

Reference:	16/02194/FULM	
Ward:	West Shoebury	
Proposal:	Demolish existing outbuildings and classroom, erect two storey block to form classrooms and dining hall with balcony to west elevation at first floor and form 26 additional parking spaces	
Address:	Shoeburyness High School, Caulfield Road, Shoeburyness Southend-On-Sea, Essex, SS3 9LL	
Agent	The Draughtsman	
Applicant:	Shoeburyness High School	
Consultation Expiry:	09.01.2017	
Expiry Date:	05.04.2017	
Case Officer:	Janine Rowley	
Plan Nos:	Location plan; SHS/NAK/05 Revision 5; SHS/NAK/06 Revision C; SHS/NAK/01 Revision C; SHS/NAK/02 Revision C; SHS/NAK/03 Revision C; SHS/NAK/04 Revision C; SHS/NAK/05 Revision B; SHS/NAK/06 Revision B; SHS/NAK/07 Revision C	
Recommendation:	GRANT PLANNING PERMISSION	



1 The Proposal

- 1.1 Planning permission is sought to demolish existing outbuildings and a classroom and erect a two storey block to form classrooms and dining hall with balcony to west elevation at first floor and form 26 additional parking spaces fronting Caulfield Road.
- 1.2 The proposed two storey building is 43m wide x 20.4m-28.8m deep x 9.8m high. The overall design is of a contemporary style with glazing and cladding referencing existing school buildings including the adjacent sports hall.
- 1.3 The building will provide 10 new classrooms, a new kitchen with dining area and assembly hall to accommodate additional pupils by 2018. The new building will cover a footprint of 1100sqm with an overall total floor area of 2280sqm including a cantilevered footprint.
- 1.4 The Design and Access Statement accompanying this application states that currently there are 1697 students that attend the school currently. The local authority have requested the school accommodate an additional 150 pupils in the school by 2022, beginning in 2018. The anticipated total number of students at Shoeburyness High School within a 5 year period (2018-2022) will amount to 1847.
- 1.5 The Councils Education Officers state the proposal is funded by the Local Authority as part of the Department for Education's Basic Need Grant Funding that is allocated to all Local Authorities where a short fall of school places is identified and state:

"As the only secondary school in Shoeburyness they are facing increasing demand and are full in all year groups. This project will enable the school to increase their pupil numbers to meet local demand by adding new classrooms and expanding the dining facilities. The current dining facilities are undersized for the current pupil numbers. This means that the school has to allow the older years to go off site during the lunch break, which is not recommended by the Department for Education (DfE), so that all pupils can access a meal in the time allowed. The new dining facilities will be large enough to serve all pupils including the additional number generated by the expansion".

2 Site and Surroundings

- 2.1 Shoeburyness High School is accessed off Caulfield Road. The site is laid out with the school campus buildings located towards the southern side of the site with its associated sports facilities and playing fields to the north of the site. To the immediate north is Shoebury Sports Centre and the surrounding area is residential in character.
- 2.2 The site does not fall within any environmental sensitive area, such as site of Special Scientific Interest, Special Protection Areas or international conservation sites.
- 2.3 The proposed building will be located on a hardstanding area currently occupied by outbuildings currently used for classrooms.

3 Planning Considerations

- 3.1 The main considerations in relation to this application are the principle of the

development, design and impact on the character of the area, traffic and transportation, impact on residential amenity and flood risk.

4 Appraisal

Principle of Development

National Planning Policy Framework, (Core Strategy) policies KP2, CP4, CP6; DPD2 (Development Management Document DPD2) policy DM1, DPD2 (Development Management) policy DM1, DPD1 and the Design and Townscape Guide SPD1 (2009)

- 4.1 Policy CP6 of the Core Strategy advocates the need to improve educational facilities to ensure that support is made to meet the needs of the local community. The proposed development will provide improvement of the facilities available at Shoeburyness High School, thus the principle is in accordance with Policy CP6 of the Core Strategy.

Design and Impact on the Character of the Area

National Planning Policy Framework; DPD2 (Development Management) policy DM1, DPD1 (Core Strategy) policies KP2, CP4; (Development Management Document DPD2) policy DM1 and Design and Townscape Guide SPD1.

- 4.2 The proposal seeks to erect a 2 storey building to the west side of the existing school to accommodate 10 new classrooms and kitchen and dining facilities. The building will be located on existing hardstanding and will result in the removal of one outbuilding. The existing single storey outbuildings to the north, west and south of the site are to be retained. The overall design of the building is contemporary with a box like form including a curved roof form referencing the adjacent sports hall. The building is well detailed particularly to the west side overlooking the sports fields where the significant glazing and feature balcony with brise soleil adds interest and breaks up the overall mass. This aspect will be visible in longer public views across the playing fields. The other public view is of the north elevation which includes the main entrance. To the east side facing the school the proposal again includes significant glazing and this is welcomed. To the south there is limited detail but this is hidden from public view so less of a concern in terms of impact on the character and appearance of the surrounding area. The applicant has sought to provide amended drawings and a full materials and landscaping schedule received on the 22.02.2017, which will have a positive impact on the character and appearance of the area including a mixture of grey and white Trespa cladding panels in keeping with the adjacent buildings, buff brickwork, render and white window and door systems. The steel work is to be coloured grey to relate to the cladding panels, which is welcomed. Additional detailing has been provided to the south to add interest to the elevations, with additional glazing and a contrast between the glazing and panels. A suitable condition can be imposed to ensure the details comply with the submitted drawings and specific product details in the '*materials and landscape schedule*' dated 22.07.2017.
- 4.3 The proposal will include a new parking area to the south of the main building, whilst this will result in the loss of some soft landscaping and trees which are not worthy of preservation. The applicant has sought to amend the layout and provide a 0.5m wide landscaping strip which will be a lawned area and an additional Silver birch tree to be planted to the east corner, which is welcomed and will enhance the character and

appearance of the streetscene. Whilst the parking will be prominent in the streetscene, it is not too dissimilar to the existing car park arrangement to the west of the site, therefore no objections are raised.

- 4.4 In light of the above, subject to conditions the proposed development is considered to relate satisfactorily to the character and appearance of the existing school buildings and will provide a positive addition. The proposal is therefore considered in accordance with the NPPF, policies KP2 and CP4 of the Core Strategy, policy DM1 of the Development Management, and the Design and Townscape Guide.

Traffic and transportation

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2, CP4, CP3; (Development Management Document DPD2) policy DM15 and the Design and Townscape Guide SPD1.

- 4.5 The existing vehicle access to the school is from Caulfield Road to the south. The transport statement accompanying this application states at present there are 130 parking spaces currently provided at the school, with 24 in the front car parking area, 80 on the school service road and 20 permitted parking spaces in the rear car park and 6 additional grass parking spaces. The existing cycle storage facilities at the site accommodate 100 cycles.
- 4.6 As stated above, this application seeks to provide additional spaces for students increasing the number from 1697 to 1847.
- 4.7 Vehicle parking standards as required by policy DM15 of the Development Management DPD state as maximum standards 1 space per 15 students is required for years 7-11. For schools with further education as in this instance, 1 space per 15 students for full time equivalent staff plus 1 space per 15 students for student parking are required. Based upon current planning policy 10 spaces are required for additional students proposed in years 7-11 over the next five year period and 2 additional spaces are required for the 15 additional sixth formers and members of staff anticipated years 2023-2024. Given this proposal seeks to increase the parking available for Caulfield Road with an additional 26 parking spaces and taking into account the 130 spaces already available to the school the proposal exceeds the current maximum standards as set out by policy DM15 of the Development Management Document DPD2. The transport statement accompanying this application states that additional students will generate an additional 38 movements before and after school. The majority of new trips generated to and from the school will be by sustainable means. The school have confirmed the increased number of students will not warrant additional members of staff.
- 4.8 Evidence has been submitted to demonstrate that the existing travel plan operated at the school successfully encourages travel by sustainable means; approximately 55% of students walk, 8% by bus, 6% by cycle, 2% by train and 28% by car. It is therefore considered the majority of students use sustainable means of transport. A condition will be imposed to ensure the travel plan is updated and reviewed annually and sustainable transport modes are continued to be encouraged.
- 4.9 Policy DM15 of the Development Management Document requires 50 cycle spaces for the additional students to serve the development. No spaces are required for the

additional members of staff as they are to remain the same. Whilst no details have been provided there is sufficient space on site and this can be dealt with by condition to ensure the proposal is policy compliant.

Impact on residential amenity

National Planning Policy Framework; DPD1 (Core Strategy) policies CP4; DPD2 (Development Management Document DPD2) policy DM1 and the Design and Townscape Guide SPD1 (2009).

- 4.10 Policy DM1 of the Development Management Document supports the need for any new development to protect the amenity of the site, immediate neighbours and the surrounding area with regard to privacy, overlooking, outlook, noise and disturbance and the sense of being overbearing.
- 4.11 The new building will be set within the school grounds and set 52m away from the rear elevations of properties to the south of the building in Caulfield Road, which is considered sufficient to mitigate against any potential harm in terms of being overbearing or resulting in the loss of privacy and overlooking. There are no residential properties to the north, west and east that will be affected by the proposed development.
- 4.12 In light of the above, the proposal is considered to satisfy Policy CP4 of the Core Strategy and Policy DM1 of the Development Management Document DPD2.

Renewable Energy

National Planning Policy Framework; DPD1 (Core Strategy) policies KP2; DPD2 (Development Management Document DPD2) policy DM2 and the Design and Townscape Guide SPD1 (2009).

- 4.13 Policy KP2 of the Core Strategy states:

“All development proposals should demonstrate how they will maximise the use of renewable and recycled energy, water and other resources. This applies during both construction and the subsequent operation of the development. At least 10% of the energy needs of new development should come from on-site renewable options (and/or decentralised renewable or low carbon energy sources), such as those set out in SPD 1 Design and Townscape Guide”.

- 4.14 This application is accompanied by an energy statement carried out by MH Energy Consultants. The consultants state there are a number of renewable technologies that can be employed including photovoltaic panels to the western aspect whereby 50 panels covering approximately 87.5 m² would provide the full 10% renewable offset. Furthermore, heat pumps on site could accommodate 10% renewable energy. Whilst the full supporting information confirms renewable energy can be successfully accommodated further details can be sought by condition in relation to the siting of such technologies.
- 4.15 Policy KP2 of the Core Strategy states all development proposals should demonstrate how they incorporate sustainable drainage systems (SUDS) to mitigate the increase in surface water runoff, and, where relevant, how they will avoid or mitigate tidal or fluvial

flood risk. Further details will be dealt with by condition to ensure the proposal is policy compliant with policy KP2 of the Core Strategy of the Development Management Document DPD2.

Community Infrastructure Levy (CIL) Charging Schedule.

- 4.16 Although this application is CIL liable, given the development is a new teaching block, in this instance the chargeable amount has been calculated as a zero rate as applicable due to the school is registered with Local Education Authority and makes no profit.

Conclusion

- 4.17 In light of the above, the proposed development is considered to be acceptable and will provide an improved education facility. The design and scale of the proposed development relates satisfactorily to the existing school buildings. The increased number of students and members of staff will have limited impact on the highway network as demonstrated by the transport statement and the number of parking spaces provides a policy compliant scheme.

5 Planning Policy Summary

- 5.1 National Planning Policy Framework
- 5.2 Development Plan Document 1: Core Strategy Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP4 (The Environment and Urban Renaissance), CP6 (Community Infrastructure), CP3 (Traffic and Highways).
- 5.3 Development Management Document policies DM1 (Design Quality), DM2 (Low carbon development and efficient use of resources), DM15 (Sustainable Transport Management)
- 5.4 SPD1 Design & Townscape Guide 2009.
- 5.5 Community Infrastructure Charging Levy

6 Representation Summary

Design and Regeneration

- 6.1 The proposal seeks to erect a 2 storey building to the west side of the existing school to accommodate 10 new classrooms and kitchen and dining facilities. The building has a sizable footprint and mass but is not out of place in this context or position given the scale of surrounding buildings. The barrel roof form takes reference from the adjacent sports hall and will therefore not appear out of context in this location. The building appears to be well detailed particularly to the west side overlooking the sports fields where the significant glazing and feature balcony with brise soleil will help to offset its mass. This aspect will be visible in longer public views across the playing fields and will need to be well detailed. The other public view is of the north elevation which includes the main entrance. It is considered that this would be better balanced and the entrances highlighted if the glazing above the main entrance doors matched the width

of the double entrance doors and this amendment should be sought. Otherwise this elevation is reasonably well detailed.

To the east side facing the school the proposal again includes significant glazing and this is welcomed. To the south there is limited detail but this is hidden from public view so less of a concern.

Given the scale of this proposal generally it will be important to ensure that the materials for the facades and glazing and the detailing to the balcony and roof etc are high quality.

[Officer Comment: The applicant has provided amended drawings as detailed in paragraph 4.2 adding additional detailing and confirmation of the proposed materials, which will enhance the overall character and appearance of the building]

Parking

It is noted that a new parking area is proposed to the south of the main building. There is no objection to this in principle but this is a prominent and publically visible location and it will therefore need to be well landscaped including new tree planting.

Sustainability

The policy requirement is for 10% of energy requirements to be provided by renewables. Pvs on the roof are mentioned in the statement but not shown on the plans this needs to be clarified or conditioned. **[Officer Comment: This will be dealt with by condition, whilst additional plans have been provided the specific calculations are required]**

Children and Learning

- 6.2 Following an expansion programme due to increased demand in the primary school sector across the whole borough, these higher numbers will enter the secondary school sector from September 2017. The Local Authority has a statutory duty to ensure sufficient places are available to meet this demand and an expansion programme is being progressed with all secondary schools in the borough. This application is part of that programme.

As the only secondary school in Shoeburyness they are facing increasing demand and are full in all year groups. This project will enable the school to increase their pupil numbers to meet local demand by adding new classrooms and expanding the dining facilities. The current dining facilities are undersized for the current pupil numbers. This means that the school has to allow the older years to go off site during the lunch break, which is not recommended by the Department for Education (DfE), so that all pupils can access a meal in the time allowed. The new dining facilities will be large enough to serve all pupils including the additional number generated by the expansion.

The project will be fully funded by the Local Authority as part of the Department for Education's Basic Need Grant Funding that is allocated to all Local Authorities where a short fall of school places is identified.

Traffic and Transportation

- 6.3 There are no highway objections to this proposal no additional staff are to be employed and the travel plan demonstrates students attending the school use public transport. The increase of 26 parking bays will help to reduce on street parking within the area of the school.

Environmental Health

- 6.4 No objections subject to a number of conditions as detailed within the recommendation section below.

Public Consultation

- 6.5 A site notice displayed on the 19th December 2016 and neighbours notified of the proposal. One letter of representation has been received stating there has been too much construction lately and the noise level is too much [**Officer Comment: A condition will be imposed to ensure the construction and demolition hours are restricted**].

7 Relevant Planning History

- 7.1 Install 15 lamp posts and four security cameras (Amended Proposal) (Retrospective) - Granted (16/01243/FULM)
- 7.2 Form first floor extension above existing dining hall - Granted (16/00934/FUL)
- 7.3 Erect two storey block to form classrooms, physical education and performing arts storage- Granted (13/00528/FULM)
- 7.4 Retain relocatable classrooms - Granted (99/0465)

8 Recommendation

- 8.1 **Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions:**

- 1 **The development hereby permitted shall be begun not later than 3 years beginning with the date of this permission.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2 **The development hereby permitted shall be carried out in accordance with the approved plans Location plan; SHS/NAK/05 Revision 5; SHS/NAK/06 Revision C; SHS/NAK/01 Revision C; SHS/NAK/02 Revision C; SHS/NAK/03 Revision C; SHS/NAK/04 Revision C; SHS/NAK/05 Revision B; SHS/NAK/06 Revision B; SHS/NAK/07 Revision C.**

Reason: To ensure that the development is carried out in accordance with the policies contained within the Development Plan.

- 3 **The development shall be carried out in accordance with the details set out in the materials and landscaping schedule received on the 22.02.2017 including north elevation- main wall panels Trespa Meteon colour silver grey, windows**

Comar 5Pi window system colour white, face brickwork to lower wall lbstock 65mm Bristol Buff, Face brickwork to lower wall 65mm Staffs Slate Blue engineering brick; east elevation-, brick fashion wall panels to be Trespa Meteon in silver grey, winter grey, pure white; face brickwork to lower wall lbstock 65mm 0657 Bristol buff multi, face brickwork to lower wall lbstock 65mm Staffs Slate Blue engineering brick, entrance portal white painted sand and cement render; south elevation-main wall panels to be Trespa Meteon colour silver grey; west elevation- windows to be Comar 5Pi window and door system, colour white, exposed steelwork carried out in accordance with BS 5493; brise soleil aluminium aerofoil profile powder coated white; curved roof Kingspan panels product KS1000CR colour grey, soffit and fascia to be white powder coated plastol sheet profile to suit curved roof radius, glass balustrading to be toughed clear glass and tubular stainless steel frame unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure that the appearance of the building makes a positive contribution to the character and appearance of surrounding locality. This is as set out in DPD1 (Core Strategy) 2007 policy KP2 and CP4, DPD2 (Development Management Document) 2015 policy DM1 and SPD1 (Design and Townscape Guide)

- 4 All planting in the approved landscaping as shown on drawings 'SHS/NAK/006 and the materials and landscaping schedule received on the 22.02.2017 shall be carried out within the first planting season of first occupation of the development. Any trees or shrubs dying, removed, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed with the local planning authority.**

Reason: To ensure that the development is satisfactory in terms of its appearance and that it makes a positive contribution to the local environment and biodiversity in accordance with DPD1 (Core Strategy) policy KP2 and CP4, DPD2 (Development Management) emerging policy DM1 and SPD1 (Design and Townscape Guide).

- 5 The car parking spaces shall be provided in accordance with drawing SHS/NAK/06 Revision C hereby approved and shall thereafter be permanently retained, unless otherwise agreed in writing by the local planning authority. Permeable paving shall be used for the hardstanding area.**

Reason: In the interests of highway management and safety, residential amenity and general environmental quality in accordance with the NPPF, DPD1 (Core Strategy) 2007 policy KP2, CP3 and CP4, DPD2 (Development Management) policy DM15, and SPD1 (Design and Townscape Guide).

- 6** Prior to occupation of the development hereby approved details and siting of 50 bicycle parking spaces be submitted to and agreed in writing by the Local Planning Authority and the bicycle parking spaces shall be permanently maintained thereafter in accordance with the approved details unless otherwise agreed in writing by the local planning authority. The cycle parking shall remain in perpetuity.

Reason: To ensure that satisfactory secure bicycle parking is provided in the interests of sustainability, amenity and highways efficiency and safety, in accordance with NPPF, DPD1 (Core Strategy) 2007 policy KP2, DPD2 (Development Management Document) 2015 and SPD1 (Design and Townscape Guide).

- 7** Prior to installation of any external lighting, details of the proposed lighting, including design, siting, luminance, hours of illumination and an assessment using the Institution of Lighting Engineers Guidance Note for the Reduction of Obtrusive Light shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed only in accordance with the approved scheme.

Reason: To protect the amenities of neighbouring properties and the general environmental quality in accordance with, NPPF, DPD1 (Core Strategy) 2007 policy KP2 and CP4, and DPD2 (Development Management Document) 2015 policy DM1.

- 8** A scheme detailing how at least 10% of the total energy needs of the new building will be supplied using on site renewable sources must be submitted to and agreed in writing by the Local Planning Authority and implemented in full in accordance with the approved details prior to the first occupation of the building. This provision shall be made for the lifetime of the development.

Reason: In the interests of providing sustainable development in accordance with Policy KP2 of the Core Strategy (DPD1).

- 9** A full asbestos survey shall be carried out by a suitably qualified person on the building(s) to be demolished. Any asbestos containing material (ACM) must be removed and disposed off site to a facility licenced by the Environment Agency. A waste transfer certificate must be submitted to the local planning authority prior to development commencing.

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

- 10** Demolition and construction hours shall be restricted to 8am – 6pm Monday to Friday, 8am – 1pm Saturday. No demolition or construction shall be carried out on Sundays or Bank Holidays.

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

- 11 Full details of mitigation measures to be taken to minimise and/or control noise and potential fugitive dust emissions resulting from the works must be submitted in writing for approval by the local planning authority prior to demolition or construction commencing, taking into consideration control measures detailed in *Best Practice Guidance "The control of dust and emissions from construction and demolition"*.

Reason: In order to protect the amenities of surrounding occupiers in accordance with policies KP2 and CP4 of the Core Strategy DPD1 and Policies DM1 and DM3 of the Development Management DPD 2015.

- 12 No development shall commence until details of a sustainable drainage system have been submitted to and agreed by the local planning authority. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: In order to ensure a satisfactory standard of sustainable drainage and to prevent environmental and amenity problems arising from flooding in accordance with Policies KP2 and CP4 of the Core Strategy DPD1, DPD2 (Development Management) policy DM2 .

Informatives

- 1 You are advised that in this instance the chargeable amount for the Community Infrastructure Levy (CIL) has been calculated as zero due to the specific nature of the use.
- 2 You are advised that the development hereby approved is likely to require approval under Building Regulations. Our Building Control Service can be contacted on 01702 215004 or alternatively visit our website http://www.southend.gov.uk/info/200011/building_control for further information.
- 3 The applicant is reminded that this permission does not bestow compliance with other regulatory frameworks. In particular your attention is drawn to the statutory nuisance provisions within the Environmental Protection Act 1990 (as amended) and also to the relevant sections of the Control of Pollution Act 1974. The provisions apply to the construction phase and not solely to the operation of the completed development. Contact 01702 215005 for more information.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.