted documentation and have requested a series of Conditions, in order to ensure that Bryce Way operates safely and its operation is not unduly compromised by the additional pressures of the increased numbers of children, parents and teachers associated with the extension and addition of new facilities.

8.19 It is acknowledged that at school drop-off and pick-up times, Bryce Way is busier and more heavily used. Inappropriate parking has regrettably resulted in the repeat replacement of the paving stone surfaces of surrounding pavements. There have been local concerns at the speed of traffic on Bryce Way and worries expressed regarding how this impacts the safety of pedestrians to and from the school. Automated speed surveys have identified a problem with the 85thile speeds closer to 30mph than 20mph at this location.

8.20 A review of the submitted Travel Plan has been undertaken by the Council's Travel Plan Team who have noted that although the plan does cover all the measures which are expected to be seen, further details on the specifics of deliverability and an action plan are required, in order to ensure that the plan has purpose and effect. Detailed feedback has been provided by the Travel Plan Team which needs to be incorporated within the plan, however, given that the plan covers all of the measures required at this stage, Officers are happy to Condition a revised version of this document.

8.21 It has been confirmed that the proposed on-site car parking changes are in accordance with that expected within the adopted Local Plan.

8.22 In light of the above, Officers are satisfied that there are no technical highways reasons which would warrant the refusal of the application.

8.23 Other Matters

The Council's Drainage team have been consulted on the proposal and have supported the scheme subject to conditions. Officers consider that the

proposed conditions are reasonable and as such, are recommended for inclusion on the formal decision notice.

- 8.24 The Council's Ecology team have been consulted on the proposal and have supported the scheme subject to conditions. Officers consider that the proposed conditions are reasonable and as such, are recommended for inclusion on the formal decision notice.
- 8.25 An Arboricultural Impact Assessment (AIA) has been submitted as part of this application and this has identified that a small number of trees and a hedgerow will need be removed in order to facilitate the development. All of these trees/hedgerows were rated as being of low-quality and as such, the LPA raises no objections to their removal. Additionally, the AIA outlines the removal of a further five trees who are rated as being of low-quality in the interested of good arboricultural management. These trees are considered to be of low amenity value and as such, the LPA raises no objections to their removal.
- 8.26 As a result of the consultation exercise undertaken, an objection has been raised in relation to an outstanding planning Condition on the site, which has not been formally discharged. When TWC/2014/0419 was approved, a Condition was attached which specified that designated community rooms and use of the sports pitches/MUGA would be available for Community Use. Whilst the non-compliance with this condition is noted, the Applicants have provided a response to this objection which outlines that as with any other school across the country, school staff must be mindful of safeguarding of the education facility itself, placing pupil and staff safety at the forefront. The existing building layout and access routes into the school mean that it wouldn't be appropriate to include for further community use rooms within the proposed nursery or main classrooms extensions, subject to this application. The school currently offers and would be prepared to continue to offer for Community Use, the school hall and both grass sports pitches, one of which being to FA standards. These facilities are available out of school hours during the following times:

School Term

Weekdays: 1800-2100

Weekends: 0800-2100

School Holidays

0800-2100

As this matter relates to a separate planning application, this would not warrant the refusal of this application.

- 8.27 There are therefore no technical reasons to warrant the refusal of the application.

9.0 CONCLUSIONS

- 9.1 The proposed development is considered to be acceptable, given that the site is already used for educational purposes and would allow the expansion of this facility. The proposed scale and design of the proposal is considered to respect and respond positively to the setting of the site and would not have a detrimental impact upon the character and appearance of the streetscene. It is considered that due to appropriate scale and design, the proposal will not have a significantly detrimental impact upon the amenity of neighbouring properties. There are no technical issues that would warrant the refusal of the application. Accordingly, it is considered that the proposal complies with the National Planning Policy Framework, together with relevant policies within the Telford & Wrekin Local Plan, subject to Condition(s) and Informative(s).

10.0 RECOMMENDATION

- 10.1 Based on the conclusions above, it is recommended that **Delegated Authority** be granted to the Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** (with the authority to finalise any matter including Condition(s), Legal Agreement Terms, or any later variations) subject to the following:

- A) The following Condition(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

B)

Condition(s):

A04	Time Limit
B049Cust.	Details of Highway Works
B049Cust.	Revised Travel Plan
B106a	Details of foul and surface water drainage
B141a	Erection of artificial nesting/roosting boxes
B150	Site Environmental Management Plan (SEMP)
B158	Biodiversity Net Gain Monitoring Plan
B159Cust.	Details of enclosures
C002	Materials as Submitted
C013	Parking, Loading, Unloading and Turning
C38	Development in Accordance with Deposited Plans
C091	Works in Accordance with AIA
C091	Ecological Survey – working in accordance with ecology report

Informative(s):

I17A	Coal Authority High Risk Area
I25m	Nesting Wild Birds
I32	Fire Authority
I38	Cadent Gas
I40	Conditions
I41	Reasons for Grant of Approval
RANPPF2	Approval Following Amendments