

ITEM:		RECOMMENDATION:	APPROVAL
REF NO:	3PL/2019/0159/F	CASE OFFICER	Rebecca Collins
LOCATION:	ATTLEBOROUGH Attleborough Academy 9 Norwich Road Attleborough	APPNTYPE:	Full
APPLICANT:	Eco Modular Buildings. C/O Agent	POLICY:	In Settlemnt Bndry
AGENT:	DPP UK LTD DPP Planning Second Floor	ALLOCATION:	N
PROPOSAL:	The demolition of 4 existing mobile teaching blocks and replacement 2 storey modular block and fencing	CONS AREA:	N
		LB GRADE:	N
		TPO:	N

REASON FOR COMMITTEE CONSIDERATION

The application is, as defined by the scheme of delegation, a major planning application and is therefore referred to Planning Committee for this reason.

KEY ISSUES

Principle of development
Character of area
Amenity of neighbouring properties
Access and Highway Safety
Other matters

DESCRIPTION OF DEVELOPMENT

The demolition of 4 existing mobile teaching blocks and replacement 2 storey modular block and fencing.

SITE AND LOCATION

The application site is located to the north-west of Norwich Road, Attleborough in the grounds of the existing Attleborough Academy. The application site currently contains four modular buildings, of single storey scale, which are in poor condition and no longer suitable for use.

Access to the site is off Norwich Road, adjacent to the proposed development, with approximately 1.5 metre high post fencing and trees behind. There is a strong dense hedgerow approximately 1.5m high along the boundary of the site with trees behind.

The construction of the existing main school building is of brickwork walls with pitched roofing. The existing modular buildings to be replaced are made up of panelled walls with a flat roof. The windows and doors are

painted timber.

The wider street scene comprises mainly of large two-storey buildings, to the north largely residential with a mix of uses located to the south.

EIA REQUIRED

No

RELEVANT SITE HISTORY

No relevant site history

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.06	Green Infrastructure
DC.01	Protection of Amenity
DC.12	Trees and Landscape
DC.13	Flood Risk
DC.16	Design
DC.19	Parking Provision
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

OBLIGATIONS/CIL

Not Applicable

CONSULTATIONS

ATTLEBOROUGH TC

Approve.

NORFOLK COUNTY COUNCIL HIGHWAYS

The applicants seek to replace four existing modular buildings , currently housed at the same location, with a single building albeit with an additional 232m2 gross floor area. The proposal will not affect existing parking facilities, which we are advised provide sufficient capacity to meet demand, and no alterations to the existing pedestrian and vehicular access arrangements from Norwich Road are proposed. We are further advised that there are no proposals to increase pupil numbers as a result of the replacement building which is

intended to provide " healthier teaching spaces" On the basis of that information I would not wish to raise an objection in principle. My only concern is the loss of parking during construction. Had construction been restricted to the school holiday this would not have been an issue but I need to have details of where the displaced staff and visitor parking will be accommodated for the avoidance of doubt. Please will you obtain this information for consideration.

ECOLOGICAL AND BIODIVERSITY CONSULTANT

A single common beech tree and additional smaller tree species will be removed under current proposals and demolition of four existing school buildings. No bat roosts were identified. Enhancement measures need to be incorporated into the site design in-line with paragraph 170 of the NPPF. If you are minded to approve this application, we recommend that you condition the mitigation measures in the Preliminary Ecological Appraisal and for a biodiversity enhancement plan to be submitted.

CONTAMINATED LAND OFFICER

No objection subject to a condition with regards to unexpected contamination.

TREE AND COUNTRYSIDE CONSULTANT

No objection to the proposal. The loss of 2 Hornbeam trees is unfortunate, although it is considered that there is sufficient space for mitigation planting within the development site. At present there do not appear to be any planting proposals, and would request that a landscaping plan to provide replacement trees is provided.

HISTORIC BUILDINGS CONSULTANT

No objection.

FLOOD & WATER MANAGEMENT TEAM

Having reviewed the application as submitted, it appears that this development would be classed as minor development. The Local Planning Authority would be responsible for assessing the suitability for any surface water drainage proposal for minor development in line with National Planning Policy Framework (NPPF).

BUCKENHAM AVIATION CENTRE LTD

No Comments Received

ANGLIAN WATER SERVICE

No Comments Received

CRIME REDUCTION & ARCHITECTURAL LIAISON OFFICER

No Comments Received

REPRESENTATIONS

None

ASSESSMENT NOTES

1.0 Principle of development

1.1 The applicant site is located within the town boundary of Attleborough, within the curtilidge of the existing Attleborough Academy but outside of the Primary and Secondary shopping areas for the town centre. The proposal is to replace existing modular buildings, which are unsightly, in poor condition and no longer suitable for use. Therefore, for these reasons the principle of development in this location is established.

2.0 Character of area

2.1 Policy 12 of the NPPF and DC16 of the Core Strategy seek to achieve a high quality design. The character of the area is currently, green, well landscaped, with relatively low laying buildings set back from the Highway. This proposal is to remove the existing single storey modular buildings, which although unsightly on entrance to the site have a limited impact on the street scene due to their single storey nature and existing landscaping and replace them with a two storey building fit for purpose to serve the current needs of the Academy. Although, the proposal remains fairly well set back from the footway off Norwich Road, to the front of the site, the proposed building is likely to be more prominent in the street scene than the current arrangements. However, the existing trees and hedgerow along the front of the site are proposed to be retained, along with current access and parking arrangements.

2.2 The proposal design of the building is for a building of modern appearance to provide School entrance, Drama studio, Art Classrooms and SEN teaching unit. The proposed building is two storey, replacing the existing single storey unsightly modular buildings. The external walls are proposed to be clad coloured steel grey, dark denim and cyclam (Satin Finish). Wall trims are mill finished aluminium angles to match. The plinth for the building will be a self-coloured cementitious board up to 150mm above ground level. Polyester powder-coated Aluminium windows will be utilised, also coloured grey. The building has large windows to provide views and good levels of daylight and fenestration in the street scene. The external flat roof is of a composite construction having an upper skin of a dark grey single ply finish.

2.3 Although, having greater prominence in the street scene, part of the proposal is to provide a new entrance to the school, at two-stories the proposal is not considered out of character with existing development in the immediate area and street scene, and subject to the use of the appropriate materials, as set out above, which can be conditioned, then the development, although modern, will retain the open frontage of the site and is not considered out of character with the area or the street scene and will remove existing unsightly buildings and create a real entrance to the site. The proposals is therefore considered in accordance with Policy DC16 of the Breckland Core Strategy and Policy 12 of the NPPF.

3.0 Amenity of neighbouring properties

3.1 Policy DC1 of the Core Strategy seeks all new development to protect the amenity of the area, neighbouring and future occupants. The proposal is sufficiently distanced from neighbouring properties so as not to impact their amenity and therefore the proposal is considered in accordance with Policy DC1 of the Breckland Core Strategy.

4.0 Access and Highway Safety

4.1 The highways authority has no objections to the proposal on the grounds of highway safety or car parking, once constructed as the applicants are seeking to replace four existing modular buildings, currently housed at the same location, with a single building, albeit with an additional 232m² gross floor area. The proposal will not affect existing parking facilities, which the applicants have advised provide sufficient capacity to meet demand, and no alterations to the existing pedestrian and vehicular access arrangements from Norwich Road are proposed. There are no proposals to increase pupil numbers as a result of the replacement building which is intended to provide "healthier teaching spaces", as described by the applicants.

4.2 Despite this, the Highways Authority did raise concerns with regards to the location of staff and other car parking during construction. The applicants have provided details of the a Construction Management Plan (CMP) to ensure safe construction and use of the site during this period, this could be conditioned as part of any subsequent approval. However, it sets out use of existing car parking to the front (north-west) of the site

as a construction compound during construction. Therefore, further information in this regard has been sought to ensure adequate car parking exists during construction in accordance with Policy DC 19 of the Breckland Core Strategy. An update will be provided to members at the Planning Committee.

4.3 Subject to this matter being satisfactorily addressed then the proposal is not considered to impact highway safety and provides sufficient car parking in accordance with the aims of the NPPF and Policy DC19 of the NPPF.

5.0 Heritage Assets

5.1 Policy 16 of the NPPF, DC17 of the Core Strategy and Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, seek to protect the special interest and significance of heritage assets/Listed Buildings and their settings. Policy 16 of the NPPF and Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires the setting of conservation areas to be preserved and enhanced.

5.2 The wider school site lies outside of but abutting the Attleborough Conservation Area and the Grade I Listed St Marys Church also lies to the south of the site. There are other Listed Buildings to the south-west of the application site including the Grade II Listed Griffin Hotel and numbers 8-10 Church Street, however, these are considered to have much more immediate settings, given their use and location, separate from the applicant site and therefore their significance and setting is not considered to be impacted by the proposals.

5.3 The proposed building by nature of being set back from the Highway and its located outside of the Conservation Area is unlikely to interrupt key views into the conservation area or towards the Church and for these reasons is unlikely to cause significant harm to their setting, character or appearance, despite its modern appearance and flat roof nature. That said, any moderate harm to the significance of the Conservation Area and the Church would be outweighed by the public benefit of providing 'healthier' teaching and supporting the existing Academy. The proposal is therefore considered in accordance with Policy 16 of the NPPF, DC17 of the Core Strategy and Sections 16, 66 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.0 Other matters

6.1 Flood risk and drainage

Policy 14 of the NPPF requires seeks to direct new development away from areas at highest risk of flooding and for new development to not increase flood risk elsewhere. The site lies in flood zone 1, at least risk of flooding. The LLFA have raised no objections to the proposals and the applicants have submitted a flood risk assessment which states the site is only identified at potential risk of groundwater flooding, The proposed development can provide safe access and egress during an extreme flood event and surface water can be managed by the use of SuDS. Subject to conditions with regards to the proposed mitigation measures and SUDs, as outlined in the FRA, then the proposal is considered in accordance with Policy 14 of the NPPF.

6.2 Ecology

Policy 15 of the NPPF seeks for new development to preserve and enhance biodiversity. The applicants have submitted ecology and bat information. Natural England and the Council's ecologist have been consulted in this regard. Natural England's response is awaited. However, our ecologist are content that the proposals would not have a negative impact on ecology, subject to the imposition of a suitably worded condition to ensure mitigation measures, as suggested are imposed and a biodiversity enhancement plan is submitted. These conditions are proposed.

6.3 Trees

The retention of trees and hedgerows is supported by Policy DC12 of the Core Strategy. There are trees and a dense hedgerow to the frontage of the site. The Tree Officer has reviewed the proposals and although the loss of 2 Hornbeam trees is considered unfortunate, it is considered that there is sufficient space for mitigation planting within the development site. Subject to the provision of further details in this regard, the proposal is considered acceptable and in accordance with Policy DC12 of the Core Strategy, subject to a condition.

7.0 Conclusion

7.1 The principle of development is established, given the sites location within the settlement boundary of Attleborough. The proposal is considered to have an acceptable impact on the character of the area, the setting and significance of nearby heritage assets, highway safety and the amenity of neighbouring properties. The proposal is considered acceptable in all other aspects and is therefore recommended for approval, subject to the imposition of conditions.

RECOMMENDATION

The proposal is therefore recommended for approval, subject to conditions, as listed below.

CONDITIONS

- 3 Full Permission Time Limit (3 years)**

The development must be begun not later than the expiration of THREE YEARS beginning with the date of this permission.
Reason for Condition:-
As required by section 91 of the Town and Country Planning Act 1990.
- 4 In accordance with submitted plans NEW 2017**

The development must be carried out in strict accordance with the application form, and approved documents and drawings as set out in the table at the end of this notice.
Reason for condition:-
To ensure the satisfactory development of the site.
- 5 Trees/hedges to be retained**

Other than those shown to be removed in the submitted information, the existing trees/hedges on the site shall be retained. Should any die or be removed without the written consent of the Local Planning Authority, they shall be replaced during the next planting season with a tree(s) or hedging of a species, size and in the same location to the satisfaction and written agreement of the Local Planning Authority.
Reason for condition:-
In the interests of the satisfactory appearance of the development in accordance with Policies DC12 and DC16 of the Core Strategy.
- 6 Indicated landscaping to be implemented**

Prior to works progressing above slab level, a plan shall be submitted to and approved in writing by the local planning authority showing the location of new trees, in addition details of species and size of trees shall be provided. During the first planting season following first use of the building hereby approved, the approved trees shall be planted. In the event the trees die or are removed within 5 years of being planted, replacement trees of the same size

and species shall be planted, unless otherwise first agreed in writing by the local planning authority.

Reason for condition:-

In the interests of the satisfactory appearance of the development.

7 Fencing protection for existing trees

Prior to the commencement of any work on the site, all existing trees shall be protected by the erection of Tree Protection Fencing. This fencing shall be retained throughout the period of the development and at all times when works (as defined below) are being carried out on the site.

For the purposes of this condition "work" shall include the storage of plant, materials, site huts or the use of any machinery either for preparatory site work or construction itself.

"Trees" shall refer to all trees both on and adjacent to the site.

Protective fencing shall be constructed and maintained in accordance with BS5837:2012 and the Council's document Practice Note: Construction and Maintenance of Tree Protection Fencing, which is available to download from the Council's website.

Reason for condition:-

The works are required to be undertaken prior to the commencement of the development in order to safeguard the protection of trees from the outset of the development, in accordance with Policy DC 12 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009

8 Full details of external lighting

Prior to the occupation of the development hereby permitted details of the external lighting to the site shall be agreed in writing with the Local Planning Authority, and only lighting so agreed shall be installed on the site. Such lighting shall be kept to a minimum for the purposes of security and site safety, and shall prevent upward and outward light radiation.

Reason for condition:-

In the interests of amenity.

This condition will require to be discharged

9 No permanent external lighting without prior agreement

No permanent external lighting shall be erected on the site unless full details of its design, location, orientation and power have first been submitted to and approved in writing by the Local Planning Authority.

Reason for condition:-

In the interests of visual amenity and to minimise unnecessary light spillage above and outside the development site and to protect the significance of heritage assets in accordance with Policy 16 of the NPPF and DC16 and DC17 of the Core Strategy.

10 Non-standard highways condition

11 Non-standard drainage condition

The development hereby approved shall proceed only in accordance with the mitigation measures as set out in the submitted Flood Risk Assessment prepared by Plowman Craven dated January 2019 and received on 13/02/2019, unless otherwise first agreed in writing by the Local Planning Authority.

Reason for condition:-

To ensure that the development does not include flood risk elsewhere in accordance with Policy 14 of the NPPF.

- 12** **CMP**
- The development shall be undertaken in accordance with the details contained within the submitted Construction Management Plan dated 01/12/2018 and received on 13/02/2019, unless otherwise first agreed in writing by the Local Planning Authority.
- Reason for condition:-
- To protect the amenity of neighbouring properties and highway safety in accordance with the principles of the NPPF and policy DC1 of the Core Strategy.
- 13** **External materials as approved**
- The development hereby permitted shall be constructed using the materials specified on the planning application form and submitted drawings, unless otherwise first agreed in writing by the Local Planning Authority.
- Reason for condition:-
- To enable the Local Planning Authority to ensure the satisfactory appearance of the development, as required by policies DC 1 & DC 16 of the Adopted Core Strategy and Development Control Policies Development Plan Document 2009.
- 14** **Ecology mitigation**
- The development hereby approved shall proceed in-line with the mitigation measures outlined in section 5 of the submitted Preliminary Ecological Appraisal report (The Environment Partnership; February 2018) received on 13/02/2019.
- Reason for condition:-
- To protect and enhance ecology in accordance with Policy 15 of the NPPF.
- 15** **non standard condition**
- Prior to the commencement of development, other than the removal and demolition of the existing buildings, as proposed, a biodiversity enhancement plan shall be submitted and approved in writing by the local planning authority, detailing the enhancement measures for biodiversity on site. The biodiversity enhancement plan should include numbers and locations of bird boxes, bat boxes and habitat enhancements as outlined in principle in sections 5.8 to 5.14 of the Preliminary Ecological Appraisal report (The Environment Partnership; February 2018) received on 13/02/2019. The measures shall be carried out strictly in accordance of the approved scheme.
- Reason for condition:-
- To protect and enhance ecology in accordance with Policy 15 of the NPPF.