

Committee: **PLANNING**

Date of Meeting: **09 March 2011**

Title of Report: **S/2010/1502**
Thornton Primary School Edge Lane, Crosby
(Manor Ward)

Proposal: Conversion of former Primary School to post 16 SEN centre including a two storey extension to the North East elevation, a single storey extension plus canopy to the South West elevation and layout of parking and landscaping

Applicant: Mrs Christine Dalziel Children's Sevices

Executive Summary

The proposal is for the conversion of the former Thornton Primary School on Edge Lane, to a Post 16 SEN centre. A two storey extension to the north east elevation and a single storey extension and canopy to the south west elevation is also proposed. Additional parking and landscaping is proposed to the front of the school. The issues to consider are the impact on the urban greenspace, the visual amenity of the street scene, the amenity of nearby residential properties and highway implications. The Planning and Economic Director considers the proposal is acceptable and approval is recommended.

Recommendation(s) Approval

Justification

The proposal provides additional landscaping and will not have a significant detrimental effect on the urban greenspace. Conditions are imposed to protect the amenity of nearby residential properties and the interest of highway safety and to accord with Sefton Unitary Development Plan policies

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. Before any construction commences:-
 - a) Samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority.
 - b) The materials approved under (a) above shall then be used in the construction of the development.
4. L-3 No felling
5. Before the development is commenced, a landscaping scheme covering the land subject of this application shall be submitted to and approved in writing by the Local Planning Authority, including

- 1) existing and proposed levels or contours;
 - 2) details of boundary treatments and hard surfaces;
 - 3) the location, size and species of all trees to be planted;
 - 4) the location, size, species and density of all shrub and ground cover planting;
 - 5) a schedule of implementation.
6. a) The hard and soft landscaping scheme approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority.
b) Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.
 7. a) A scheme of works for the closure and reinstatement of the existing vehicular and/or pedestrian access on to Stannyfield Drive shall be submitted to and approved in writing by the Local Planning Authority.
b) No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Stannyfield Drive has been permanently closed off and the footway reinstated. These works shall be in accordance with the scheme approved under (a) above.
 8. H-2 New vehicular/pedestrian access
 9. a) Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the provision of flush kerbs and tactile paving either side of each vehicular access and either side of Stannyfield Drive at the junction with Edge Lane; provision of 'School Keep Clear' zig-zag carriageway markings together with new traffic signs (diag. 642.2A) and posts located at each end of the zig-zag markings on Edge Lane; and removal of the existing 'School Keep Clear' zig-zag carriageway markings and pedestrian guard-rails on Stannyfield Drive and re-instatement of footway, together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority.
b) No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the details approved under (a) above.
 10. No part of the development shall be brought into use until a scheme of traffic signs to diagram 833 and 835 of the Traffic Signs Regulations and General Directions 2002 has been provided at the north-westerly access and traffic signs to diagram 834 and 836 of the Traffic Signs Regulations and General Directions 2002 has been provided at the most south-easterly access.
 11. H-6 Vehicle parking and manoeuvring
 12. H-7 Cycle parking
 13. P-5 Plant and machinery
 14. P-8 Kitchen Extraction Equipment
 15. Noise associated with the dance/multi use room activities shall not exceed LAeq 1H 55dB at the site boundary
 16. Before any construction commences details of new fences and gates for the entrances shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

1. RT-1
2. RX1
3. To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan.
4. RL-3
5. In the interests of visual amenity and conservation and to comply with Sefton UDP Policy DQ3
6. RL-4
7. RH-1
8. RH-2
9. RH-5
10. In the interests of highway safety and to accord with policies CS3 and AD2 of the Sefton Unitary Development Plan
11. RH-6
12. RH-7
13. RP-5
14. RP-8
15. To ensure that nearby residents are not adversely affected by the development and to comply with policy EP6 in the Sefton Unitary Development Plan
16. To ensure a satisfactory external finish in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan

Notes

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.

Drawing Numbers

CS/044105-01-01,02,03,04,05,06,11d, 25b

Financial Implications

CAPITAL EXPENDITURE	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/1502 Thornton Primary School Edge Lane Crosby L23 4TF OSGR: 333788, 400605		Sheets: 149C	Area: 20609 sqm	Standard Site Plan Scale: 1:1250 Date: 24/2/2011 Drawn By: BBERT on
	<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921.</small>		Ward(s): Manor Postcode Sector(s): L23 1, L23 4 Polling District(s): N5, N4 Parish(es): Thornton Cp		

The Site

The site comprises the former Thornton County Primary School located on the north east side of Edge Lane, Thornton.

Proposal

The proposal is for the conversion of former Primary School to post 16 SEN centre including a two storey extension to the north east elevation, a single storey extension plus canopy to the south west elevation and layout of parking and landscaping.

History

S/2007/0184 – Alterations and single storey extensions to form a new children's centre – Approved 25/04/2007

S/01922 – Erection of a 30 place nursery unit – Approved 09/04/1975

Consultations

Environmental and Technical Services - I have no objection in principle, however the subsequent standard conditions/informatives should be included on the approval notice; P-5, P-8.

Further I would recommend that noise associated with the dance/multi use room activities do not exceed LAeq1H55dB at the site boundary.

Highways Development Control - There are no objections to the proposal.

The existing pedestrian access to the adjacent 'Children's Centre' on Stannyfield Drive will be retained, as will the 'School Keep Clear' zig-zag carriageway markings and pedestrian guard-rails on the highway. However, the existing pedestrian access to the former Primary School off Stannyfield Drive will cease to be used in connection with the proposed facility and will be closed off. As such, it will be necessary to remove the existing 'School Keep Clear' zig-zag carriageway markings and pedestrian guard-rails and reinstate the footway at this location.

The proposed SEN centre will be served by a single point of pedestrian access from Edge Lane with a clear and direct pedestrian route to the main entrance to the building. It will be necessary to introduce 'School Keep Clear' zig-zag carriageway markings together with new traffic signs (diag. 642.2A) and posts located at each end of the zig-zag markings.

There are three separate existing vehicular accesses along the Edge Lane frontage. The central point of vehicular access will be closed off and as such the existing footway crossing will need to be removed and the footway reinstated to match the existing. The two existing points of vehicular accesses which are to be retained will need to be widened and reconstructed with new kerb radii and flush kerbs and tactile paving either side. The provision of flush kerbs and tactile paving either side of Stannyfield Drive at the junction with Edge Lane will also be necessary.

The vehicular accesses will only be wide enough for one vehicle, so in order to minimise any conflict at the accesses, a 'one-way' circulatory access arrangement will be operated. As such, traffic signs worded IN & NO EXIT, to diagram 833 & 835 of the Traffic Signs Regulations and General Directions 2002 must be provided on both sides of the most north-westerly access, and traffic signs worded OUT & NO ENTRY to diagram 834 & 836 must be provided on both sides of the most south-easterly access.

A total of 17 off-street parking spaces (including two marked out for use by disabled persons) will be provided in connection with the proposed development as well as covered cycle parking for up to 10 cycles. The proposed levels of car and cycle parking are acceptable, as is the layout of the spaces. The layout of the site includes sufficient space for around 6 mini-buses to queue within the site.

The proposed SEN centre is a new facility and as such an approved Travel Plan has not been submitted with this application. An appropriate condition will be added to secure this within six months of the centre being brought into use.

In view of the above, there are no objections, subject to conditions and informatives being added to any approval notice.

Neighbour Representations

Last date for replies: 17/2/11

Letter of objection received from resident of 61 Edge Lane re; increased volume of traffic, adequate space for parking facilities to side and rear of school, would cause congestion, highway safety issues, obstruction to driveway, close proximity to boundary fence, loss of green space, noise nuisance.

Policy

The application site is situated in an area allocated as greenspace on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
G1	Protection of Urban Greenspace
H10	Development in Primarily Residential Areas

Comments

Planning permission is sought to extend the existing vacant school building to provide a new post 16 learning facility for special education needs, together with associated parking, access and landscaping.

The main issues to consider with regards to this proposal relate to the impact on the urban greenspace, on the visual amenity of the street scene and the amenity of residential properties and parking and access considerations.

The site is within an area designated as greenspace and the proposal needs to be assessed against policy G1 which aims to protect urban greenspace from inappropriate development. Minor development directly related to the existing use of the site will be permitted on urban greenspace. In this regard the proposal is considered acceptable.

An additional floor area of 134m² is required (including the lift area and the canopy) together with remodelling of the existing building. The new entrance will have an accessible lobby, administration and meeting rooms. The former school hall will be converted to a café/bistro and dance/multi use area. There will be an external dining area covered with shade sails in bright colours to the rear of the building. The existing classrooms will be converted to form learning facilities.

The proposed extension will be in keeping with the existing scale and being single storey to front with metal tiled pitched roof and two storey lift to rear with flat roof. All proposed window and door openings will be of similar height and width.

The new building will be built using traditional construction materials with facing brickwork and render and decorative render to various existing walls to brighten up the existing brickwork.

The entrance block will be built on the existing hard play area. The revised scheme retains as much open space as is possible and has less impact on the green space. A low level mound or line of trees would screen the access road. Policy DQ3 requires 7 new trees which are indicated on the revised site plan. Details of new fences and gates can be secured by condition. Pedestrian areas will be lit by low level lighting.

The Environmental and Technical Services Director raises no objections in principle to the proposal subject to noise control measures for plant and equipment and noise associated with dance/multi activities and odour control measures for any proposed kitchen extraction to protect the amenity of the area. These can be secured by conditions.

The scheme has been amended to provide 17 car parking spaces overall (originally proposed 25 spaces) including 2 spaces for disabled users. It is also proposed to provide covered cycle parking for 10 cycles. The Highways Development Control considers the proposed levels of car and cycle parking is acceptable, as is the layout of the spaces. The layout of the site includes sufficient space for around 6 minibuses to queue within the site.

The existing pedestrian access to the adjacent 'Children's Centre' on Stannyfield Drive will be retained, as will the 'School Keep Clear' zig-zag carriageway markings and pedestrian guard-rails on the highway. However, the existing pedestrian access to the former Primary School off Stannyfield Drive will cease to be used in connection with the proposed facility and will be closed off. It will be necessary to

