

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 3rd April 2018

Application	5
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Application Number:	18/00022/FUL	Application Expiry Date:	2nd March 2018
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Application Type:	Full Application
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Proposal Description:	Provision of additional modular workshop (classroom) unit adjacent to two existing modular units forming the Field Study Centre.
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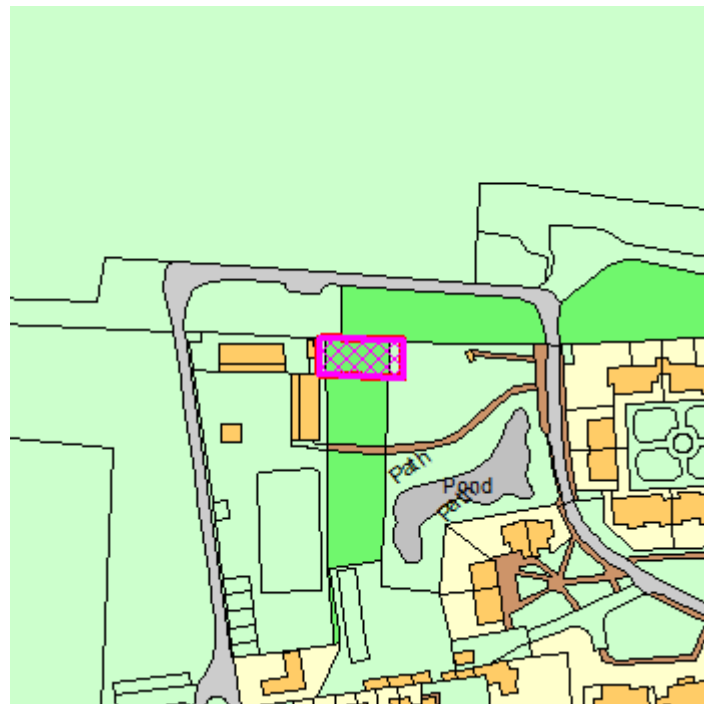
At:	The Hesley Village Stripe Road Hesley Doncaster
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For:	Mr Hugh Ashby - John Hill Associates Ltd
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Third Party Reps:	There have been no objections to the planning application.	Parish:	Tickhill Parish Council
		Ward:	Tickhill And Wadworth

Author of Report	Tim Goodall
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MAIN RECOMMENDATION:	Grant
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1.0 Reason for Report

1.1 The application is being presented to Planning Committee as it represents a departure from the Development Plan.

2.0 Proposal and Background

2.1 Planning permission is sought for the provision of an additional modular workshop (classroom) unit adjacent to two existing modular units forming the Field Study Centre. The building will have a single storey flat roof design and contain two workshops and lobby/toilet. The building will have a footprint of approximately 150 square metres.

2.2 The application site is within the north west corner of the grounds of Hesley Hall which lies off the B6463 between Rossington and Tickill. Hesley Hall is a historical hall adjoined to a Grade II listed chapel. The Site and Hall was taken over by The Hesley Group in 1975 to provide a base for their specialist residential services and schooling for children and young adults with autism or learning difficulties.

2.3 The application site lies within the statutory Green Belt and the character of the surrounding area reflects the rural nature of the site with a mix of fields and woodlands to the north and west. To the south east of the site is the main site of Hesley Hall with most of the buildings being of traditional brick construction. Currently the application site contains two detached single storey modular buildings in an 'L' shape that form the Field Study Centre.

2.4 The applicant has stated the existing Field Study Centre is at capacity and the additional space is required for this summer to catering for upcoming additional students. The requirements for such facilities is governed by Ofsted.

3.0 Relevant Planning History

3.1 00/4255/P - SITING OF RELOCATABLE CLASSROOM UNIT (9.25M X 7.45M) - Permitted

4.0 Representations

4.1 The application has been advertised as a departure from the development plan via site notice, press notice and public access. The application was not initially advertised as a departure and the site notice for this does not expire until Friday 6th April. However, a public interest site notice was posted in January and no responses have been received to date.

5.0 Parish Council

5.1 Tickhill Town Council - No objection

6.0 Relevant Consultations

6.1 Conservation Officer - No objection to the application on heritage grounds. The application is not considered to adversely affect the setting of the listed building.

6.2 Ecology Officer - No objection. Development has commenced on site and has impacted on the hedge at the site. Although the removed hedging would not have been of significant ecological value, the removal of this feature will impact upon the biodiversity and landscape value at a site level. All of that said it is a fait accompli that cannot be reversed so what we should do is require an ecological enhancement scheme to replace lost hedgerow and enhance other aspects of the sites' ecology where possible. No objections on ecological grounds but condition for ecological enhancement condition required.

6.3 Tree Officer - No objection, further tree planting recommended.

6.4 Drainage Officer - Drainage Condition required

7.0 Relevant Policy and Strategic Context

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In the case of this application, the Development Plan consists of the Doncaster Core Strategy and the saved policies of the Unitary Development Plan 1998.

Doncaster Core Strategy

Policy CS1 Quality of Life
Policy CS3 Countryside
Policy CS4 Flooding and Drainage
Policy CS14 Design and Sustainable Construction
Policy CS15 Valuing our Historic Environment
Policy CS16 Valuing our Natural Environment

Doncaster Unitary Development Plan (UDP) saved policies 1998

ENV1 Green Belt
ENV3 Development in the Green Belt
ENV21 Woodlands and Trees
ENV34 Setting of Listed Buildings
ENV59 Trees and Hedgerows

Tickhill Neighbourhood Plan

F1 Building Development
HE1 Heritage Assets
DE1 New Building
NE3 Tree Planting
NE8 Creation of Wildlife Corridors

Development Guidance and Requirements SPD

Development and Flood Risk SPD

National Planning Policy Framework

8.0 Planning Issues and Discussion

Development in Green Belt

8.1 Paragraph 89 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

8.2 Policy CS3 of the Core Strategy states that Doncaster's countryside will be protected and enhanced, having regard to the principles set out below. Key considerations for land within the Green Belt are that national policy will be applied, including a presumption against inappropriate development other than in very special circumstances. Saved Policy ENV1 states that the purposes of including land in the Doncaster green belt are:

- to regulate the size and shape of urban areas in order to prevent unrestricted sprawl;
- to prevent the coalescence of existing settlements;
- to assist in safeguarding the countryside from encroachment; and
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

8.3 Saved policy ENV3 provides greater detail on acceptable development within the green belt.

8.4 As the proposed mobile building is for an educational use this would not in itself be acceptable in the Green Belt. However the site is within the curtilage of Hesley Hall which is an established educational use and the proposal is for a third mobile classroom for this use in addition to the two existing mobile classrooms. As such, the proposal is considered to be acceptable in principle given the proposed use accords with the existing use and is within the existing curtilage. The proposed building is of a similar scale to the existing field study centre buildings and will be closer to the main built area of the site. As such, the proposal would not encroach into the countryside and is considered to maintain the openness of the Green Belt.

Setting of Listed Building

8.5 Policy CS15 of the Core Strategy states that Doncaster's historic environment will be preserved, protected or enhanced. Part A of the policy states that proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the borough's heritage assets. Saved Policy ENV34 of the UDP considers the setting of listed buildings and states that planning permission will not normally be granted for development which would adversely affect the setting of a listed building by virtue of its nature, height, form, scale, materials or design. Policy HE1 of the Tickhill Neighbourhood Plan supports the maintenance and preservation of heritage assets Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through development within its setting. Paragraph 134 goes on to state that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

8.6 The site lies within the curtilage of Hesley Hall whose chapel is a grade 2 listed building. Attached to the chapel is a hall which is the principal historic building on the site. There are also other ancillary historic buildings and structures including a coach house and a walled garden. These can be considered undesignated heritage assets. The parkland to the front of the hall and up to the main road is also designated a local park and garden of historic interest. The Council's Conservation Officer has no objection to the proposal on heritage grounds as it does not threaten these heritage assets (or others mentioned above).

Design

8.7 In accordance with Policy CS14, all development proposals must be of a high quality design that contributes to local distinctiveness. Policy DE1 of the Tickhill Neighbourhood Plan states that new development should be designed to fit into the character of Tickhill. The design of the proposed development is for a single storey modular building in close proximity to the two existing classrooms of a similar scale and design. The layout of the blocks currently forms an 'L' shape' and with the new building this would extend to a 'T' shape. While the design of the building is of little architectural merit in itself and the scale is modest, due to its location in a rural environment and its educational purposes it is considered appropriate for the context. As such, the proposal reflects the distinctiveness of this part of the application site and is considered to be acceptable on design grounds.

Trees and Landscaping

8.8 Part D of Policy CS16 of the Core Strategy states that proposals will be supported which enhance the borough's landscape and trees by:

1. being appropriate to the landscape's character, sensitivity and capacity;
2. including measures to mitigate any negative impacts on the landscape;
3. ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and;

4. retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.

8.9 Saved Policy ENV21 seeks to protect and conserve existing trees and woodlands by steering development away from trees and woodlands. Saved Policy ENV59 states the Council will attach considerable importance to the need to protect existing trees and hedgerows and will require that new developments do not cause unnecessary loss of trees, nor imperil trees by building works. Policy NE3 of the Tickhill Neighbourhood Plan encourages new tree planting.

8.10 The Council's Tree Officer has no objection and has suggested tree planting for the site if approved that could be incorporated into an enhanced landscaping condition. These comments have been forwarded to the agent to provide revised plans following discussion with the applicant. A revised plan has been submitted by the applicant to indicate tree planting and this is currently with the Tree Officer for consideration as to whether a revision to the condition wording is required. The proposal is considered to comply with saved policies ENV21 and ENV59. Further tree planting will also accord with Core Strategy Policy CS16 Part D.

Ecology and Wildlife

8.11 Policy CS16 of the Core Strategy states that protected habitats and species will be given the highest levels of protection in accordance with the relevant legislation and policy. Policy NE8 of the Tickhill Neighbourhood Plan supports the creation of wildlife corridors.

8.12 The application site was visited by the Council's Ecology officer who noted that a hedgerow had been removed at the application site, although it was noted this would not be of significant ecological value. The applicant has subsequently responded to acknowledge that the section of hedgerow was removed for access and that the suggested condition would be complied with. Subsequently, the Council's Ecologist has no objection and an ecological enhancement plan is recommended as a condition.

Summary and Conclusion

9.0 Conclusion.

9.1 The proposed siting of the additional modular classroom for the Field Study Centre at Hesley Hall is acknowledged as a departure from the development plan in that new educational buildings are not included within the list of appropriate green belt development as per national and local planning policy. However, the proposed development will support the existing use of the site and will not harm the openness of the Green Belt. As such the proposal is recommended to Planning Committee for approval subject to the following planning conditions.

RECOMMENDATION

Planning Permission GRANTED subject to the following conditions.

01. STAT1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.
REASON
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U59789 The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:

17/037/16B received 14.03.2018
17/037/17 received 04.01.2018
17/037/18 received 04.01.2018

REASON
To ensure that the development is carried out in accordance with the application as approved.
03. DA01 The development hereby granted shall not be begun until details of the foul, surface water and land drainage systems and all related works necessary to drain the site have been submitted to and approved by the Local Planning Authority. These works shall be carried out concurrently with the development and the drainage system shall be operating to the satisfaction of the Local Planning Authority prior to the occupation of the development.
REASON
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.
04. U59786 No building shall be erected within **** metres of the piped water course which passes through/runs adjacent to the site. (The approximate position of the watercourse is shown on the attached plan, the precise location shall be ascertained by investigation on site).
REASON
To ensure adequate access at all times and to protect the culvert from damage.

05. U59787 Within 1 month of approval an ecological enhancement plan shall be submitted to the local planning authority for approval in writing. This plan shall include details of the following measures, all of which shall be implemented prior to the first occupation of the site or an alternative timescale to be approved in writing with the local planning authority:

- o Reinstatement of hedgerow to an approved specification
- o The specification and proposed location of 3X bird boxes to provide nesting opportunities for small song birds.

REASON

To ensure the ecological interests of the site are maintained in accordance with Core Strategy Policy 16.

06. U59788 Prior to commencement of the proposal hereby granted, a detailed landscape scheme will be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: a planting schedule for a connecting hedgerow between the retained sections of hedge comprising of a native species mix that are locally characteristic to the local landscape character area; details of ground preparation; a landscape establishment specification; a maintenance specification for a minimum of five years following practical completion of the landscape works, tree planting is to be specifically agreed on site within the indicative area shown on drawing 17/037/16B with a timescale of implementation. The landscape scheme shall comply with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations, BS 3936-1: 1992 Nursery stock — Part 1: Specification for trees and shrubs. Thereafter be implemented in full accordance with the approved details. The Local Planning Authority shall be notified in writing within 7 working days of the completion of the landscape works and the completion shall be subsequently approved in writing by the Local Planning Authority. Any part of the scheme which fails to establish or is damaged or removed within five years of establishment shall be replaced in full accordance with the approved scheme.

Reason:

In the interests of environmental quality and the adopted core strategy policy CS16: Valuing our Natural Environment section D2 (including measures to mitigate any negative impacts on the landscape) & D4 (retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting).

01.U12282 INFORMATIVE

The Developer should be aware that a Sustainable Drainage System (SuDS) is the LPA's preferred option. A detailed explanation of any alternative option and reasons for rejecting a SuDS solution will be required.

02. U12283

INFORMATIVE

Surface water drainage plans should include the following:

- Rainwater pipes, gullies and drainage channels including cover levels.
- Inspection chambers, manholes and silt traps including cover and invert levels.
- Pipe sizes, pipe materials, gradients and flow directions.
- Soakaways, including size and material.
- Typical inspection chamber / soakaway / silt trap and SW attenuation details.
- Site ground levels and finished floor levels.

If infiltration systems are to be used for surface water disposal, the following information must be provided:

- o Ground percolation tests to BRE 365.
- o Ground water levels records. Minimum 1m clearance from maximum seasonal groundwater level to base of infiltration compound. This should include assessment of relevant groundwater borehole records, maps and on-site monitoring in wells.
- o Soil / rock descriptions in accordance with BS EN ISO 14688-1:2002 or BS EN ISO 14689-1:2003
- o Volume design calculations to 1 in 30 year rainfall + 30% climate change standard. An appropriate factor of safety should be applied to the design in accordance with CIRIA C753 - Table 25.2.
- o Location plans indicating position (Soakaways serving more than one property must be located in an accessible position for maintenance). Soakaways should not be used within 5m of buildings or the highway or any other structure.
- o Drawing details including sizes and material.
- o Details of a sedimentation chamber (silt trap) upstream of the inlet should be included.

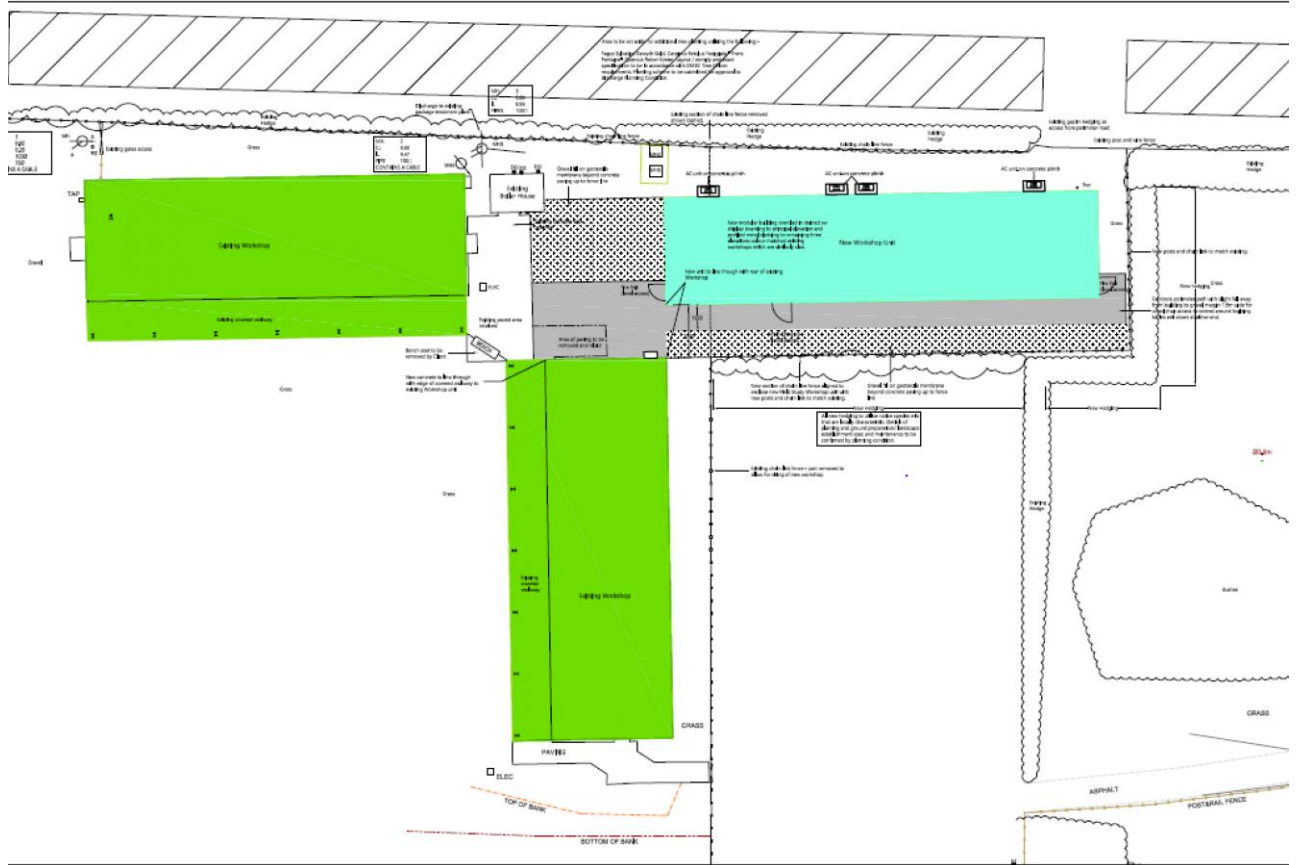
Soakaway detailed design guidance is given in CIRIA Report 753, CIRIA Report 156 and BRE Digest 365.

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

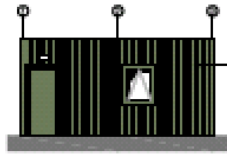
APPENDIX 1 LOCATION PLAN



APPENDIX 2 PROPOSED SITE PLAN

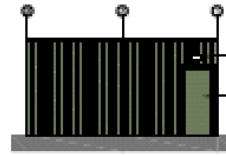


APPENDIX 3 PROPOSED ELEVATIONS AND FLOOR PLAN



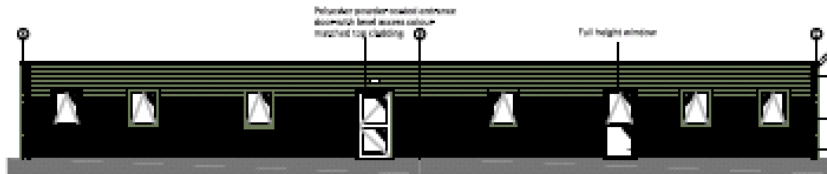
East Elevation

Secondary elevations to be clad with plastered curved profile metal cladding to match existing workshops in silver finish



West Elevation

Emergency lighting above fire exit door
Compatible fire exit door splint matched to cladding with push bar to suit internal alarm system and level signs on the perimeter wall

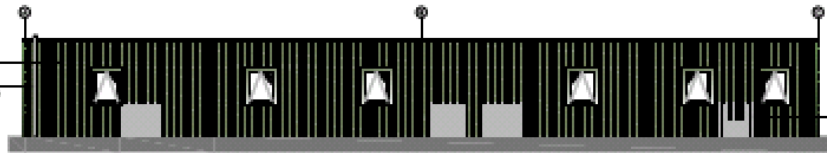


South Elevation

Polyester powder coated entrance aluminium level access colour-matched to cladding

Full height window

Cladding down stairs to front elevation to match existing workshop units
Main elevation external with horizontal slip slip for bonding painted to match existing workshop units
Windows & door surrounds in stainless steel to match existing workshops, aluminium in white with white PVC glazed units
All floor level glazing to be toughened or laminated double glazed units



North Elevation

Wooden ventilation to roof
Roof to extend to min 1m above adjacent roofline and be fitted with galvanized iron top

External AC condenser units set on concrete plinth above 2m with safety cages around

