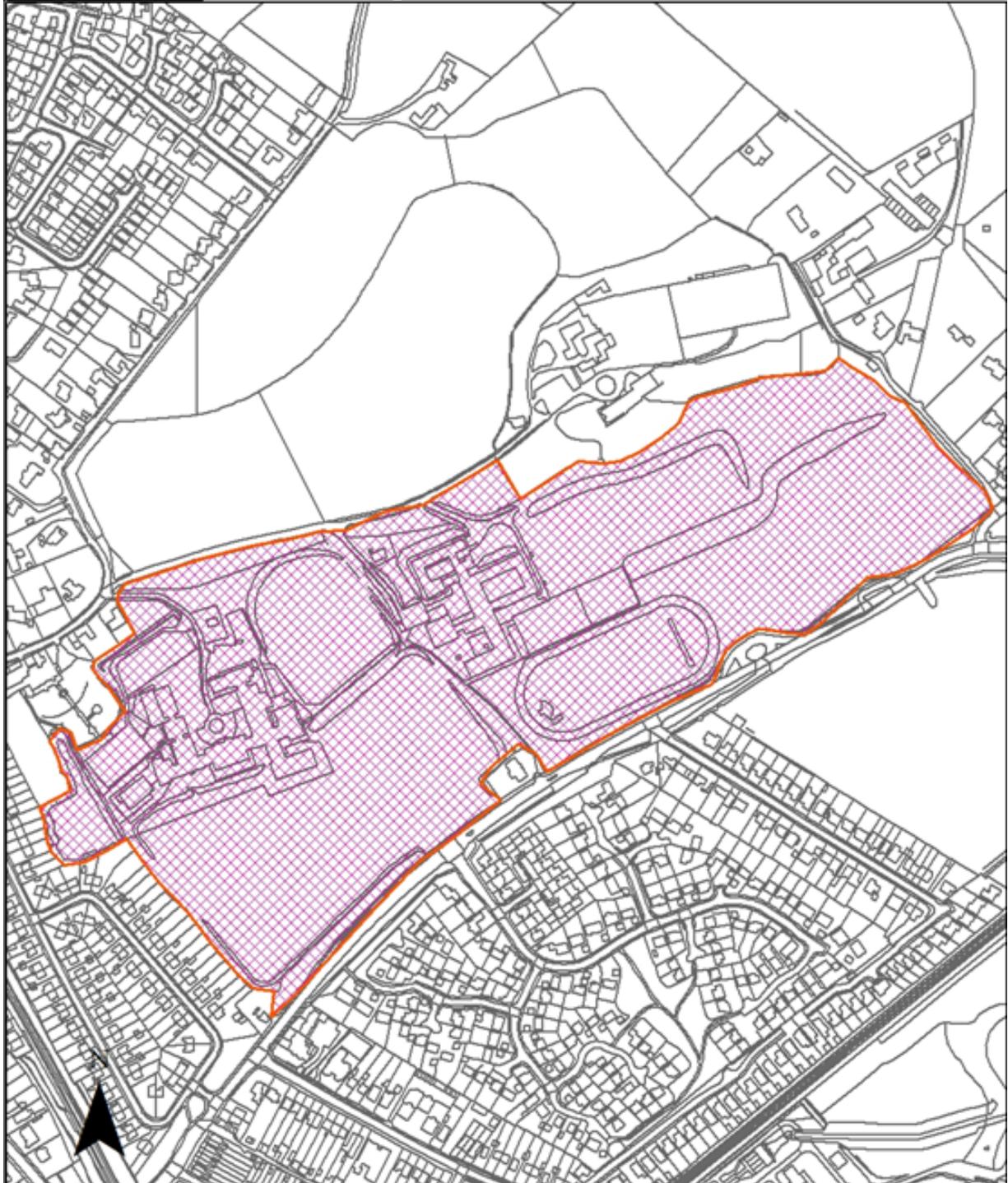


Application Number: 2015/1219
Location: Carlton Le Willows Academy, Wood Lane, Gedling, Nottinghamshire.



NOTE:
This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.
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Report to Planning Committee

Application Number:	2015/1219
Location:	Carlton Le Willows Academy, Wood Lane, Gedling, Nottinghamshire.
Proposal:	Extension to existing sports hall to provide table tennis facility
Applicant:	Mr Craig Weaver
Agent:	Mr Clive Welham
Case Officer:	Amy Cockayne

Site Description

The application site is a secondary school, Carlton Le Willows Academy, which is set within the boundary of the Nottinghamshire-Derbyshire Green Belt. The site is accessible via Wood Lane, although there are also pedestrian only accesses from Burton Road. The Academy site itself includes two main school buildings and large areas of school fields. The site is defined as Protected Open Space within the Gedling Borough Replacement Local Plan (Saved Policies 2008). The boundaries of the site are delineated by 2m green security fencing.

The site is bordered by Burton Road to the south-east and residential properties to the west. To the immediate north is countryside: woodland and open fields.

The School has had Academy status since 2011, meaning it is independent from Nottinghamshire County Council.

Proposed Development

This application seeks permission for a new sports hall building for the provision of Table Tennis facilities. The building itself would be linked to the existing sports hall at the Academy, located to the west of the site. The facility would be available for the use of the Academy students and external clubs.

The new sports hall would have a maximum depth of 21.2m and a width of 18.7m. The height of the building would match the existing sports hall, 6.9m to ridge and eaves height 5.65m. The side aspect of the proposed development would have a monopitch roof with a maximum height of 4m, 2.7m to eaves.

Revised floorplans were received on 16th November making internal amendments only.

Relevant Planning History

2004/0345 Extension of existing school with a two storey building to create two ground floor science laboratories & first floor resource centre (NCC application granted Conditional Permission, 21/06/2004)

2007/0002 Extension of existing music classrooms & addition of drama studio & ancillary facilities (NCC application granted Conditional Permission, 16/04/2007)

2007/0532 Provision of container based workshop facility for the delivery of construction training course for 14 - 16 year pupils of Carlton le Willows School (NCC application granted Conditional Permission, 08/10/2007)

2008/0748 New sixth form building & relocation of the workshop facility (NCC application granted Conditional Permission, 19/09/2008)

Consultations

Neighbouring properties were notified and a site notice was put up near to the site. A notice was also published in the local newspaper. Three representations were received outlining the following issues:

- Relocating access to Burton Road is feasible proposition with funding available
- Access off Wood Lane is unfit for purpose
- Planning application takes no account of access arrangements to the site, during or after the new build
- Congestion at the junction of Wood Lane with Shearing Hill/Main Road during school arrival/leaving time, parents evening or other events – a national centre will simply draw greater numbers of visitors to the site and increase congestion
- Funds available from Academy should be spent in safeguarding pupils rather than sports facilities
- When the Academy built the sixth form centre, the Highways Authority opposed planning permission on the grounds of access issues – permission was granted with requirement to report on traffic levels. It is not clear whether this has been done.
- Serious safety concerns when students walk under the railway bridge and up Wood Lane, caused by inconsiderate [drivers – parking and manoeuvring]
- Large lorries accessing the school via the private road and not avoiding bridge
- Building of new housing adjacent to Academy will place considerable burden on lower part of lane
- Safety concerns of the positioning of the actual entrance – unsuitable/complicated nature of the Academy entrance, private residence drive and road access to Gedling Homes and Day Nursery on a 90-degree blind bend
- Access into Academy served by electronic gates results in queues of vehicles and residents having dangerous encounters with stationary traffic
- Gridlock caused throughout Gedling Village – previous events occurred during 4-10pm when new centre would be operating

Nottinghamshire County Council Highways were consulted and have raised no concerns. It has been confirmed to the Highways Authority by the applicant that pupils would use the facility in the daytime and clubs would use the facility in the evening (4-10pm). It is recognised that the highway network in school hours on Wood Lane is at capacity. It is recommended that a condition is attached to any approval accordingly and if this is adhered to the Highways Authority would not have any concerns as the traffic created would not be classed as new traffic as it would be after the school has closed.

Gedling Borough Council's Planning Policy team were consulted, and after further supporting information was received, it has been confirmed that the circumstances for development at this site are capable of forming part of the very special circumstances for Green Belt development as required by the National Planning Policy Framework.

Planning Considerations

The main planning considerations in the determination of this application are; the impact of the proposal upon the openness and character of the Green Belt and whether the proposal would be harmful to the Green Belt, visual impact of the proposal on the character of the locality, impact on the wider community and upon the amenity of neighbouring residents and impact upon highway safety.

At the national level, the NPPF is relevant. The following Policies are relevant to this application;

- Part 7 – Requiring good design
- Part 8 – Promoting healthy communities
- Part 9 – Protecting Green Belt land

At local level, the following policies are relevant;

Gedling Borough Council Replacement Local Plan (Saved Policies 2008)

- ENV1 – Development Criteria*
- C1 – Community Services General Principles*
- R1 – Protection of Open Space*

Gedling Borough Council Aligned Core Strategy (adopted 2014)

- Policy 3 – The Green Belt*
- Policy 10 – Design and Enhancing Local Identity*
- Policy 12 – Local Services and Healthy Lifestyles*

Green Belt

NPPF Paragraph 87 states that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. I am of the opinion that the proposed development does not fall within any exemption outlined under Paragraph 89, and therefore very special circumstances will need to be

identified.

The very special circumstances that have been identified in the application are stated as:

- Facility will be of national and regional importance, with capacity to develop talent in the sport within the school and in the wider community, producing elite players and host league competitions
- Sport Partnership between school, Nottingham Sycamore Table Tennis Academy and Table Tennis England aims to support whole school improvement;
 - Increased sporting opportunities for students of Carlton Le Willows, of which student numbers are increasing and will continue to increase over the next 5 years.
 - Further classrooms and sports facilities will need to be built to provide for these additional students.
 - The sports hall is a major and strategic priority that would benefit the students' health and wellbeing from the increased provision of facilities
 - Lack of existing sports facilities will be exacerbated by the partial loss of school fields to the development of the GAR
- Benefits for the local community – a resource for adults and young people as well as families and junior schools.

The Carlton Le Willows Academy site is located in close proximity to the edge of the urban area of Carlton. I am of the opinion that the site itself does not typically have a rural or countryside character due to its close proximity to existing residential properties. The proposed development would be positioned within the curtilage of the existing Academy building on the west of the site, and will be situated upon an area of existing unused hardstanding. The development site is not directly visible from other areas of the Academy site on the approach along Burton Road to the south or Wood Lane to the north and therefore, in my opinion, the development would not harm the openness and character of the Green Belt as the built form would be contained on the site to the curtilage of an existing building. As very special circumstances have been identified for the development, I am satisfied that these outweigh any potential harm to the Green Belt at this location and the proposed development would be in accordance with the requirements of Part 9 of the NPPF.

Visual Amenity

In terms of visual impact through the development, I am satisfied that the proposed Sports Hall/Table Tennis Centre would be in-keeping with the existing School building in terms of design and scale. It is my opinion that due to the positioning of the proposal within the existing built form of the Academy site and its layout in relation to the existing building, I am satisfied that the development would not constitute overdevelopment of the site. Also, as the proposed building would not be directly visible from the outside of the site, it would not have an overbearing appearance upon the street-scene or have an adverse effect upon the character of the locality. In my opinion, this part of the development site does not directly contribute to the wider open space which is protected under Saved Policy R1 of the Gedling Replacement Local Plan (2008) due to its positioning to the west of the

Academy site within the curtilage of the existing school building. I am satisfied that the proposed development is in accordance with Policy 10 of the Aligned Core Strategy 2014, which states that all development should be design to “create attractive, safe, inclusive and healthy environments”.

Community Value

It is outlined in the application that the use of the Sports Hall as a Table Tennis Centre would be used by Academy students in the school day, as part of the curriculum as well as for social and recreational purposes and extra-curricular activity after school and during break times. A local club, Sycamore Table Tennis Club would also use the facilities. In my opinion, the development would allow the provision for recreational activity to non-school users in the local community as well as being a benefit for the school directly, therefore creating social interaction between the Academy and the local community. Saved Policy C1, Community Service General Principles, of the Gedling Replacement Local Plan 2008 sets out that planning permission will be granted for new community facilities provided that their location is within or near to local/district centres or easily accessible to local residents. Being located at a local secondary school would have clear advantages in terms of being sustainably located and therefore accessible for the use of its existing students and staff, as well as the wider community who would not normally benefit from such opportunities. This would also be in accordance with Part 8 of the NPPF ‘Promoting healthy communities’, specifically Paragraph 72 which seeks to ensure that schools meet the needs of existing and new communities and Paragraph 73 which states that access to high quality opportunities for sport and recreation makes an important contribution to health and well-being of communities.

Residential Amenity

Due to the separation distance between the neighbouring residential properties to the Academy site, I am satisfied that the proposed Sports Hall/Table Tennis Centre would have no undue overbearing, overshadowing or overlooking impact to the detriment of the residential amenity of the occupants of these properties.

Highways

The Sports Hall would act as a community facility for a Table Tennis Club as well as providing a facility for the Academy to use in the students’ curricular and extra-curricular activities. This means that the Sports Hall would be available to non-school users at evenings, weekends and in non-term time. The main access into the Academy site is served from Wood Lane. This would be the access which would serve vehicular traffic for the Table Tennis Centre out of school hours, along with the existing Academy car parks which would be available for visitors. It is considered that there is adequate provision for parking within the site for the use of the Table Tennis Centre out of school hours.

Objections have been received for the scheme from local residents who have received concerns regarding the current traffic situation experienced on Wood Lane due to activity at the Academy. It has been suggested that high volumes of traffic using Wood Lane are experienced mostly at times at the start and end of the school

day (when children are being dropped off or picked up), and at times on the occasional evening when the Academy has an event or meeting. The Highways Authority have advised, due to the proposed activity for the Table Tennis Centre being used out of school hours for clubs and community, that a condition should be attached to any recommendation that any Clubs should only use the facilities between 4pm-10pm as the current highway network in school hours is at capacity on Wood Lane. I am satisfied that this condition would address any concerns of the local community that the traffic capacity would increase at peak times of the day. The condition would also allow the use of the facility is non-term time i.e. weekends and school holidays, when the effect on the highway network is not at its maximum capacity.

Conclusion

For the reasons set out above, I am satisfied the proposed development accords with Saved Policies ENV1 and C1 of the Gedling Borough Replacement Plan, Policies 10 and 12 of the Gedling Borough Aligned Core Strategy as well as the NPPF, specifically Part 8: Promoting healthy communities and Part 9: Protecting Green Belt land. It is therefore recommended that planning permission is granted.

Recommendation:

To grant conditional planning consent.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. This permission shall be read in accordance with the following plans: Proposed Sections and Elevations Dwg no. TT/100/03- received 13 October 2015 and Proposed Plans Dwg no. TT/100/02A received 16 November 2015. The development shall thereafter be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.
3. The materials to be used in any exterior work shall be as stated in the Design and Access Statement received by the Local Planning Authority on 13 October 2015. The development shall thereafter be carried out in accordance with those details unless otherwise agreed with the Local Planning Authority.
4. The development hereby approved shall only be available for use by non-school clubs or groups between the hours of 4pm-10pm Monday to Friday during school term time, or not earlier than 1 hour after the official school day ends if later than 3pm. At any other time the development shall only be available for use until 10pm.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase

Act 2004.

2. For the avoidance of doubt and to define the terms of this permission.
3. To ensure a satisfactory development in accordance with the aims of Policy 10 of the Gedling Borough Council Aligned Core Strategy (September 2014).
4. To reduce the impact upon the highway network on Wood Lane.

Reasons for Decision

In the opinion of the Borough Council, the proposed development will result in no undue impact on the amenity of adjacent properties, any undue detriment to the visual amenity of the locality, or result in harm to the openness or character of the Green Belt. The proposal is also considered to have no adverse effects in terms of highway safety. The proposal accords with; Policy 3 (Green Belt), Policy 10 (Design and Enhancing Local Identity) and Policy 12 (Local Services and Healthy Lifestyles) of the Aligned Core Strategy 2014; Saved Policies ENV1 (Development Criteria) and C1 (Community Services General Principles) of the Gedling Borough Replacement Local Plan; and Part 8 (Promoting healthy communities) and Part 9 (Protecting Green Belt land) of the National Planning Policy Framework.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. Discussions have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. The application for planning permission is subsequently approved subject to conditions.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated.