

DONCASTER METROPOLITAN BOROUGH COUNCIL

PLANNING COMMITTEE - 18th September 2018

Application	2
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Application Number:	18/00768/3FUL	Application Expiry Date:	21st August 2018
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Application Type:	Planning FULL (DMBC Reg3)
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Proposal Description:	Erection of single storey flat roofed educational building following demolition of existing buildings
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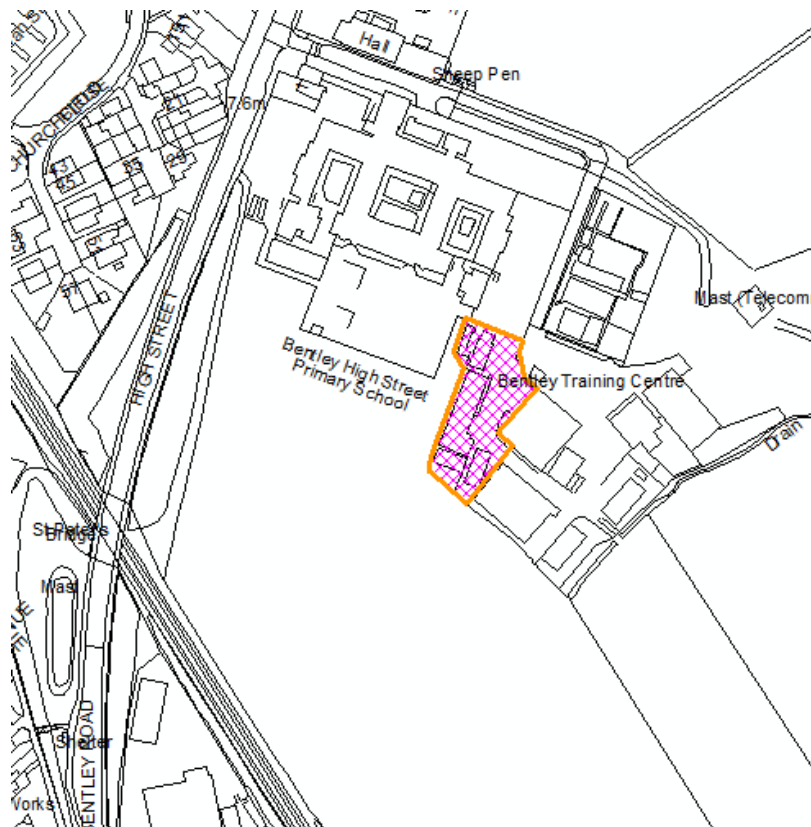
At:	Bentley Training Centre High Street Bentley Doncaster
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For:	Mr James Hopper - DMBC
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Third Party Reps:	1	Parish:	
		Ward:	Bentley

Author of Report	Elizabeth Maw
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MAIN RECOMMENDATION:	GRANT
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1.0 Reason for Report

1.1 The application is being presented to committee because it is a DMBC application and one objection has been received.

2.0 Proposal and Background

2.1 The proposal is a replacement educational building at Bentley Training Centre.

2.2 The buildings currently on site are three ageing modular buildings that were last used for educational and training purposes. It is part of a larger DMBC owned site consisting of several industrial units and offices as well as a series of temporary buildings.

2.3 The proposal is for a replacement modular building. The use will still be for educational purposes, focusing on an educational initiative called Big Picture Learning. This initiative is an innovative school model and an alternative way of learning for young people for whom attending school is a challenge.

2.4 One objection has been received from a person working within a neighbouring office building and the objection is for parking and safety reasons.

2.5 The scheme will lose 10 parking spaces but the adjacent school has a large car park that is underused and the school have agreed to allow the learning centre to use 15 of their spaces.

3.0 Relevant Planning History

3.1 No relevant planning history.

4.0 Representations

4.1 The application has been publicised by site notice. One objection has been received for parking reasons.

5.0 Relevant Consultations

5.1 Highways Development Management: No objections.

5.2 Environment Agency: No objections.

5.3 DMBC Internal Drainage: No objections.

6.0 Relevant Policy and Strategic Context

6.1 The site is within the Green Belt and on land allocated for community and educational facilities.

6.2 The relevant planning policies are the NPPF, Core Strategy Policies CS1, CS3, CS14 and saved policy ENV3 of the Doncaster Unitary Development Plan 1998.

7.0 Planning Issues and Discussion

Principle

7.1 The site is within the Green Belt. Planning policy states replacement buildings in the Green Belt are acceptable in principle, providing it is not materially larger than the one it replaces.

7.2 The replacement building has a similar footprint and remains single storey. The new floor space is 57sqm bigger, which is deemed a marginal increase. The proposal is therefore acceptable in principle and adheres to Green Belt policy.

7.3 The external areas are currently covered in hardstanding. The new proposal will remove the parking and add landscaping. The external changes will have a marginal but positive impact to the openness of the Green Belt.

7.4 The site will continue to be used for educational purposes and it is within a sustainable location.

Character and Appearance

7.5 The replacement building will have a similar footprint and scale. It will have a modern appearance and considered to be an improvement to the existing ageing and modular buildings, which have exceeded their natural life span.

Flooding

7.6 The Environment Agency flood maps state the site and its access has a medium probability of flooding (between a 1 in 100 and 1 in 1,000 annual probability of river flooding). The site did not flood in the most recent flood events of 2007, 2000 and 1947.

7.7 A flood risk assessment was submitted, which shows there are no flooding implications and the risk of flooding is low. Should flooding occur, the water levels are expected to be less than 300mm. The Environment Agency has checked the flood risk assessment and have no objections.

Highways and Parking

7.8 One objection has been received. The reason for the objection is because of the loss of 10 parking spaces on site and the impact this has to the parking availability for other nearby buildings.

7.9 Firstly, the proposed new building will not generate additional traffic. The proposed new building is a similar size to the one it replaces and the users of the site will primarily be school children that cannot drive.

7.10 The existing educational buildings have 10 spaces and these will be lost as the building is larger and landscaping is being added. The adjacent school has a large car park that is underused and the school have agreed to allow the learning centre to use 15 of their spaces to compensate for this loss of parking. In addition, the school has recently had a staff loss of 10+ staff because the Primary Learning Centre has been dispersed, which frees up additional parking spaces at the school.

7.12 If in the future DMBC find that parking is an issue there is other options available such as making use of the old overgrown car park to the south.

7.13 Additionally, DMBC are improving parking around the wider site. The improvements include removing containers, which will improve the flow of traffic around the site and installing speed limit signs.

7.14 It is therefore concluded parking concerns have been addressed. Other improvements such as removing containers and installing speed signs will improve the parking situation for adjacent site users but should be noted only because they will occur outside the application site boundary.

8.0 Summary and Conclusion

8.1 The proposed building is acceptable in principle and adheres to Green Belt policy. An approval will allow DMBC to carry out its intentions for the Big Picture Learning initiative. The proposed building will be modern and fit for purpose and within a sustainable location. Parking matters have been addressed. There are no flooding implications.

9.0 RECOMMENDATION

GRANT Full planning permission subject to the following conditions:

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| 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. U0064281 | The development hereby permitted shall be carried out in complete accordance with the details shown on the amended plans referenced and dated as follows:
Site Plan AD004 Revision B
Proposed Elevations AD006 Revision B
Proposed Floor Plans AD 101 Revision A
REASON
To ensure that the development is carried out in accordance with the application as approved. |
| 03. U0064283 | The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2018, ref: P18-00730 by Met Engineers Ltd and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than the existing 8m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period |

as may subsequently be agreed, in writing, by the local planning authority.

REASON

To reduce the risk of flooding to the proposed development and future occupants.

04. 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

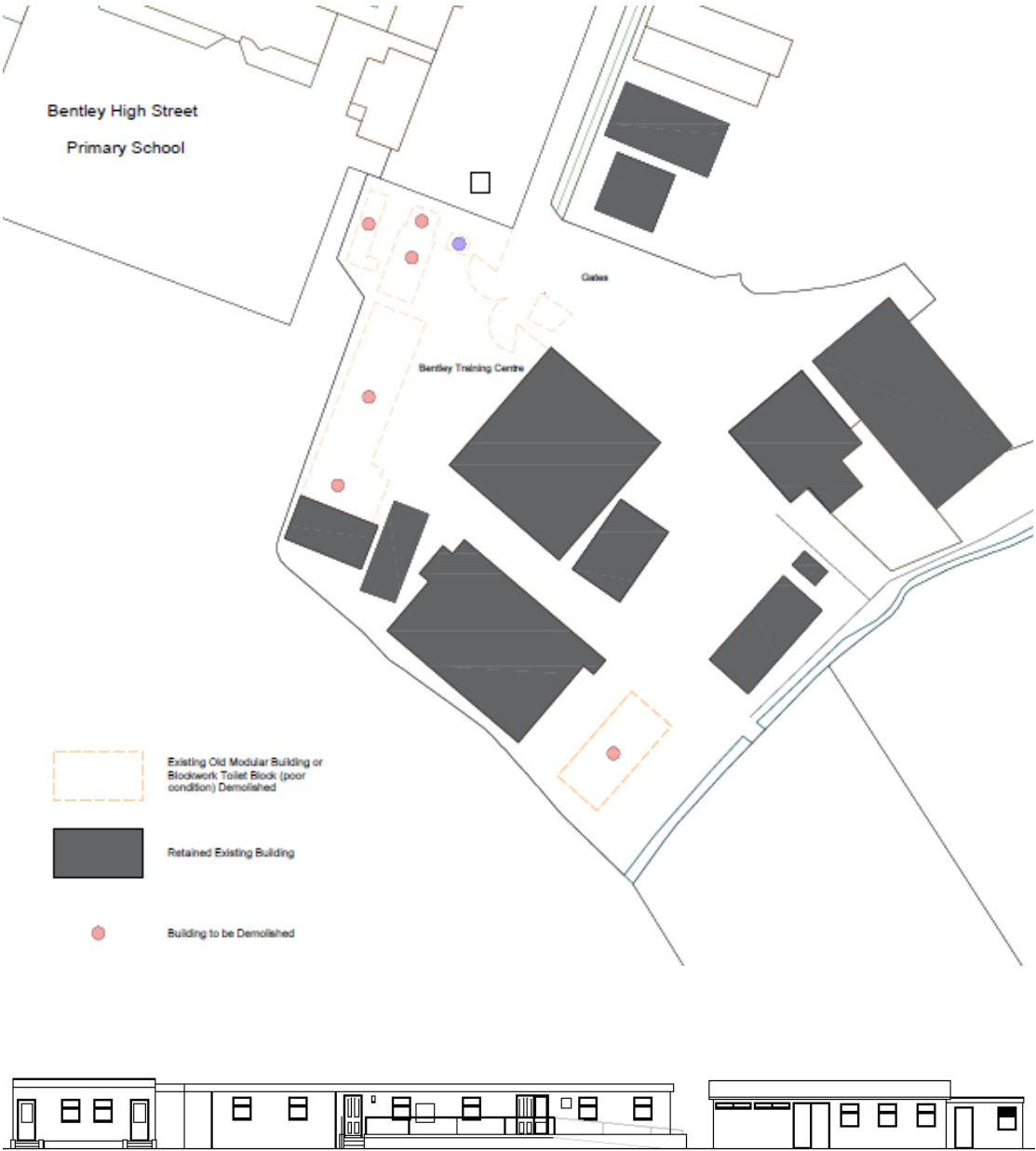
To ensure that the site is connected to suitable drainage systems and to ensure that full details thereof are approved by the Local Planning Authority before any works begin.

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: The Application Site and its Wider Setting



Appendix 2: Existing Plans



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