

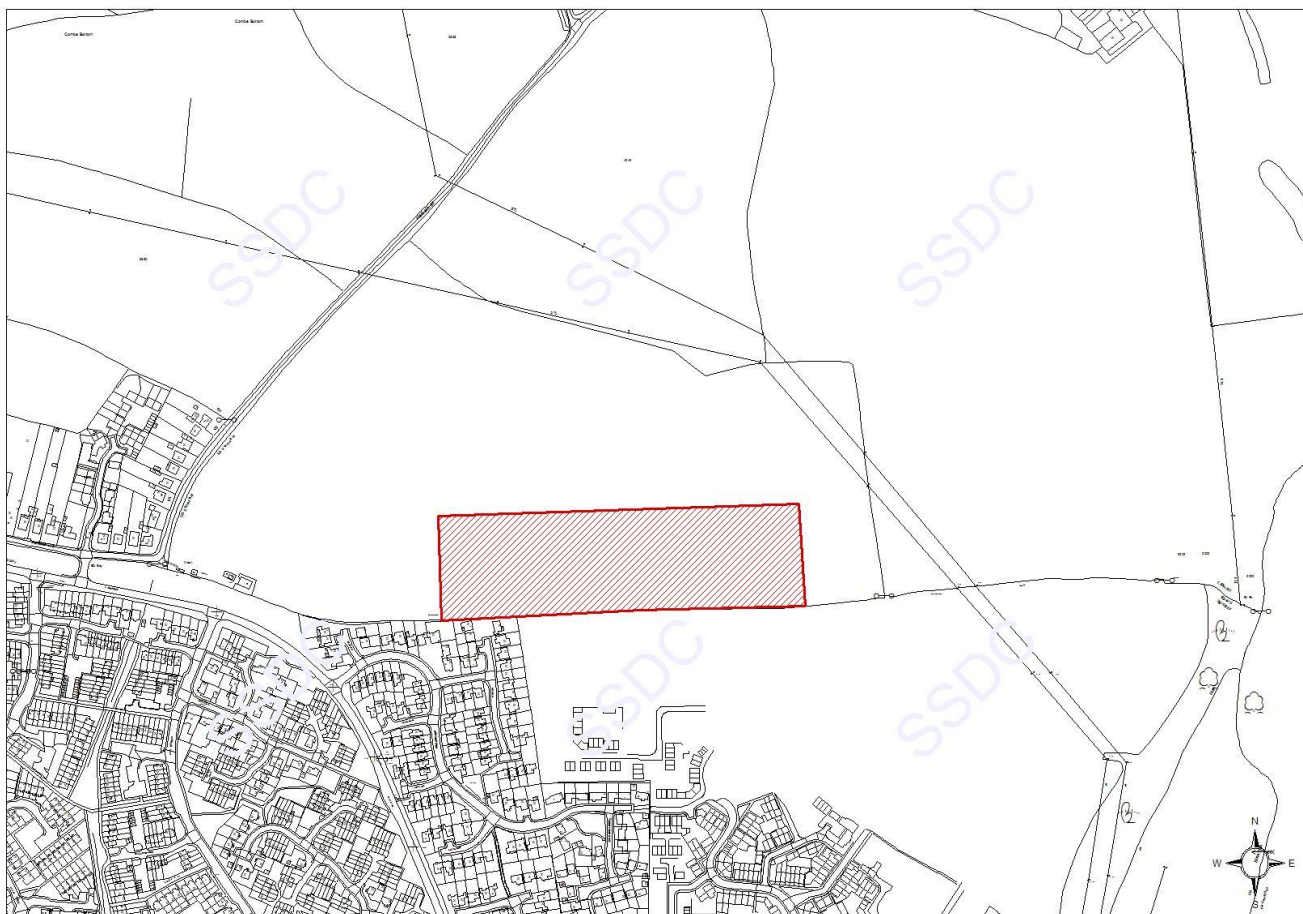
Officer Report On Planning Application: 15/03475/R3C

Site Address:	Primrose Hill Primary and Nursery School, Cabot Road, Yeovil
Ward :	IVELCHESTER
Proposal :	New primary school with nursery, new access road, car parking and playing fields
Recommending Case Officer:	Simon Fox – Area Lead Officer (South)
Target date :	19th August 2015
Applicant :	Somerset County Council
Type : 19	Non PS1 and PS2 return applications

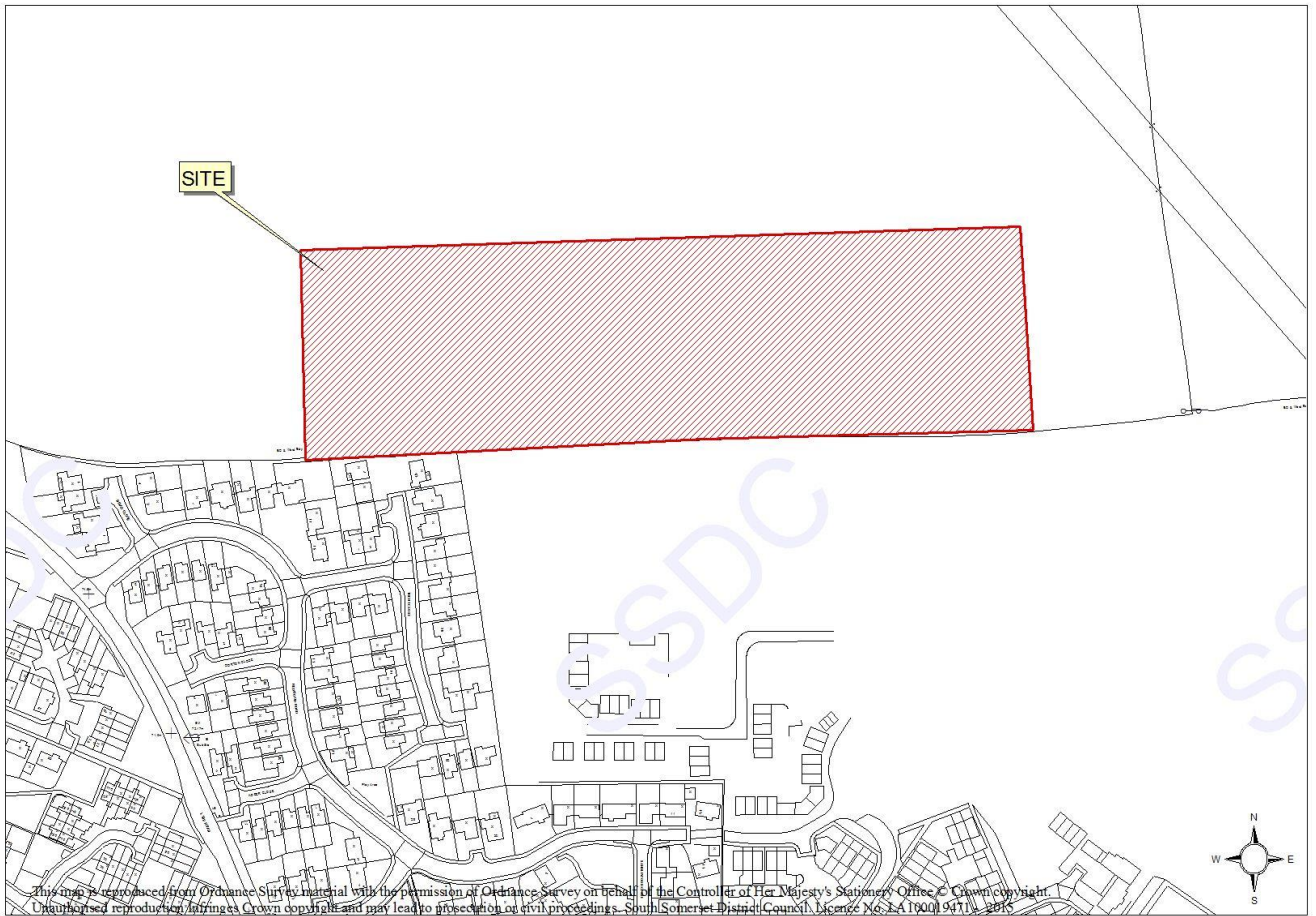
REASON FOR REFERRAL

This application is referred for Committee consideration at the request of the Development Manager with the agreement of the Chairman, to consider the Council's response to this Somerset County Council planning consultation.

SITE DESCRIPTION AND PROPOSAL



The application site extends to approximately 2.64 hectares (6.5 acres) of agricultural land to the north east of Yeovil. The land lies within the parish boundary of Mudford (Area East), on the boundary with Yeovil Without PC (Area South).



The application site is bound to the south by the hedged boundary to Redwood Road, Trent Close, Collingwood Road and land allocated for a 7 classroom primary school at Wyndham Park. The hedge, which stretches from Primrose Lane to the River Yeo (approx. 650ms long), contains several trees subject to Preservation Orders. Otherwise the application site is unbound forming part of a larger field that itself is defined by further hedgerows. On its long southern-side the site measures approx. 300m east to west; it projects 85m northwards.

The wider field slopes from south to north from the ridge of the escarpment to Up-Mudford. The application site itself has a fall of 5-6m from the south to its northern boundary. There is a slight dip in the middle of the site.

The site does however command long views over countryside towards Cadbury Castle Hillfort, RNAS Yeovilton, the A303 at Camel Hill and Trent, including its Church. Conversely, due to its northerly hillside aspect the site is visible from the north, northeast viewpoints.

There are no designated or non-designated heritage assets located on the application site. However, in the vicinity several designated heritage assets exist:

- Green Acres, C18 Farmhouse, Grade 2 listed (Ref 242, 6, 105). North of site boundary.
- Manor Farm House, 1630 Manor House, Grade 2* (Ref 242, 6, 106). Northeast of site boundary.
- Archaeological Site, Shrunken Village, Up Mudford

There is a known badger sett along the application site's boundary with Redwood Road/Trent

Close with further entrances and a latrine situated across the southern boundary of the proposed site.

There are no public footpaths through the site or in the immediate vicinity.

The proposal seeks to erect a combined primary school and nursery. The establishment would be known as Primrose Hill Primary and Nursery School. Phase 1 is a 7 classroom school with 26 nursery places with the provision to subsequently extend to a 14 classroom school with 52 nursery places in the future. The Design and access Statement states that the building has been designed to allow for out of hours community use should the need arise.

Access to the site will be by extending the existing road off The Circus at Wyndham Park, called Cabot Road, through the hedged boundary and then creating an access off into the school. All day-to-day traffic will access the school via Wyndham Park. There would be 12 parking spaces provided.

The building is single storey with a maximum height of 6.5m. The ground levels will be altered by a cut and fill approach by cutting in to the south (by up to 3m) to raise the northern edge (up to 2m) in order to create a more level site.

Materials include timber effect cladding, render with architectural blue and yellow coloured panels. The roof is to be an aluminium powder coated standing seam system in grey. A planting scheme has been submitted including native species. A 5m badger corridor is included along the southern boundary.

The application is accompanied by a number of reports as follows:

- Design and Access Statement
- Transport Statement
- School Travel Plan
- Flood Risk Assessment and Drainage Strategy
- Noise Impact Assessment
- Geo-environmental and Geotechnical Assessment
- Land Quality Statement
- Badger Mitigation Strategy
- Arboricultural Constraints Report
- Archaeological Evaluation Assessment Report

HISTORY

14/02554/OUT: Outline application for development of Sustainable Urban Extension to comprise up to 765 dwellings, 65 bed care home, employment land (Use Class B1), retail units (Use Classes A1, A2, A3, A5), primary school, community building, health care facility, landscaping, open space and drainage infrastructure, access and associated highway works: Pending Consideration

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

On 5th March 2015 South Somerset District Council, as Local Planning Authority, adopted its Local Plan to cover the period 2006 to 2028.

On this basis the following policies are considered relevant:-

South Somerset Local Plan (2006-2028):

SD1 - Sustainable Development

SS1 - Settlement Hierarchy

SS6 - Infrastructure Delivery

EP9 - Retail Hierarchy

YV2 - Yeovil Sustainable Urban Extensions

YV5 - Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions

EP15 - Protection and Provision of Local Shops, Community Facilities and Services

TA3 - Sustainable Travel at Chard and Yeovil

TA4 - Travel Plans

TA5 - Transport Impact of New Development

TA6 - Parking Standards

EQ1 - Addressing Climate Change in South Somerset

EQ2 - Design & General Development

EQ4 - Biodiversity

EQ5 - Green Infrastructure

EQ7 - Pollution Control

National Guidance - National Planning Policy Framework:

Chapter 1 - Building a Strong, Competitive Economy

Chapter 2 - Ensuring the Vitality of Town Centres

Chapter 4 - Promoting Sustainable Transport

Chapter 6 - Delivering a Wide Choice of High Quality Homes

Chapter 7 - Requiring Good Design

Chapter 8 - Promoting Healthy Communities

Chapter 10 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 11 - Conserving and Enhancing the Natural Environment

Chapter 12 - Conserving and Enhancing the Historic Environment

Other

Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

This application has been submitted by Somerset County Council to Somerset County Council, given the proposal concerns infrastructure for the education authority.

SSDC has been consulted on the application and this report serves to collate and provide as comprehensive response as possible, hence referral to both Area South and Area East Planning Committees.

The following bodies/organisations have been consulted by SCC:

Mudford PC

Yeovil Without PC

Yeovil Town Council

County Highway Authority

National Grid

HSE

Wessex Water

Police

SCC Division Members (Cllrs Lewis and Lock) and Cabinet Member for Education (Cllr Nicholson)

In order that other bodies and organisations be made aware of the application SSDC also notified:

Queen Thorne PC (Dorset)
West Dorset DC (Planning)
English Heritage
Yeovil Chamber of Commerce

These bodies have been advised to direct comments to SCC.

Officers from various internal departments were notified to aid the response from SSDC:
Area Development
Landscape Architect
Conservation Manager
Ecologist
Tree Officer
Environmental Protection Officer

Any additional consultation responses received will be orally updated.

The respective Ward Members for Ivelchester (Cllr Capozzoli) and Yeovil Without (Cllrs Lock, Dibben and Oakes), the two Area Chairs (Cllrs Gubbins and Weeks) and the Leader have also been notified.

REPRESENTATIONS

Neighbouring properties to the site have been notified in writing by Somerset County Council and 4 site notices have been displayed in the locality and a press advert placed.

Local residents wishing to make comments/representations will do so directly to SCC.

CONSIDERATIONS

The considerations raised by this application are numerous. As such a draft response has been prepared outlining these matters for SCC to consider in making the final decision.

RECOMMENDATION

SSDC is consultee on this application. SCC is the determining authority.

As such the recommendation is:

1. That Member's views are sought on the application.
2. That Member's may consider sending the attached draft response to SCC as a formal consultation response to application 15/03475/R3C.

Draft proposed response to SCC

Somerset County Council is advised that in principle South Somerset District Council raises *no objection* to the proposed combined Primary School and Nursery, but there are issues that need addressing before planning permission is granted.

SCC is aware that the proposed application site forms part of the north-east area direction of growth for the location of one of two planned Sustainable Urban Extensions. This was validated by the adoption of the Local Plan (2006-2028) in March 2015; policies YV1 and YV2 apply. The Sustainable Urban Extension policy (YV2) includes the requirement for a primary school.

SSDC is currently considering application 14/02554/OUT which seeks planning permission for a Sustainable Urban Extension amounting to some 765 homes and the inclusion of one primary school.

As such the provision of a primary school is in accordance with the aspirations of policy YV2 and furthermore the current indicative masterplan submitted as part of application 14/02554/OUT shows that school to be located in the area now subject to this SCC application.

It is worth noting the context in which this application is seemingly submitted. With the prospect of the Sustainable Urban Extension creating greater demand for school places in the future, the currently allocated 7 classroom school site on Wyndham Park, off the Circus, was not considered large enough to be able to be upgraded with a further 7 classrooms plus the necessary outside play court and playing fields. The move northwards of the hedged boundary into land covered by policy YV2 provides the opportunity to provide a site future proofed to cater for increased future demand. It is also envisaged that the 7 classroom school site on Wyndham Park could then become a potential site for a community hall and enhanced recreational/community facilities subject to the agreement and cooperation of Barratt/David Wilson Homes.

A decision on the Sustainable Urban Extension is unlikely to be made in 2015. As such at this time SSDC can only comment on the proposal for the 14 classroom primary and nursery school based on the plans now submitted. In doing so reference is made to policy YV2 and the issues raised so far during public consultation and through consultations responses in that application.

SSDC considers the most significant issues to assess are landscape, impact on heritage assets, design, ecology (in particular badgers), drainage, contaminated land, archaeology and highways. These issues may need to be balanced against the need for school places which should be given the appropriate weight as a material planning consideration.

Generally the proposal is acceptable in terms of landscape impact and design. Further single specimen trees should be planted along the south boundary to complement those skyline features and provide a robust backdrop to the development. In terms of the materials palette the use of 'azurite blue', pale render and the timber effect cladding should all be carefully considered.

Whilst the school site itself is reasonably catered for it is considered the spur road being proposed to provide vehicular access to the school would be left relatively exposed visually outside those landscaped school boundaries. The levels indicate the road will be circa 500mm above ground level at its northern edge with vehicle movements and headlights left to wider view until such time as the Sustainable Urban Extension extends to this area. As such it should be strongly considered to include an element of robust, but ultimately sacrificial, landscaping around the north-east corner of the spur road.

A full and detailed landscaping proposal should be drawn up with involvement from SSDC. The application does not contain a great deal of information concerning tree protection, given the presence of protected trees, and so a scheme is necessary.

SCC is also reminded to seek the views of English Heritage on the impact on designated heritage assets.

The application contains a specific report concerning the resident badger population and proposed mitigation measures given in Section 3 ('Mitigation and Management Strategy') of the report are generally supported.

Surface Water Drainage has been raised as an issue in considering the Direction of Growth

during the Local Plan process and throughout the application consideration. It is strongly advised that SCC take the advice of the Lead Local Flood Authority Service Manager and the Environment Agency on this matter.

The means of access for the construction phase should be carefully considered in terms of traffic volume plus its impact on residential amenity. Day-to-day operational school traffic through Wyndham Park should also be assessed incl. arrangements for the dropping-off and collection of children so as not to impact local residents or the estate roads of Wyndham Park, plus promotion of walking and cycling through the travel plan. Consideration should also be given to coach/bus access to the site and which route this should take through Wyndham Park. The Highway Authority's view on this application is awaited.

Concerns regarding contaminated land, especially the potential for anthrax contamination have been raised. Whilst the school application site has not been explicitly referenced by local residents as a potential hotspot, the Council is looking at the matter proportionally on the wider Sustainable Urban Extension site. To date a number of samples to the west of Primrose Lane have been taken, under supervision and consultation with SSDC Environmental Health, and as of yet no evidence of contamination has been found. The latest tests were in February 2015. The investigation process is ongoing and will include further sampling.

We are content that comments regarding archaeology will be sought from the Senior Historic Environment Officer at the Somerset Heritage Centre.

SSDC Planning Officers have consistently requested that space be left for a linkage in the south west corner of the site to safeguard the opportunity to link the proposed neighbourhood centre at the Sustainable Urban Extension to the potential community facility at Wyndham Park. This link should be 3m wide for a combined cycle/pedestrian path. Current fencing plans do not show allowance of this provision. The proposed buffer planting on the southern boundary of the school site should also take into account this link so as to maintain security and safety.

SSDC Officers remain available to assist SSC with resolution of these matters.