

Refurbishment of existing school buildings at Danley Middle School as part of the proposed Halfway House Primary School relocation, Halfway Road, Minster on Sea Sheerness SW/10/1334

A report by Head of Planning Applications Group to Planning Applications Committee on 10th May 2011.

Application by Children, Families and Education for the refurbishment of existing school buildings at Danley Middle School as part of the proposed Halfway House Primary School relocation to the site comprising: flat overroofing; overcladding of existing building façade with new coloured rainscreen panels; extensive internal refurbishment; various external works including expansion of existing car park using existing tarmac area, provision of on site drop off facility. Installation of removable bollards at existing emergency access road, new pedestrian footpaths, new security fencing to delineate new site boundaries, timber screening, relocated entrance to school building, canopy to reception external area and new external lighting at Danley Middle School (Ref: SW/10/1334).

Recommendation: *The application be referred to the Secretary of State for Communities and Local Government and subject to his decision planning permission be granted subject to conditions.*

Local Member(s): Mr K Pugh

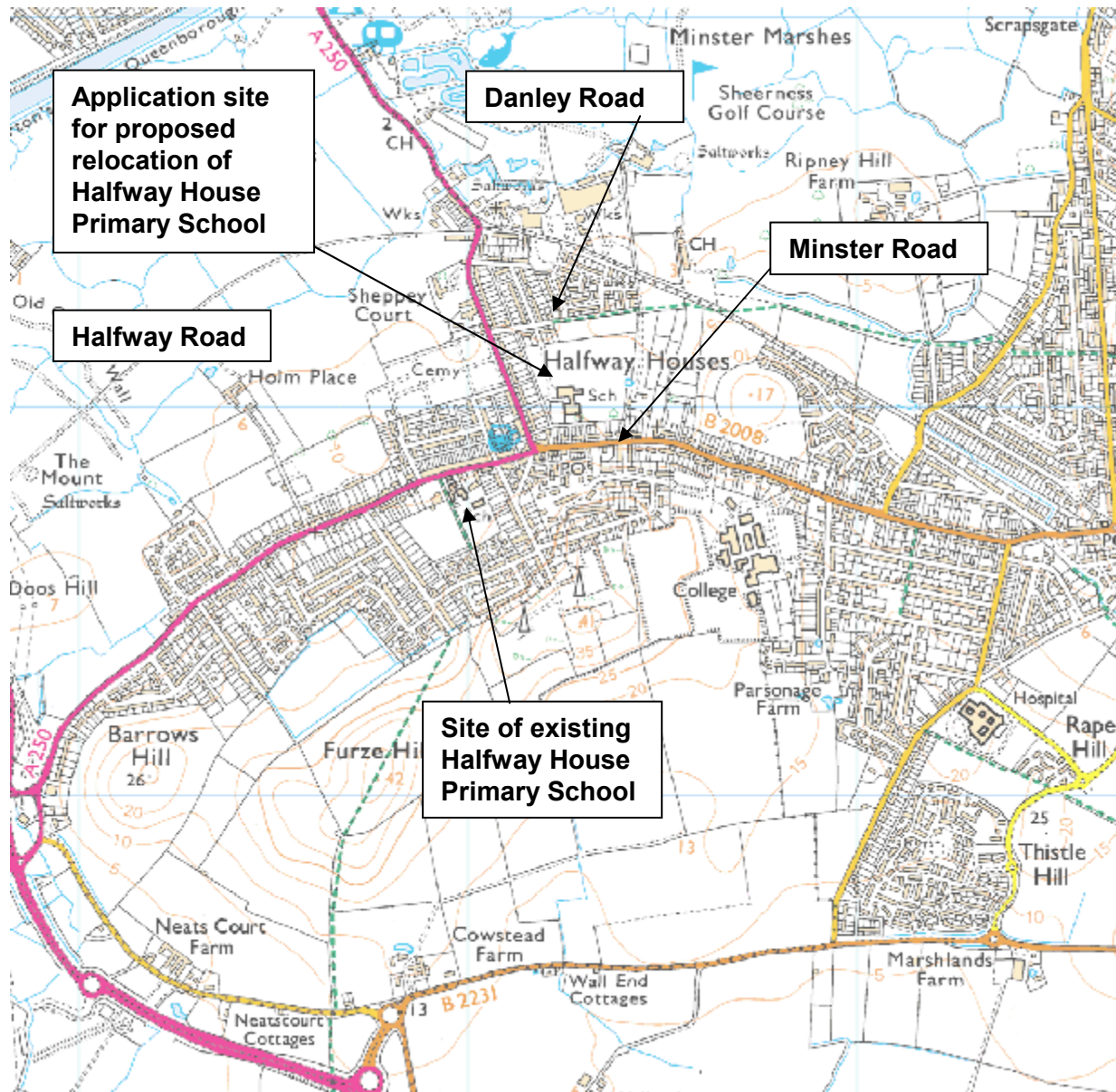
Classification: Unrestricted

Site

1. The Danley Middle School site is located to the north east of Minster on Sea and to the south east of Sheerness in the area of Sheppey known as Halfway Houses. The site falls within the Swale Borough and also in the Thames Gateway. The current site is approximately 64,200m² and is situated at land to the east of Halfway Road (A250) and to the north of Minster Road (B2008). There are three access points to the site from Danley Road; an emergency vehicular and pedestrian access off Halfway Road and a pedestrian access off Minster Road.
2. Whilst part of the site adjoins a built up area which is predominantly residential, the school grounds fall outside the built up area boundaries in the countryside. There are currently large areas of playing field within the site. A map showing the location of the site in relation to its surroundings is included below.

Background

3. The Danley Middle School site was vacated in July 2009 as a result of the phasing out of the three tier system in Sheppey. The site as a Middle School had a capacity for 720 pupils. This planning proposal would bring this established school site back into educational use and would allow the relocation of the existing Halfway Houses Primary School to the site. It is proposed that the school would provide capacity for initially 510 pupils, reducing to 420 pupils by September 2015.
4. This proposal involves significant changes to the external appearance of the building. It also involves amendments to access, site security arrangements and a reduction to the amount of open space that would be incorporated within the new Halfway Houses Primary School site by virtue of the proposed fence.

Refurbishment of existing school buildings at Danley Middle School as part of the proposed Halfway House Primary School relocation**Location Plan**

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**Proposal**

5. The proposal to relocate the Halfway Houses Primary School to the site involves substantial refurbishment of the existing school buildings at the site. The proposed works, which have been amended during the course of this application, would significantly change the current external appearance of the buildings.
6. External works would comprise new coloured (in the Halfway House Primary School corporate blue) rain screen cladding to the existing building façade, new roofing insulation works to provide a flat roof and external amendments to security, relocated

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main entrance to the building, amendments to access routes and fencing to meet current access and security requirements for primary school facilities. Some parts of the existing building that are not undergoing refurbishment would be screened by a new timber screen.

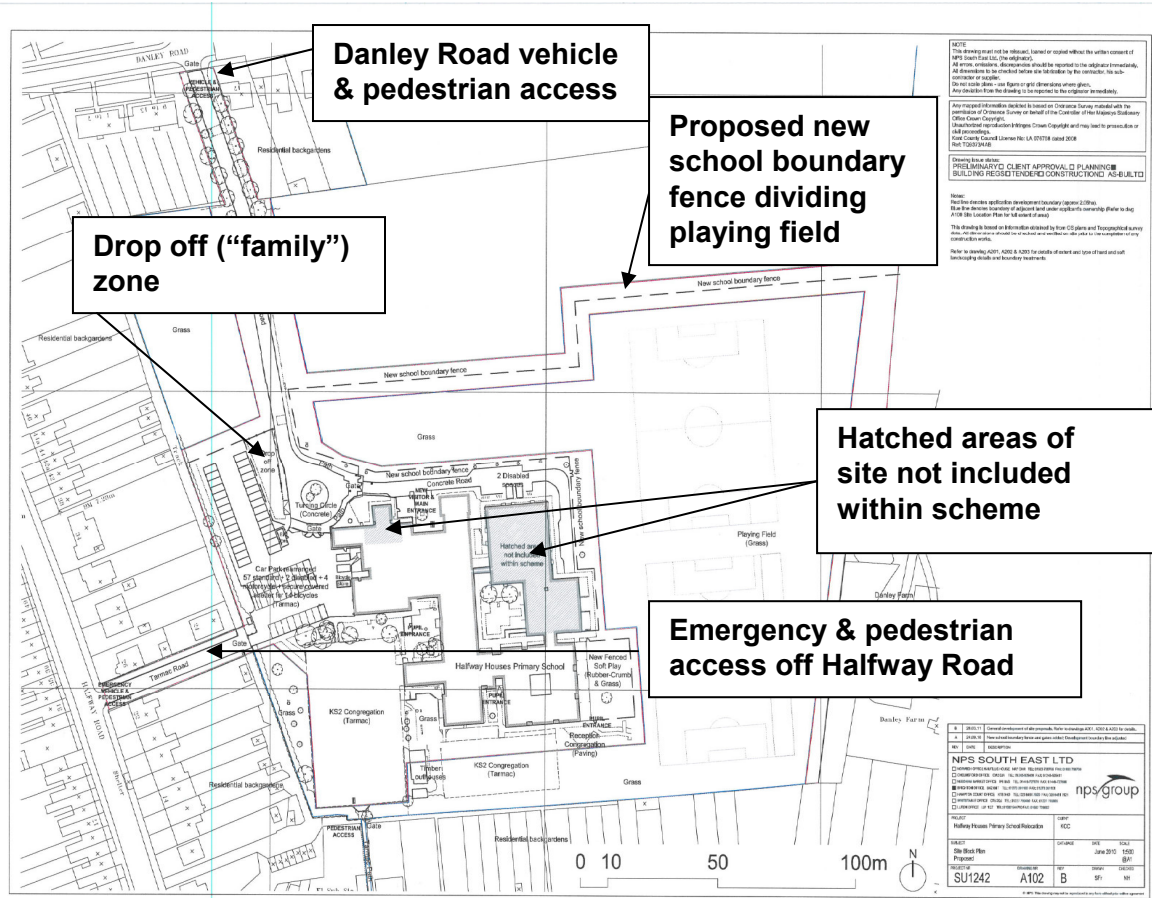
7. A new tarmac pathway is proposed around the outside of the vehicular roundabout already in place and a reinforced grassed area designated as a “family zone” which would provide an on site short term parking facility with protected pedestrian access to the pupil entrance and main school reception. Other external works to improve pathways and circulation are also proposed and also additional car and cycle parking, a fenced enclosure with soft rubber crumb surface for reception aged pupils.
8. A new 1.8m high metal weld mesh fence with remotely controlled access gates is proposed which would divide the playing field and delineate the new boundary of the proposed Halfway Houses Primary School. This would segregate land which is surplus to the school requirements. That playing field land does not form part of this planning application, nor does the playing field land which would be retained by the school.
9. It is proposed that the emergency access to the school off Halfway Road is to be kept clear by the installation of removable bollards (with fire brigade locks) across the mouth of the road. The road is owned by Kent County Council.
10. Internal works in the main involve extensive refurbishment and amendments to internal layout, including incorporation of inclusive access arrangements. It is also proposed to segregate or “mothball” some of the existing buildings within the site and it is proposed that these areas would not be used by the Halfway Houses Primary School.
11. Visual details of the proposal are shown below.

View of existing site from Danley Road access



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Proposed site layout



Impact of proposed new school boundary fence on playing field



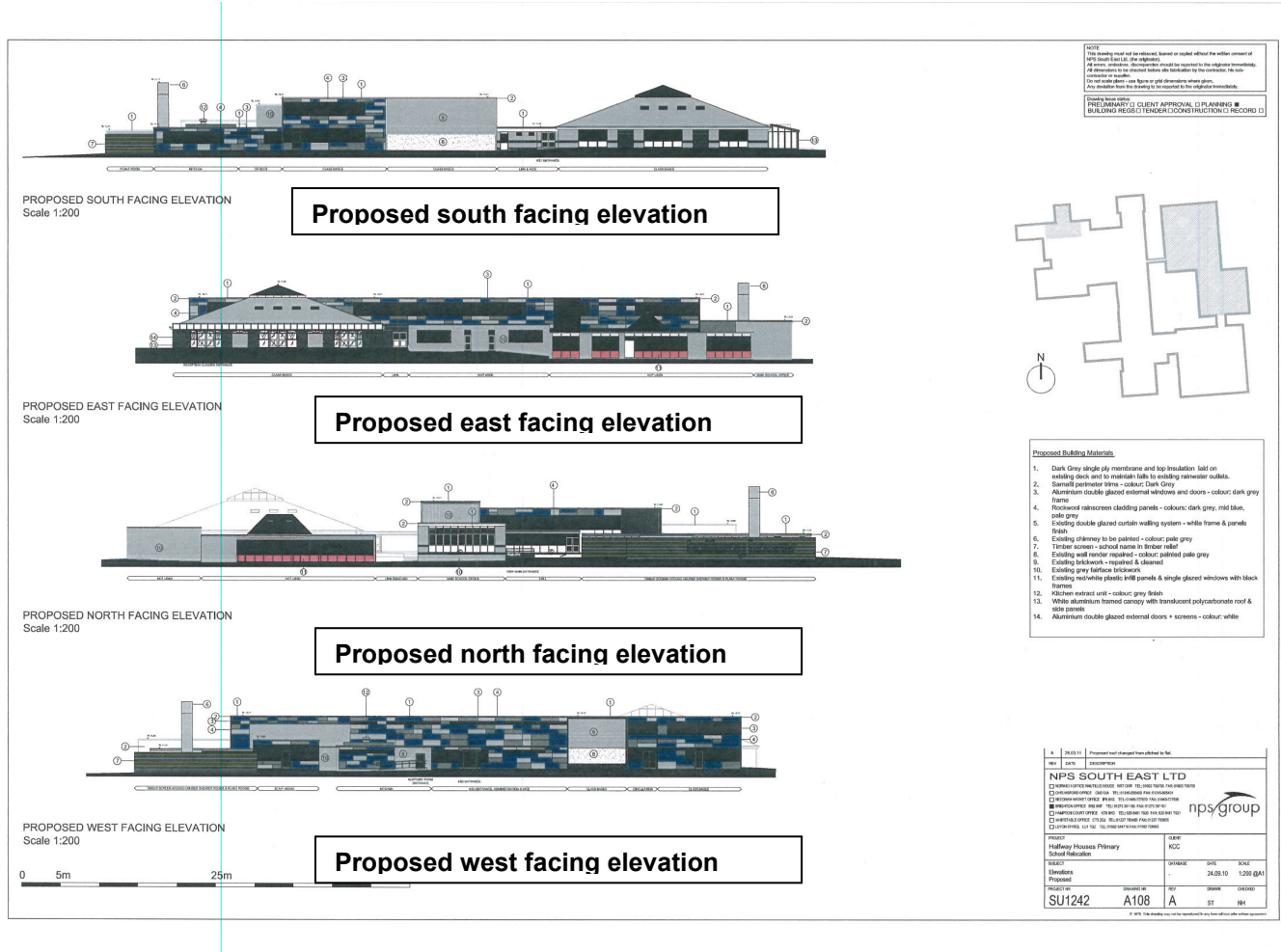
Existing arrangement of playing field

Proposed arrangement as a 2FE primary school

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Proposed amended elevations



Planning Policy

- The application needs to be considered in the context of National, Regional and Local Planning policy.
- National policy relevant to consideration of this application is contained particularly within PPS1 Delivering Sustainable Development and PPG17 Planning for Open Space, Sport and Recreation. This is particularly relevant to consideration of the impact of the proposal on the school playing fields, sustainability and community. It concerns maintaining an adequate supply of open space and sports and recreational facilities.
- Regional policy is contained within the South East Plan 2010. However, it is important to note that as a result of the judgement in the case brought by Cala Homes in the High Court, which held that the powers set out in section 79 [6] of the Local Democracy, Economic Development and Construction Act 2009 could not be used to revoke all Regional Strategies in their entirety, Regional Strategies (the South East Plan in the case of Kent) were re-established as part of the Development

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Plan on 10 November 2010. Notwithstanding this, DCLG's Chief Planner Steve Quartermain advised Local Planning Authorities on 10 November 2010 that they should still have regard to the Secretary of State's letter to Local Planning Authorities and to the Planning Inspectorate dated 27 May 2010. In that letter he had informed them of the Government's intention to abolish Regional Strategies in the Localism Bill and that he expected them to have regard to this as a material consideration in any planning decisions. As a result of the legal challenge Members will be aware that they have to have regard to the policies in the SEP and the Government's intention to abolish the RSS as material considerations. However the weight to be accorded is a matter for the decision makers. Members should also note that Cala Homes has been granted leave to appeal the recent High Court judgement and are seeking clarity on how much weight should to be given to the RSS in light of the intention to revoke. The relevant policies to this application are:

Policy CC1	Seeks to achieve sustainable development.
Policy CC3	Seeks to achieve efficient resource use.
Policy CC4	Seeks to achieve sustainable design and construction.
Policy CC6	Seeks to promote sustainable communities and character of the environment.
Policy CC8	Relates to the management of green infrastructure including school playing fields.
Policy BE1	Relates to the built environment.
Policy S1	Concerns supporting healthy communities via the planning system
Policy S3	Concerns adequate provision of education facilities.
Policy S5	Seeks to encourage provision for cultural and sporting activity.
Policy S6	Seeks to promote mixed use of community infrastructure.
Policy KTG1	Seeks to ensure coordinated core policy strategy in relation to the Kent Thames Gateway area with as a first priority making full use of previously developed land.

15. Local Development Plan policies are contained in the Swale Borough Local Plan 2008. The saved policies summarised below are relevant to consideration of the application:

Policy SP1	Seeks to encourage sustainable development in a range of ways, including promoting the more efficient use of previously developed land and existing building stock and ensuring that there is provision for physical, social and community infrastructure and by promoting high quality design.
Policy SP2	Seeks to protect and enhance the environment.
Policy SP6	Aims to ensure that there is sufficient infrastructure in place such that new developments are located close to good quality public transport and the principal highway network whilst seeking to reduce car dependence.
Policy SP7	Seeks to satisfy social needs of communities and promote safe environments and a sense of community by providing innovative ways of providing and continuing existing services and safeguarding services and facilities from harmful changes of use and development proposals.
Policy TG1	Recognises the position of the proposed development within the Thames Gateway Planning Area.
Policy E1	Identified the expectation that development proposals will be well sited; of appropriate scale, design and appearance; meet high

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	standards of accessibility and inclusion; not cause demonstrable harm to residential amenity and other sensitive uses or areas; provide safe vehicular access and convenient routes and facilities for pedestrians and cyclists; and, integrate security and safety within design and provide parking facilities in accordance with County Council standards.
Policy E6	Seeks to protect the countryside outside the built up environment. Development proposals would be resisted unless they fall within specific categories, one of which is necessary community infrastructure.
Policy E7	Seeks to protect important local countryside gaps by resisting development which would result in merging of settlements and the encroachment or piecemeal erosion of land.
Policy E9	Seeks to protect the quality and character of the landscape.
Policy E10	Seeks to retain trees as far as possible and provide for new planting to maintain and enhance the character of the locality.
Policy E19	Seeks to achieve high quality design.
Policy T1	Seeks to provide safe access to new development by resisting development proposals that decrease safety on the highway network and which lead to the intensification of any existing access onto a primary or secondary road or route unless in an acceptable location or where access can be improved to an acceptable standard to achieve a high standard of safety through design.
Policy T2	Seeks to require essential improvements to the highway network by the provision of off site highway works.
Policy C1	Seeks to prevent loss of local community facilities where this would be detrimental to social wellbeing unless suitable and equivalent replacement facilities are provided and seeks to prevent the loss of open space.
Policy T3	Seeks to provide sufficient vehicle parking for new development.
Policy T4	Seeks to provide for the needs of cyclists and pedestrians within development proposals.

Consultations

16. **Sport England** objects to the proposal on the grounds that *“the proposed development would result in a deficiency in the provision of playing fields in the area of the local authority concerned”*. This is in the context of playing fields policy which states that “Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies”. Sport England considers that one of the specific circumstances does not apply in this case and that the proposal would prejudice the use of approximately 27,400sqm of playing field. Sport England’s advice is that should the fence be removed from the proposal, allowing for community use of the site, they would be willing to remove their objection. As a result of the Sport England objection, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, the County Planning Authority would need to consult the Secretary of State at the National Planning Casework Unit if Members do not propose to refuse this application for planning permission. *This is discussed further below.*

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17. **Swale Borough Council** does not object to the principle of the development subject to conditions requiring the submission of material samples and that lighting be sited and angled to fall wholly within the school site.
18. The **Divisional Transportation Manager** originally asked for more information to be included in the application as it did not include sufficient traffic and parking assessment to take account of the change from a middle to a primary school which was more likely to generate a higher number of vehicle trips due to the younger age of pupils. A desire was also expressed for a drop off facility to be provided within the school grounds which would reduce the problems likely to occur in Danley Road and also increased cycle parking provision. That information was included within further information submitted and the application therefore revised to increase cycle parking provision and to allow for an on site drop off facility within the "family zone". Consequently, the Divisional Transportation Manager has raised no objections to the revised proposal subject to conditions being attached to any permissions requiring provision on site to accommodate operatives and construction vehicles loading, off loading or turning; details of parking on site for construction site personnel, operatives and visitors; precautions on site to guard against transfer of mud and similar substances onto the public highway; provision of an adequate surface and drained vehicle parking space and vehicle loading, off loading and turning space area before the use commences; provision of cycle parking space before the building is occupied; and, completion of the access details shown to the satisfaction of the County Planning Authority prior to the occupation of the site.
19. **The KCC Biodiversity Team** raises no objection but provided comments requiring that the mitigations measures be implemented as set out in the application in relation to reptile habitats, nesting birds, great crested newts, roosting bats, toads and hedgehog habitats.
20. The site is located within a non civil parish.

Local Member(s)

21. The local County Member Mr Ken Pugh was notified of the application on the 12th October 2010 and on 6th April 2011.

Publicity

22. The application has been advertised by the posting of site notices at three locations, by Newspaper Notice and by the individual notification of a number of neighbouring properties. Revisions to the application were re-advertised by the posting of additional notices in the same locations and by the individual notification of a number of the neighbouring properties.

Representations

23. Five neighbour representations were received regarding the original application with observations concerning:

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- Proposed parking provision and concern about parking on the pavement and across drives.
 - Whether the adjacent infrastructure can cope with traffic congestion that might occur during pupil drop off and collection by parents. Concern also about whether the proposal provides a safe environment for the arrival and departure of children at the school, particularly as no on site drop off arrangements were originally proposed.
 - That the existing Halfway Houses Primary School has a long history of access and parking difficulties and that these would transfer to the proposed site which is perceived to have a very limited provision for parking around the Halfway Road junction. Concern that these problems were not addressed via an Access and Parking Strategy. Concern that there had not been adequate survey of current travel and parking habits and that the application did not provide solutions to the perceived traffic congestion issues.
 - Perceived inconsiderate parking and the effect of this on access to property along the emergency and pedestrian access off Halfway Road.
 - Concern for pedestrian safety and for provision of emergency services access along the emergency and pedestrian access off Halfway Road.
 - Concern about lighting and whether this might fall towards neighbouring property.
 - Concern about the loss of playing pitches from school sites in the area although at the same time supporting the proposed community use of playing field in connection with this proposal.
24. The applicant has responded to these concerns together with other consultation comments and amended the application, particularly in relation to parking survey, provision of an on site drop off facility and emergency access. As a result, the amended application was re-advertised following which two further representations have been received regarding:
- Privacy to neighbouring property along Minster Road and the need for repair of fencing at this boundary.
 - Notification of any works regarding replacement of fencing to neighbouring farmland and a concern that fencing works does not affect the security and wellbeing of livestock on neighbouring fields and is sufficient to prevent litter from the school being blown through any gaps in the rails.
 - There has also been some concern about continued access rights to residential property along the emergency access and pedestrian access from Halfway Road.
 - The potential for any change of use of surplus land to potential housing/building purposes.

Discussion

25. Decisions on planning application proposals are required to be in accordance with the Development Plan unless material considerations indicate otherwise. The relevant development plan policies are set out above and require proposals to be acceptable in terms of the site, context, design and impacts. In my opinion, the main determining issues for this application relate to the impacts to playing field land, design considerations and the potential for impact on the highway network.

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26. This application is being reported to the Planning Applications Committee because of the potential impact of the development on the availability of playing fields which concerns Sport England and because of the neighbour representations received which are summarised above.

Need considerations

27. The use of this site is already established as an educational facility. However, the existing site currently stands empty and is falling into disrepair. This proposal would bring an existing empty site into use by the relocation of the Halfway Houses Primary School to the site but this would in turn lead to the vacation of the existing Halfway House Primary School premises.
28. The applicants state that the existing accommodation at Halfway House Primary School is insufficient and unfit for purpose; 74% of the pupils are taught in temporary accommodation (mobiles, timber huts, HORSAs) and the toilet arrangements are poor (outside mobile toilet block). They state that the buildings are in disrepair. As part of the Sheppey Review, it was agreed that all pupils at the school should be accommodated in permanent buildings on a fit for purpose site. Feasibility studies carried out by the applicants indicate that the site at Danley Middle School is better placed to accommodate this need than the existing Halfway Houses Primary School site.
29. Based on this information, I am satisfied that the need for the relocation of the Halfway Houses Primary School to this site has been demonstrated.

Location issues

30. Use of this site for education has previously been established in planning terms. However this proposal would lead to the exclusion of some land from the previous Danley Middle School site. That is because it is surplus to what the Halfway Houses Primary School would require for the intended number of pupils on the roll. Sport England has objected to this proposal on the basis that in their view it impacts on the provision of playing field land. In determining this proposal, consideration therefore needs to be given to the acceptability of the proposal given the impact on the school playing fields at the site.

Impacts on school playing field

31. National planning policy (PPG17) seeks to protect playing fields from development. Sport England has objected to the proposal on the basis of playing field policy which aims to ensure that there is adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. Sport England considers that the proposal involves a reduction in accessible playing field area and in would lead to a deficiency in the provision of playing fields in Swale. Sport England does not accept justification of the loss of playing field by reference to the Department of Education and Skills (now Department of Education) publication "Briefing Framework for Primary School Projects Building Bulletin 99" (BB99). In its view the document is only non-statutory guidance providing design recommendations and does not constitute planning policy, nor override other policy contained in PPG17 or the Swale Local Plan (2008) policy C1. Its view is that BB99 should be given little weight in considering whether there is sufficient justification for loss of playing field land. However, Swale Borough Council does not object to the

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proposal and the applicant has provided information that seeks to persuade that the proposal is justified because it brings into use at least part of the site.

32. In terms of the playing field, the planning application under consideration only includes that playing field through which the proposed fence would run. The fence would form the proposed new school boundary and provide appropriate security. Sport England states that its objection would be overcome if the fence is removed from the proposal, but the applicants wish to retain the proposed fence for security, safety and child safeguarding reasons.
33. In responding to this issue, the applicants state that the proposal requires a playing field but not one in excess of the recommended size for a 2FE primary school (taken from BB99). The applicant states that the whole site is currently inaccessible to local groups and the community and was little used in the past. They state that this proposal would bring some of the playing fields at the site back into use for winter and summer use for team games and field events. They include two basic football pitches and a 100m running track. There would be 18,600sqm of playing field which they say is much more than the 10,250sqm which would be required by BB99 for this size school. They propose bringing these pitches back into community use also, by agreement with local groups and the community. However, this use would only relate to land which would be used by the relocated Halfway House Primary School.
34. Sport England welcomes the community use envisaged but would like the whole site to be used for its maximum potential to the benefit of the community. It considers that the proposal does not meet one of the five specific circumstances contained in the Sport England document "A Sporting Future for the playing fields of England" where an exception to policy can be made. The specific circumstances are where there has been an assessment of the current and future need for playing field provision in the catchment and that it has been demonstrated that there is excess provision and that the site has no special significance to the interests of sport; that the proposed development is ancillary to the use of the playing field and does not affect the quantity, quality or use of the playing field; that the proposed development only affects land incapable of forming or forming part of a playing field pitch and does not result in loss of pitch or facilities; that the playing field(s) which would be lost would be replaced by playing fields) of equivalent or better quality and quantity and that the proposed development is for a sports facility which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by loss of the playing field(s). The applicant has not presented any information which indicates that one of the policy exceptions can be applied, for example, an assessment which demonstrates that there is no longer a need for the playing field land or an assessment of the impact of this proposal on the availability of playing field and pitches in the area.
35. Sport England has also raised concerns about the impact of this proposal on the playing fields at the existing Halfway Houses Primary School. They consider that bringing the playing fields back into use as part of this relocation project should be offset against the potential for playing fields falling out of use at the Halfway Houses site. The existing playing field area at the Halfway House school is only 6000sqm and the applicant demonstrates that this proposal would bring more than this area of playing field into use.
36. On the basis of the information provided and because the proposal by virtue of the fence, impacts on existing playing field site, the application appears to go against

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national planning policy contained in PPG17 seeking to protect playing fields so as not to reduce opportunity for participation in sporting activity. However, national planning policy should also be set within the context of the needs of local communities. Neighbour notification indicated that the availability of playing fields within the area for community use was a general concern to one local Sports Group. However, at the same time, community use of the remaining playing field at the site was welcomed.

37. In addition to PPG17, regional and local policies need to be considered including in particular, Swale Local Plan policy SP1 and SP7 which seek to promote efficient use of resources and to make provision for community uses. In my view, this proposal needs to be considered in the context of the efficient use of resources and the bringing back into productive use of at least part of the site rather than allowing the facility to fall into disrepair.
38. This application only affects the playing field by virtue of its exclusion from the school proposal by provision of the dividing fence, and whilst there are no plans to make the excess playing field available, it would still be capable of use for sport. Future proposals concerning the area of playing field outside the application are not known at this stage. However, given that this application does not concern the further development of the playing field outside of the application area, it is my view that this application results in a division of playing field in the area rather than a reduction or deficiency of playing fields in the area and that as such it remains as playing field land.
39. In determining this application consideration needs to be given as to whether to give more weight to the national policy contained in PPG17 and protection of the playing field for future Sports use or to the bringing into use of the currently vacant school site and the area of playing field that would be brought into more active use as a result.
40. Protection of the playing field for future sports use would in my view be considered in full as part of any future development proposals should they arise, thus allowing this application to be considered in terms of its other impacts. Given also that Swale Borough Council has not objected to the proposal in terms of their own planning policy, my recommendation to Members is to give more weight to bringing at least part of the site back into efficient use. That would leave consideration of the impacts of any future playing field development proposals should they arise, to be considered on their own merits at the appropriate time.
41. However, in so doing, Members should be aware that as a result of the Sport England objection, and in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, the County Planning Authority will need to consult the Secretary of State at the National Planning Casework Unit, unless Members propose to refuse this application for planning permission.

Impacts of the proposal

42. Whilst the general impacts of educational use at this site will already have been established, the specific impacts of this particular proposal need to be considered afresh, in particular in relation to the design and the potential highways impact including congestion and access. These matters are discussed further below.

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Design Considerations

43. The existing Danley Middle School site is vacant and the buildings have fallen into disrepair and without refurbishment would not be fit for purpose. The proposals would result in a change to the external appearance of the existing 1960's style building by the addition of a new rainscreen over cladding finished in the Halfway House corporate colour, blue, and with double glazed windows and a new insulated flat roof. The scale of the proposed upgrade is designed to have as little overall massing impact as possible. The proposed new roof height is below that of the highest non refurbished building roofs and so unlikely to unduly impact on the surrounding. A timber screen is proposed to screen buildings that would remain unused.
44. The proposed amendments to the existing access routes within the site and the inclusion of a drop off "family" zone" and the provision of facilities for cycle parking and improved pedestrian access are also relevant to consideration of the design proposal and I am satisfied that the overall proposal would result in improvements to the existing facility in terms of design and access. I am satisfied that the refurbishment would modernise the existing building which would be more visually acceptable whilst at the same time screening the unused parts of the building. I am satisfied that the proposal in this regard accords with South East Plan Policy BE1 and Swale Local Plan policy E1. Other policies (such as DM16) require development to be well designed and to respect the site and its surroundings. I am satisfied that the site and design of the proposal is appropriate to the surroundings (as discussed above).

Access and highways issues

45. The applicant has revised the proposal to mitigate these concerns by the provision of an on site drop off facility (designated the "family zone") and by increased car parking and cycle provision on site and improved pedestrian access arrangements.
46. Access to the site for the emergency services has been a concern and the applicant proposes installation of lockable bollards between the access and Halfway Road reinforcing this as a pedestrian and emergency access only. It is understood that the need for easements along this access would be dealt with by the KCC Legal and Estates Department.
47. I am satisfied that the difference in age structure together with the difference in roll numbers has now been assessed within this proposal. Concerns about additional congestion at peak times from parents parking near to the site have been addressed by the provision of an on site drop off facility and additional car and cycle parking at the site, and I am satisfied that via these measures the application provides a safer environment for the arrival and departure of children at the school, as well as considering the impact on the immediate locality. This represents an improved situation to that when the site was last in use in July 2009. The Divisional Transport Manager does not object to the revised proposal. I am satisfied therefore that the neighbour concerns regarding a transfer of existing problems from the existing Halfway Houses Primary School has been adequately considered within the proposal and that these matters can now be adequately controlled via condition.

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Lighting and other issues

48. Neighbour representation has also resulted in a concern about additional lighting at the site. The applicant has submitted a lighting statement with the application indicating what would be used externally. They propose new low level 1m high bollard lighting to the new pedestrian footpath, car park and new entrance area, and new wall mounted lights hooded to prevent upward light pollution. A full lighting scheme is being prepared by the applicant although has not yet been submitted. Given the overall site context, I am satisfied that the lighting impacts of the proposal can be adequately controlled by condition.
49. There has also been concern about privacy to neighbouring properties along Minster Road and the need to reinforce existing fencing and boundaries which have fallen into disrepair. Whilst the maintenance of fencing is in part a good neighbour issue, I am satisfied that these impacts of the proposal can be adequately controlled by condition in relation to provision and maintenance of boundary treatment.
50. As a result of neighbour notification there has also been concern that the replacement of the fence to the east should not affect the security and wellbeing of livestock on neighbouring farmland and that the fence is sufficient to prevent litter from the school being blown through any gaps in the rails. The proposal is to replace the existing timber pale fence with 1.8m high galvanised steel fence. Whilst appropriate neighbour notification of intended boundary works is also a good neighbour issue, I am satisfied that measures to contain litter and provision of suitable boundary treatment can be addressed by planning condition.
51. This planning application does not include proposals for any change of use of surplus land from playing field to potential housing or building purposes. In my view, concerns arising from the neighbour notification about the potential for this would need to be addressed via the planning process at the appropriate time should any such proposal(s) materialise.

Conclusion

52. Having considered the suitability of the site, its context, the proposed design and the environmental, transport and amenity impacts, I conclude that the proposal would be acceptable in this location. However, given the Sport England objection, should Members support my views expressed in paragraph (40) above and decide against refusal of this application, the County Planning Authority is required to consult the Secretary of State for Communities and Local Government at the National Planning Casework Unit and not grant planning permission until the Secretary of State has first considered the application. The Town and Country Planning (Consultation) (England) Direction 2009, requires that the Authority may only proceed to determine an application once the Secretary of State has had an opportunity to consider whether or not to call in the application for his own determination.

Recommendation

53. I RECOMMEND that the application BE REFERRED to the Secretary of State for Communities and Local Government, and SUBJECT TO his decision, PLANNING PERMISSION BE GRANTED, SUBJECT TO conditions, including:

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- a. the standard time condition;
- b. the development be carried out in accordance with the submitted details and plans;
- c. the submission of material samples;
- d. the provision and maintenance of a drop off area and vehicle and cycle parking arrangements at the site prior to occupation of the building;
- e. provision on site to accommodate operatives and construction vehicles loading, off loading or turning;
- f. details of parking on site for construction site personnel, operatives and visitors;
- g. precautions on site to guard against transfer of mud and similar substances onto the public highway;
- h. provision of an adequate surface and drained vehicle parking space and vehicle loading, off loading and turning space area before the use commences;
- i. provision of cycle parking space before the building is occupied;
- j. completion of the access details shown to the satisfaction of the Local Planning Authority prior to the occupation of the site.
- k. revision of the school travel plan;
- l. submission of a full lighting scheme for the site and for lighting to be sited and angled to fall wholly within the school site;
- m. submission of boundary treatment proposals;
- n. implementation of mitigation measures detailed in the application in relation to reptiles, nesting birds, great crested newts, bats (including further bat survey work) , toads and hedgehogs, plus enhancing the site for biodiversity.

Case officer – H Mallett	01622 221075
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Background documents - See section heading
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