KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2018/62/91058/W
Site Address:	Huddersfield Grammar School, Luck Lane, Marsh, Huddersfield, HD1 4QX
Description:	Erection of two ancillary buildings
Recommending Officer:	Francis Davies

DECISION – Full Conditional Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Neil Bearcroft

AUTHORISED OFFICER

Date: 01-Jun-2018

Officer Report

Reference: 2018/91058

Proposal: Erection of two ancillary buildings

Location: Huddersfield Grammer School, Luck Lane, Marsh, Huddersfield, HD1 4QX

Site Description

The application site is Huddersfield Grammar School; an independent school for pupils aged 3 to 16, located off Luck Lane at Marsh.

The principal building on the site (former Victorian House) is grade II listed and it has been incrementally extended over a number of years. There are a number of modular buildings to the north and south of the principal building and to the east is a car parking area. Vehicles enter the site from Luck Lane and although there is an exit on to Gorse Road it is not clear if this is still used. Pedestrian access is from Luck Lane, with a marked segregated route adjacent to the vehicular access.

There are a number of mature trees on the boundaries of the site which are protected by a tree preservation order. The site is bounded by residential development to the north and west, to the east by Luck Lane and by allotment grounds to the south. The site is located within urban greenspace on the Unitary Development Plan Proposals Map.

Description of Proposal

The application seeks planning permission for the erection of two single storey modular building. Block one, located to the north of the site would sit between the sports hall and St. David's building. This building is proposed to be divided into two sections which would offer an additional senior dining room and an area associated with a variety of educational uses.

As detailed on the submitted plan 29:18-HBA-DR-A-10 Block 1 would have a total width of approximately 5.5m and a length of approximately 14.3m. Typical of modular buildings the proposed has been designed with a flat roof which would overhang the elevation by approximately 1m.

Block 2 would be located to the west of the application site, sitting between the performance studio (south), Argyle Building (east) and delineating boundary wall (west). The building would be internally divided into quarters offering subject specific study areas, a library and senior study area.

As shown on submitted plan 29:18-HBA-DR-A-20, the building would have a shallow sloped roof measuring approximately 3.08m at its tallest point. With

an almost square footprint the building would have dimensions of 13.1m x 13m. It is noted that unlike block 1 the roof would not over hang.

Both the considered buildings would, as shown in the submitted application form be clad in horizontal cedar and have zinc clad roofs and fascia's. Windows would be aluminium framed with solid panels below.

Relevant Planning History

2007/90019 – Erection of replacement building for fire damage classrooms (within the curtilage of a listed building) (Conditional Full Permission)

2013/91511 – Listed Building Consent for internal alterations to peripatetic rooms and kindergarden classrooms (Consent Granted)

2013/92518 – Listed Building Consent for demolition and reinstatement of boundary walls (Consent Granted)

2013/90670 – Erection of single and two storey classrooms (Section 106 Full Permission)

Representations

Final publicity date Expires: 23/05/2018

7 public representations were received in relation to this application. A summary of the comments received is set out below:

- The main exit from the school car park leads onto Gorse road. As the school has grown in relation to both pupil numbers and number of buildings, parking has become worse along Gorse Road, Rose Avenue and Luck Lane. People associated with the school appear to be parking their cars along Gorse road at all times not just during school hours. This is considered detrimental to highway safety.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- KC Arboricultural Services – No objection subject to a condition.

Policy

The statutory development plan comprises the Kirklees Unitary Development Plan (saved Policies 2007).

The statutory development plan is the starting point in the consideration of planning applications for the development or use of land unless material considerations indicate otherwise (Section 38(6) Planning and Compulsory Purchase Act 2004).

The Council is currently in the process of reviewing its development plan through the production of a Local Plan. The Council's Local Plan was

submitted to the Secretary of State for Communities and Local Government on 25th April 2017, so that it can be examined by an independent inspector. The Examination in Public began in October 2017. The weight to be given to the Local Plan will be determined in accordance with the guidance in paragraph 216 of the National Planning Policy Framework. In particular, where the policies, proposals and designations in the Local Plan do not vary from those within the UDP, do not attract significant unresolved objections and are consistent with the National Planning Policy Framework (2012), these may be given increased weight. At this stage of the Plan making process the Publication Draft Local Plan is considered to carry significant weight. Pending the adoption of the Local Plan, the UDP (saved Policies 2007) remains the statutory Development Plan for Kirklees.
The site is designated as Urban Green Space on the UDP Proposals Map and retains the urban green space designation in Kirklees Publication Draft Local Plan.

- Access considerations - None

Kirklees Unitary Development Plan:

- D3 – Urban Green Space
- BE1 – Design Principles
- BE2 – Quality of design
- T10 – Highway Safety
- T19 - Parking
- EP4 – Noise sensitive development
- NE9 – Mature Trees

Kirklees Publication Draft Local Plan (PDLP):

- PLP1 – Achieving Sustainable Development
- PLP21 – highway Safety
- PLP22 – Parking
- PLP24 – Design
- PLP52 – Improvement of environmental quality
- PLP61 – Urban Green Space

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 27th March 2012, together with Circulars, Parliamentary Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- Chapter 7 – Requiring good design
- Chapter 8 – Promoting Healthy Communities
- Chapter 11 – Conserving and Enhancing the Natural Environment
- Chapter 12 – Conserving and Enhancing the Historic Environment

Assessment

The following matters are considered in the assessment below:

1) Principle of development
2) Impact on visual amenity and setting of a listed building
3) Impact on residential amenity
4) Impact on Highway Safety
5) Other Matters
6) Representations
7) Conclusion

Principle of Development

Paragraph 72 of the National Planning Policy Framework (NPPF) stipulates that Local Authorities should give great weight to the need to create, expand or alter schools. This school site is located within urban greenspace (UGS) where, in terms of this application, Policy D3 applies. Policy D3 restricts development on UGS unless it is necessary for the continuation or enhance of an established use and would protect visual amenity, wildlife value and opportunism for sport and recreation. Paragraph 74 of the NPPF is also relevant which states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless that development meets a set criteria. Policy PLP61 of the draft Local Plan is also relevant which reflects the above points.

In relation to this proposal the development would represent a necessary enhancement to Huddersfield Grammar School which is a well established school and would utilise two separate pieces of land with the site. In the case of Block 2 the proposed would utilise previously developed land, located on the site of a former science block destroyed by fire. In terms of block 1, this building would be located on an existing area of hard standing and sited between two existing buildings. The development does not involve the development of a recreational buildings and would retain the existing operates for recreation at the site. In terms of visual amenity and wildlife value these will be considered further below.

Consequently, given the above, the principle of the development on urban green space is considered acceptable.

Visual Amenity and setting of a listed building

Paragraph 128 of the NPPF stipulates that local planning authorities should require an applicant to describe the significance of any heritage assets affected. Paragraph 131 states that in assessing planning applications account should be taken of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage

assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The application would affect the setting of a Grade II listed building. The submission is supported by a Heritage Impact Assessment where the significance of this building and its surroundings is discussed. Planning officers are in agreement with the findings of the assessment that the building is of high significance and that the impact of the proposed development is to be assessed in regard to its setting. Equally, it is believed that the grounds, whilst altered over the years, are indicative of the style of the era of construction of the main house and have as much significance as that of the house. For the application to be acceptable the openness of the area and the existing trees need to be retained.

In respect of the proposed modular buildings (block 1 & 2) it is advised that they would be located in relatively secluded positions, in-filling available land between existing, modern buildings. Consequently, the proposed modular buildings are well screened and not viewed in the context of the Grade ll listed building or grounds, but rather associated with the existing late 20th Century buildings.

In addition to the above it is also advised that the proposed buildings are small, relative to the main Grade ll property and owing to their low profile and simple design have a natural impact on the setting of the listed building. In terms of design the proposed buildings would be clad in cedar. This serves to give the modular builds a distinctly contemporary appearance, harmonising well with the other contemporary buildings on the site. The cedar wood cladding is also considered to blend with trees on site.

Under the NPPF, where less than substantial harm occurs to the significance of a heritage asset, as is the case here, this harm should be weighed against the public benefit of the proposal, including securing its optimum viable use. The provision of additional buildings would help to alleviate current space pressures, provide additional subject specific teaching areas and offer senior pupils dedicated study areas. The provision of such facilities are anticipated to secure the continued popularity of the Grammar school, ensuring the viable use of the site as required under the NPPF. On balance it is felt that the public benefit outweighs that of the little harm to the significance of the historic assets.

Whilst the buildings are modular in there nature, they have been designed with good quality materials/finishes cedar and zinc and would visually sit comfortably adjacent other buildings on the site and would not occupy spaces that could be used for sport and recreation. It is therefore not considered necessary to limit the time in which the buildings should be approved for.

Impact on Residential Amenity

One of the core principles of the NPPF is to secure high quality design and a good standard of amenity for all existing occupants of land and buildings. The school site is bordered by residential development on its western and northern boundaries, specifically Wellfield Road, Rose Avenue and Gorse Road. The impact of the proposed development on the amenities of these residents is discussed below.

The topography of the area surrounding the Grammar school is such that the residential developments to the west and north are elevated against the school buildings. Equally it is noted that substantial boundary features, including historical delineating boundary walls and mature vegetation serve to shield views of the proposed buildings from view. Equally, the single storey, flat and shallow pitched roof design of the proposed buildings further serves to reduce the impact of the proposed.

Where views are available it is noted that the neutral cladding of the buildings in cedar wood and zinc would have a minimal impact on the residential amenity of adjacent residents. Furthermore it is advised that the proposed buildings would be located approximately 23m in the case of block 1 and 27m in the case of block 2 from the nearest residential dwelling. This is considered to be an acceptable separating distance so as preserve the amenity of occupiers.

In terms of noise, while the applicant has not submitted a noise report it is advised that the proposed buildings, owing to their location will effectively remove areas of hardstanding which currently serve as play areas. As such noise sources of children playing will be further removed from the adjacent residential developments. This is considered to be beneficial and server to enhance residential amenity.

Given the above assessment it is advised that the proposed development would not have a detrimental impact on the residential amenity of occupiers in the adjacent residential dwellings. As such the proposal is considered to comply with policies BE1 BE2 and EP4 of the Unitary Development Plan, Policies PLP1, PLP24 and PLP52 of the publication draft Local Plan and guidance contained within Chapters 7, 8 and 11 of the National Planning Policy Framework.

Impact on Highway Safety

UDP policy T10 sets out the matters against which new development will be assessed in terms of highway safety.

The access arrangements for the school would remain unchanged. Vehicles currently enter the site from Luck Lane and exit via a gated access on Gorse Road although when attending site the access onto Gorse road was closed. Pedestrian access is from Luck Lane, with a marked segregated route adjacent the vehicular access. The site provides 50 off street parking spaces, which are to be retained and are unaffected by the proposals. It is noted that travel by bicycle is promoted through the inclusion of cycle parking facilities

for up to 24 cycles. Waste storage, collection and servicing arrangements would remain unchanged.

As with most schools it is accepted that some congestion will occur around the school entrance at the start and finish of the school day as parents drop off and collect children. As the proposal refers to ancillary support units, particularly focused towards senior pupils it is not anticipated that the proposed will result in greater congestion during these times as pupil numbers are not anticipated to increase as a result of the development.

As such given the above the proposed scheme is not considered to give rise to any highway safety concerns. The application is therefore deemed to comply with Policy T10 of the Unitary Development Plan.

Other Matters

Biodiversity and Ecology

Although the application site is located within a bat alert area, it is not identified on the maps as having a bat roost and the development would not lead to the demolition of any buildings. Notwithstanding this, a note recommending that the advice of licensed bat work should be sought if any bats are found during the development. If this application is approved this note would be relayed on the applicant via the decision notice, for the proposal to comply with the guidance contained within the NPPF.

Trees

Huddersfield Grammar school is surrounded on all elevations by a grouping of trees protected by tree preservation orders. Policy NE9 of the Unitary Development Plan and PLP33 of the publication draft Local Plan require the retention of mature and protected trees. As such an arboricultural officer was consulted with regard to the proposed and their attention drawn particularly to block 2.

The arboricultural officer has advised that he has no specific objection to the scheme, subject to the inclusion of a condition which requires the submission of details for any works to trees in the event of tree work being required. As such a condition will be attached to any permission requiring that should works to trees be identified details shall be submitted to and approved by the council prior to work taking place.

Representations

Seven representations have been received in relation to this application. All representations refer to congestion and parking during school start and finish times. These representations are summarised in the statement below:

- The main exit from the school car park leads onto Gorse road. As the school has grown in relation to both pupil numbers and number of buildings, parking has become worse along Gorse Road, Rose Avenue and Luck Lane. People associated with the school appear to be parking their cars along Gorse road at all times not just during school hours. This is considered detrimental to highway safety.

Comment: The proposed scheme would contribute two ancillary buildings predominately for the use of senior students. Consequently, it is not

anticipated that the proposal will result in a material increase in pupil numbers.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice. This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation - Approve

Decision Authorisation - Delegated Powers

Application Number: 2018/91058

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies D3, BE1 and BE2 of the Kirklees Unitary Development Plan, Policies PLP1, PLP24, PLP52 and PLP61 of the publication draft Local Plan and guidance contained within Chapter 7, 8, 11 and 12 of the National Planning Policy Framework.

3. Details of any additional tree works required during the construction process that are not identified within the submitted information, shall be submitted to and approved in writing by the Local Planning Authority prior to the work being carried out. The works shall thereafter be carried out in complete accordance with the approved details.
Reason: To protect trees in the interests of visual amenity and to accord with the requirements of Policy NE9 of the Kirklees Unitary Development Plan, Policy PLP33 of the publication draft Local Plan and guidance contained within Chapter 11 of the National Planning Policy Framework.

Note: There is potential for a bat roost to be present on site. Bats are a European protected species under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.
If bats are discovered on site development shall cease and the applicant is advised to contact Natural England for advice.
Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Site Location Plan	29:18-HBA-A-LOC01	-	29th March 2018
Proposed Site Plan	29:18 –HBA-DR-A-01	-	29th March 2018

Plan Type	Reference	Version	Date Received
Proposed Plans and Elevations	29:18-HBA-DR-A-20	-	29th March 2018
Proposed Site Section	29:18-HBA-DR-A-11	-	29th March 2018
Proposed Plan and Elevations	29:18-HBA-DR-A-10	-	29th March 2018
Planning Design and Access Statement	March 2018	-	29th March 2018
Heritage Impact Assessment	17-092	-	29th March 2018
Conservation Management Plan Stage 1 – Conservation Statement	10-036	-	29th March 2018
Appendix B Building Schedule	09-034	-	29th March 2018
Conservation Management Plan Stage 2 – Policies	10-036	-	29TH March 2018

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application.

No negotiations were held regarding the submitted proposal. The scheme was considered acceptable to planning officers as originally presented.

Report Dated: 01/06/2018