

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise.

Unitary Development Plan - current status

The Unitary Development Plan for Sunderland was adopted on 7th September 1998. In the report on each application specific reference will be made to those policies and proposals, which are particularly relevant to the application site and proposal. The UDP also includes a number of city wide and strategic policies and objectives, which when appropriate will be identified.

STANDARD CONDITIONS

Sections 91 and 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 require that any planning application which is granted either full or outline planning permission shall include a condition, which limits its duration.

SITE PLANS

The site plans included in each report are illustrative only.

PUBLICITY/CONSULTATIONS

The reports identify if site notices, press notices and/or neighbour notification have been undertaken. In all cases the consultations and publicity have been carried out in accordance with the Town and Country Planning (General Development Procedure) Order 1995.

LOCAL GOVERNMENT ACT 1972 – ACCESS TO INFORMATION

The background papers material to the reports included on this agenda are:

- The application and supporting reports and information;
- Responses from consultees
- Representations received;
- Correspondence between the applicant and/or their agent and the Local Planning Authority;
- Correspondence between objectors and the Local Planning Authority;
- Minutes of relevant meetings between interested parties and the Local Planning Authority;
- Reports and advice by specialist consultants employed by the Local Planning Authority;
- Other relevant reports.

Please note that not all of the reports will include background papers in every category and that the background papers will exclude any documents containing exempt or confidential information as defined by the Act.

These reports are held on the relevant application file and are available for inspection during normal office hours at the Development and Regeneration Directorate Services in the Civic Centre.

Philip J. Barrett

Director of Development and Regeneration Services.

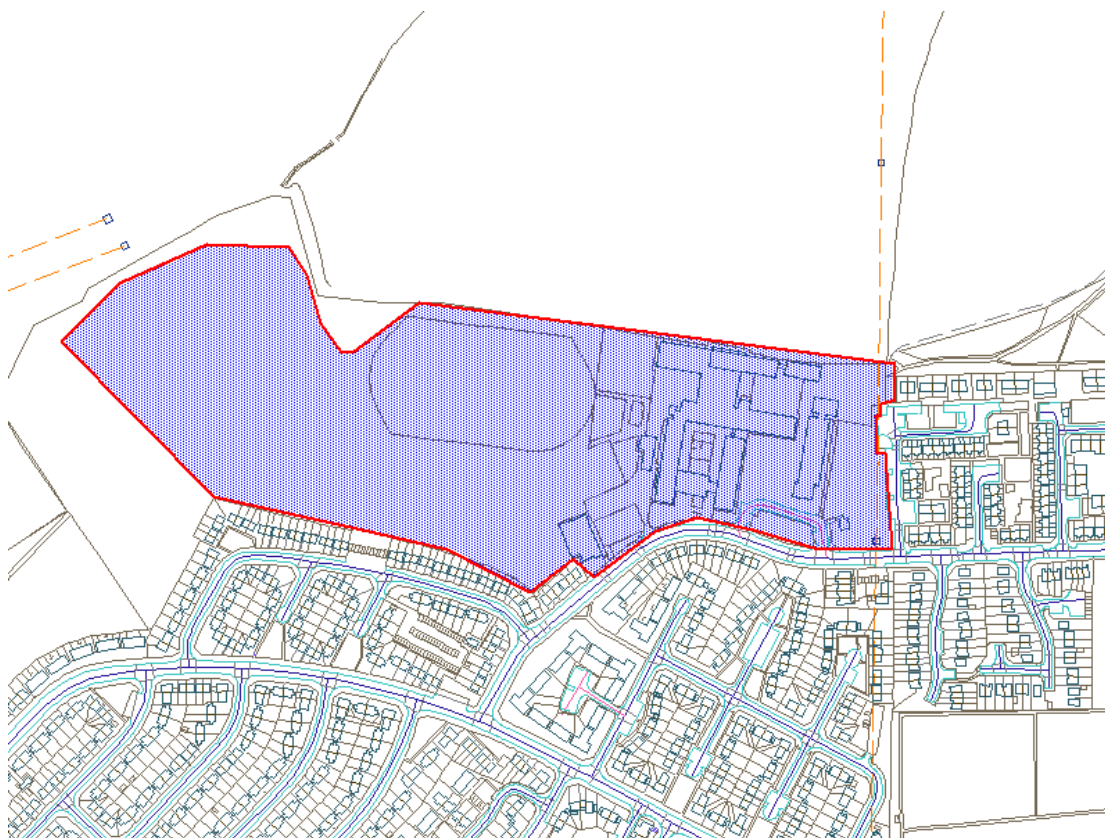
Reference No.: 09/00852/LAP Development by City(Regulation 3)

Proposal: **Refurbishment of existing school including partial demolition and replacement of existing school building and associated landscaping works (RESUBMISSION)**

Location: Hylton Redhouse School Rutherglen Road Sunderland

Ward: Redhill
Applicant: Ms Beverly Scanlon
Date Valid: 3 March 2009
Target Date: 28 April 2009

Location Plan



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PROPOSAL:

This application is a resubmission of a previously approved scheme for the refurbishment of the existing Hylton Red House School including the partial demolition and replacement of the existing school building and associated landscaping works. The replacement school is proposed as a part of the wider Building Schools for the Future programme that is ongoing across the city.

Hylton Red House School, is a site of approximately 10.0ha, (9.6 ha occupied by playing field) located on the northern side of Rutherglen Road in the Red House area of North Sunderland. There is a general fall across the site from south-west to north-west in the order of 1:33.

The previous planning application (planning reference 08/00268/LAP) was presented to Members for their consideration on 1 April 2008, and was subsequently approved with conditions. The development has subsequently commenced on site and much of the new school building is substantially complete.

This application has been submitted in order to accommodate some relatively minor alterations to the previously approved scheme. These alterations relate to the following areas of the scheme:

- Access walkways required to rooflights for maintenance.
- Main entrance plaza paving layout.
- Balancing pond.
- MUGA omitted from the scheme.
- Repositioning and reduction in height of the flue on the energy centre building.
- Colour to window feature coloured panels.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Northumbrian Water
Director Of Community And Cultural Services
Sport England

Final Date for Receipt of Representations: 06.04.2009

REPRESENTATIONS:

No neighbour representations have been received.

Northumbrian Water:

No objection to proposed development.

Director of Community and Cultural Services:

No comments received.

Sport England:

No objection to the proposed development subject to an increase in the height of the fence surrounding the balancing pond and a condition requiring a community use agreement to be submitted prior to the use of the sports facilities proposed.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments

T_14_Accessibility of new developments, need to avoid congestion and safety problems arising

CF_5_Provision for primary and secondary schools

CF_8_Encouraging the wider community use of land and buildings used for education

L_7_Protection of recreational and amenity land

T_22_Parking standards in new developments

CN_17_Tree Preservation Orders and replacement of trees

COMMENTS:

The main issues to be addressed in the consideration of this application are:

1. The principle of the development
2. Design and appearance
3. Highway access and car parking
4. Impact upon the residential amenity of near neighbouring properties
5. The impact of the proposed variations to the originally approved scheme (08/00268/LAP)

The report presented to Members at their meeting of 1 April 2008 is considered to fully address issues 1 to 4, indicated above. A copy of the 1 April 2008 report is therefore appended to this item.

Proposed variations to previous planning approval

As previously explained, the current application (planning reference 09/00852/LAP) has been submitted in order to accommodate some relatively minor alterations to the previously approved scheme. These alterations relate to the following areas of the scheme:

- A. Access walkways required to rooflights for maintenance.
- B. Main entrance plaza paving layout.
- C. Balancing pond.
- D. MUGA omitted from the scheme.
- E. Repositioning of the flue on the energy centre building to reduce the height of the flue.
- F. Colour to window feature coloured panels.

Taking each point in turn:

A. Access walkways required to rooflights for maintenance.

Rooflights are an integral part of the school building proposed by the redevelopment of Hylton Red House School. In order to maintain the rooflights (i.e. clean and replace where necessary) access walkways are required, these were not included on the original planning application.

The walkways run north to south across the roof of the proposed school building and are therefore visible from the west and east. The proposed walkways and handrails do not project above the ridge line of the orangery style rooflights and are considered to be acceptable in visual terms.

The access walkways will only be accessible by authorised school personnel (i.e. care takers and maintenance workers). It is not considered that the addition of the proposed walkways have any significant effect upon the overall design and appearance of the school.

The proposed walkway will create no issues of overlooking towards any residential property and will therefore have no detrimental impact upon residential amenity.

The walkways proposed are therefore considered to be a necessary addition to the design of the school building and are further considered to be acceptable.

B. Main entrance plaza paving layout.

The main changes to this element of the scheme are the enlargement of the main pedestrian access to the main entrance to the school building and the replacement of the previously approved two-tone concrete flag paving with a larger expanse of "light granite" paving.

The changes to the main entrance plaza as set out above are considered to be acceptable.

C. Balancing Pond.

A balancing pond (i.e. a pond required to accommodate excess water runoff from the playingfields in times of high rain/snowfall) is required in connection with the drainage system proposed.

The balancing pond is proposed between the all weather pitch and the sports pitches close to the northern boundary of the school playingfields. The pond is roughly rectangular in shape and is located on an area of uneven ground which is unsuitable for use as a playingfield. As a result Sport England has raised no objection to the proposed balancing pond in this location but has requested that the pond is enclosed by a boundary fence of not less than 3000mm in height to prevent sports balls from falling into the pond and to prevent any unauthorised access to the pond area. The fence currently proposed is between 2400mm in height and 1800mm in height. The applicant has been advised of the requirement for a fence of an increased height and a suitably amended plan is awaited.

In terms of visual appearance a high fence in the location proposed around the balancing pond is considered to be acceptable. Should members be minded to approve the proposed development a condition requiring the fence surrounding the balancing pond to be powder coated green, to minimise its appearance when viewed from a distance, will be attached to any permission granted.

D. MUGA omitted.

Planning approval 08/00268/LAP included provision for a fenced ball sports area (MUGA) adjacent to the formal play area to the front of the school and the northern boundary of the site. The applicant has indicated through the resubmission of planning application 09/00852/LAP that this MUGA is no longer required within the scheme. The provision of outdoor play and sports areas is considered to be adequate to accommodate the needs of the school and the omission of a single MUGA from the proposed development is not considered to have a significantly detrimental effect upon the provision of sports facilities on the site.

Sport England has raised no objection to the removal of the MUGA and accordingly its omission from the scheme is considered to be acceptable.

E. Repositioning of flue on Energy Centre.

The energy centre approved by planning reference 08/00268/LAP was located adjacent to the northern boundary of the school site and comprised an energy centre and separate sub station building.

The revised application proposes a single energy centre building located adjacent to the northern boundary of the site. The sub-station building has been omitted from the proposal and a composting area positioned in its place.

It has been necessary to reposition the energy centre (as described below) in order to reduce the height of the flue required. The closer that the energy centre is located to the building(s) that it serves the higher the flue that is required.

The proposed energy centre building which is 4.4 metres in height (to the highest point) with a dual pitched roof, is positioned to the rear of the proposed school building, adjacent to the northern boundary of the school site and an area of existing mounding positioned on the school playing field.

The flue required in connection with the energy centre is to be located on the western side of the energy centre and will have a maximum height of 5.4metres above ground level. The height of the proposed flue will appear in context with the higher school buildings to the east and is unlikely to appear dominant or overbearing within the overall school scheme.

The proposed energy centre and associated flue will be generally screened from public view by the school building, mounding and the existing tennis courts located to the south. The area to the north of the school site comprises open countryside therefore it is very unlikely that any detrimental impact upon visual amenity will be experienced from this direction as a result of the proposed energy centre and flue.

The proposed school building and flue are therefore considered to be generally acceptable and unlikely to have any detrimental impact upon visual amenity or the residential amenity of those occupying the nearest neighbouring residential properties (located approximately 164 metres to the south).

F. Colour window feature panels.

The previously approved planning application proposed multi coloured feature panels on the exterior of the school, the panelling proposed was considered to be acceptable.

The revised application proposes that all of the exterior panels are coloured Traffic Red (RAL 3020). The applicant has indicated that the use of a single colour is proposed in order to give the building a stronger, more easily recognisable identity. The proposed use of a single colour for the exterior panelling on the school building is considered to be an acceptable variation from the previously approved scheme and is not considered to have any detrimental effect upon the overall design of the buildings proposed or upon visual amenity generally. The proposed use of a single colour is therefore in accordance with Policy B2 of the adopted UDP.

Summary

The principle of the redevelopment of Hylton Red House school is acceptable and complies with Unitary Development Plan policy. The detailed design and highway layout arrangements for the proposed development were approved by planning permission 08/00268/LAP. This application seeks to regularise some relatively minor variations to the scheme that was previously approved. These variations are considered to be acceptable for the reasons set out in the report above. The proposed development is recommended for approval accordingly subject to conditions as set out below:

RECOMMENDATION: Approve

Conditions:

- 1 The development to which this permission relates must be begun not later than three years beginning with the date on which permission is granted, as required by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 to ensure that the development is carried out within a reasonable period of time
- 2 The external materials to be used in the construction of the development hereby approved, including walls, roofs, doors, windows and any other external surface, shall be fully in accordance with the materials indicated on the approved plans unless the Local Planning Authority first agrees any variation in writing; in the interests of visual amenity and to comply with policy B2 of the Unitary Development Plan.
- 3 The construction works required for the development hereby approved shall only be carried out between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays or Bank Holidays in order to protect the amenities of the area and to comply with policy B2 of the UDP.
- 4 No deliveries or removals required in connection with the construction of development hereby approved shall take place within 30 minutes prior to

school day start time or within the 30 minutes following school day end time, during term time, unless first agreed in writing with the Local Planning Authority. In the interest of highway safety and to comply with the requirements of policy T14 of the adopted UDP.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation, in the interests of visual amenity and to comply with policy B2 and C17 of the UDP.
- 6 The outdoor Amphitheatre hereby approved shall not be used between the hours of 22:00 hrs and 08:00 hrs on weekdays and not between the hours of 22:00hrs and 10:00hrs on Saturdays, not at all on Sundays and Bank Holidays unless otherwise first agreed in writing with the Local Planning Authority. In the interest of residential amenity of near neighbouring properties and to comply with the requirements of policy B2 of the adopted UDP.
- 7 If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 8 If within a period of five years from the date of the planting of any tree, that tree, or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation, in the interests of visual amenity and to comply with policy CN17 of the UDP.
- 9 Prior to the commencement of the new school buildings being brought in to use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by non-school users/non-members, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of use of the development. In the interest of achieving a secure well managed safe community access to the sports facility and to ensure sufficient benefit to the development of sport and to accord with Policy CF8 of the adopted Unitary Development Plan.

APPENDIX REPORT: APPLICATION NUMBER 08/00268/LAP

COPY OF REPORT TO DEVELOPMENT CONTROL (NORTH SUNDERLAND) SUB COMMITTEE. 1 APRIL 2008.

PROPOSAL:

This planning application seeks consent for the refurbishment of the existing school including partial demolition and replacement of existing school building and associated landscaping works. The replacement school is proposed as a part of the wider Building Schools for the Future programme that is ongoing across the city.

Site Location

The application site, Hylton Red House School, is a site of approximately 10.0ha, (9.6 ha occupied by playing field) located on the northern side of Rutherglen Road in the Red House area of North Sunderland. There is a general fall across the site from south-west to north-west in the order of 1:33.

Existing Site

The existing school building is located towards the eastern end of the application site. The existing buildings, which date from the late 1960's - early 1970's, are a mixture of two and four storey flat roofed blocks arranged in two offset "T" shapes orientated west to east across the site. There is a sports hall and changing rooms located along the northern boundary of the site. The sports hall and changing room buildings are later additions to the school dating from the 1990's and are to be retained on site. The school currently accommodates 583 pupils. The proposed design for the school will enable the building to accommodate up to 2000 pupils.

The school playing fields available to this school are located towards the west of the application site. There is also an all weather pitch and tennis courts to the west of the school building that will be unaffected by the proposed development.

Existing car parking facilities for the school and the school care takers house are positioned adjacent to the eastern boundary of the application site. There is an electricity pylon positioned adjacent to the care takers house in the south eastern most corner of the application site. The car parking, care takers house and electricity pylon are to be retained in their current positions on the site.

There is an existing parent's drop off area adjacent to Rutherglen Road on the southern boundary of the application site. This is to be modified and retained.

The Hylton Red House Community Centre is located within the red line boundary of the application site. The Community Centre is located adjacent to the southern boundary of the application site and adjacent to 31 Rutherglen Road, the nearest neighbouring residential property to the community centre. The existing community centre will be unaffected by the proposed plans.

Existing CCTV cameras are located along the boundary of the site fronting Rutherglen Road and also in the playground adjacent to Wendover Way.

Currently there is a mixture of different boundary treatments across the site. These range from low brick walls along the Rutherglen Road frontage; palisade

fence powder coated green surrounding the caretakers house and extending part way along the eastern boundary of the site and untreated steel palisade fencing along the remainder of the eastern and northern boundaries of the site. There are unkempt shrubs and trees located sporadically along the western boundary of the site and a variety of different fence types are in evidence for part of the southern boundary of the site where it adjoins the rear gardens of residential properties from 31 - 99 Riddings Road and 19 - 33 Rutherglen Road.

To the south and east of the application site are residential properties. To the north and west are open fields.

TYPE OF PUBLICITY:

Press Notice Advertised
Site Notice Posted
Neighbour Notifications

CONSULTEES:

Director Of Community And Cultural Services
Sport England

Final Date for Receipt of Representations: 28.03.2008

REPRESENTATIONS:

No representations have been received to date.

Final date for receipt of representations is 25th March 2008.

POLICIES:

In the Unitary Development Plan the site is subject to the following policies;

B_2_Scale, massing layout and setting of new developments
T_14_Accessibility of new developments, need to avoid congestion and safety problems arising
CF_5_Provision for primary and secondary schools
CF_8_Encouraging the wider community use of land and buildings used for education
L_7_Protection of recreational and amenity land
T_22_Parking standards in new developments
CN_17_Tree Preservation Orders **and replacement of trees**

COMMENTS:

The main issues to consider in the determination of this application are:

The principle of the development.
The design and appearance of the proposed new school building and site.
The likely impact of the proposed development upon the residential amenity of the occupiers of neighbouring residential properties.
The proposed highway access and car parking arrangements.

The Principle of the Development

The main policies to consider in establishing the principle of educational development on this site are:

Policy CH5

Policy CF8

Policy L7

Policy CF5

"Primary and secondary education needs will be accommodated primarily on existing sites or those identified in part II of this plan, and on other site provided that their impact on the amenity of the neighbourhood is acceptable and the traffic generated can be safely accommodated"

The proposed development site is currently occupied by the existing Hylton Red House School which has a site area of approximately 10 ha. The proposed development is for a replacement school building and associated works. There is therefore no material change in the use of, or expansion of the site. The principle of the use of the application site for educational facilities, in this case a school, has long been established and is considered to be acceptable and accords with the requirements of UDP policy CF5 as set out above.

Policy CF8

"In all educational developments, the City Council will encourage the provision of facilities to enable the wider community use of both land and buildings without prejudicing educational interests, where their impact on the amenities of the neighbouring area is acceptable and the traffic generated can be safely accommodated"

The proposed development retains the existing community centre on the school site. The proposed development therefore complies with the requirements of policy CF8 of the adopted UDP.

Policy L7

"Land allocated for open space or outdoor recreation, as shown on the proposals map, will be retained in its existing use. This includes playing fields attached to schools or other educational establishments..."

The proposed development does not include any encroachment on to any existing playing field or other area of open space or outdoor recreation area. The proposal is therefore considered to be acceptable and in accordance with the requirements of Policy L7 of the adopted UDP.

The principle of the development is considered to accord with the relevant UDP policies and is therefore considered to be acceptable in principle.

Design and Appearance

- School buildings

It is proposed to demolish the majority of the existing school (in two phases) and replace the school building with one of a modern design and standard. The existing sports hall is to be retained and remodelled as is the existing

kitchen/servery and the existing dining hall. The remainder of the school will be demolished.

The new school building proposed at Hylton Red House is to be located within the footprint of the existing school. The proposed new school building will have a smaller overall footprint (floor area of 5450 square metres) and will be lower in height than the existing building.

The proposed school will be predominantly two stories in height (maximum height of 10.6 metres). There are elements of the building that will be of a lower height e.g. the retained sports hall structure and plant house buildings.

From the north the existing sports hall and dining hall will be visible. This elevation will be predominantly blank, however as the northern elevation of the proposed school faces out across the open fields adjacent to the school, this is considered to be acceptable and necessary from a school security and management point of view.

The southern elevation of the proposed school building (facing on to Rutherglen Road) is a frontage which is considered to have a satisfactory level of visual interest. There is a section of glazed walling which dominates the frontage. This serves the entrance lobby of the school and the school's general office and reception area at ground floor level and meeting rooms and office space at first floor level. In addition to this glazed feature, an 11.4 metre wide section of the building frontage (western section of this frontage) projects forward by a distance of 8.3 metres, accommodating a vocational studies classroom at ground floor level and a practical room at first floor level. The eastern section of this frontage, to the right of the main glazed reception area, is recessed by a distance of 7 metres from the glazed frontage. The recessed area extends for a distance of 16 metres and is set at an angle of 103 degrees from the main building frontage.

The eastern elevation of the building, which will face Wendover Way features windows at ground and first floor level for the majority of the frontage. There is a central section of glazed curtain walling located above the entrance point on this elevation. In addition the glazed wall, which dominates the southern frontage of the building wraps around the building entrance and is also highly visible from the east. An elevated, centrally positioned roof light is proposed and this is highly visible within both the eastern and western elevations of the school building. The existing single storey dining hall will also be visible from the east with a sprinkler tank building and vocational workshop located adjacent. The proposed sprinkler tank building and workshop has been designed to incorporate a mono-pitched roof which ties in the design of the proposed building with the structures that are to be retained on site.

The western elevation of the school, facing on to the existing school sports pitches, closely reflects the eastern elevation with windows positioned along the ground and first floors of the frontage. The sports hall building, energy centre buildings and sub-station buildings required in connection with the new building will be visible within this frontage but will be located away from public viewpoints and are considered to be acceptable in terms of visual amenity.

The demolition of the existing school will clear a significant portion of the eastern area of the site (adjacent to Wendover Way) this area will be made available for formal outdoor play and landscaping following redevelopment.

The main front elevation of the proposed school building will be in excess of 50 metres from the eastern site boundary. The eastern area of the site will incorporate a significant amount of formal outdoor play space and car parking and will accommodate a fruit and nut orchard on site.

- Formal Outdoor Space

A formal outdoor playground with an amphitheatre is proposed towards the north eastern corner of the site. The proposed amphitheatre feature is only intended for use during school opening hours, this has been confirmed by the applicant. Should Members be minded to approve this application, a condition restricting the use of the amphitheatre will be applied to any approval granted. This condition will restrict the use of the amphitheatre in order that there can be no use of the facility at "unsociable hours", which would have the potential to create conditions detrimental to the residential amenity of near neighbouring residential properties.

There is an indicative area on the proposed plan identified as a "potential fenced ball sports area". Should members be minded to approve this application a condition will be added to any consent granted requiring precise details of this area to be submitted to and approved in writing by the local planning authority prior to the new school building being brought in to use. There are seating walls proposed to the eastern frontage of the school which will be available for use in conjunction with the formal outdoor play spaces.

The proposed development of the replacement school building will have a neutral effect upon the playingfields which are in existence on the site. There is no encroachment onto any existing area of school playingfield in accordance with UDP Policy L7. Sport England has been consulted regarding the proposed development, their comments are awaited. It is anticipated that these will be received prior to the meeting of the Sub-Committee and reported on the supplement report accordingly.

An entrance plaza is proposed extending from the main pedestrian entrance (located on the south eastern corner of the proposed building) to the drop off area and car parking spaces positioned adjacent to Rutherglen Road. It is proposed to delineate this entrance plaza by means of differentiating surface treatments. Should Members be minded to approve this application a condition will be attached to any consent granted requiring the submission of precise details and samples of the surface treatments to be used in the proposed development in order to ensure that a high quality and satisfactory form of development is achieved on the site.

Beyond the formal playground area and adjacent to Wendover Way, on the northern boundary of the site, a wildflower meadow is proposed. A nut and fruit orchard is also proposed to be located between the retained (and reconfigured) car park on site (adjacent to Wendover Way) and an area of informal green space which is proposed to the frontage of the new school building. A horticultural garden and habitat area are proposed to the west of the new school building.

The proposed design, appearance and layout of the proposed school is considered to be acceptable and unlikely to compromise the residential amenity

of any near neighbouring properties; unlikely to have any detrimental impact upon visual amenity and is considered to form an acceptable form of development in accordance with policy B2 of the adopted UDP.

Impact upon Residential Amenity of near neighbouring residential occupiers.

It is considered unlikely that the proposed development will have any additional impact upon the residential amenity of those near neighbouring residential occupiers.

The nearest residential property to the proposed new school building, number 58 Rutherglen Road, will be located a distance of 36 metres away (at the nearest point) to the south. In addition to this the existing Rutherglen Road runs between this property and the application site.

The proposed development is identical in nature to the current use of the site therefore in terms of noise and disturbance and general site related activities it is anticipated that there will be very little effect upon nearby residential properties.

In terms of potential overshadowing created by the proposed school building, the application is accompanied by a shadowing analysis illustrating the shadowing effect of the proposed school upon the surrounding area. Shadowing effects have been predicted at five different points throughout the day between 09:00 hrs and 20:00 hrs during the month of June, at the Equinox and during the month of December. The shadowing analysis illustrates that there will be very limited shadowing effect from the proposed building and there will be no shadowing created that is considered to compromise the residential amenity of any near neighbouring residential property. In terms of potential shadowing effect the proposed development is considered to be acceptable and is in accordance with UDP Policy B2 and adopted Supplementary Planning Guidance.

Highway Access and Car Parking

Existing Access Arrangements

The school frontage is on Rutherglen Road which has full width speed humps at intervals along the street.

The main accesses to the school are currently located on the outside of the bend in Rutherglen Road. The main access (to the east side of the site) serves a drop off area, a service area, the Rutherglen Centre car park and the staff car park and is one way entry and a separate one way exit. Another vehicular access to the west serves the community centre car park and is used by service vehicles to gain access to the rear service yard.

There is also a pedestrian entrance at the north east corner of the site. This pedestrian access and two pedestrian accesses at the front of the school are closed during the school day.

Proposed Access Arrangements

The main access to the east of the site will remain generally the same as existing but the one way entry and exit points will be narrowed to enable gates to be

erected to improve site security. The existing service access at this point will be closed thereby reducing vehicular conflict at the entry. The alignment of the entrance to the larger car park will be improved as the existing arrangement is constrained.

The western access will remain as existing serving the community centre car park and servicing areas with the width of the internal access road being widened slightly.

Drop Off

The existing drop off area at the front of the school in the one way lay by will be retained.

Public Transport

Whilst there are no dedicated scholars services serving this school on a daily basis, the drop off area at the front of the school can accommodate buses that may be required for school trips etc.

There are service bus stops located to the East and West of the site on Rutherglen Road.

Pedestrian Access

It is proposed to close the pedestrian access at the north east corner of the site in the interest of school security. However a route via Wendover Way will still be available for pupils to walk to the front entrance. Pedestrian access at the front of the site will be improved by the narrowing of the eastern accesses, closure of a service access and the provision of dropped kerbs.

Cycling

30 secure cycle parking spaces will be provided to the east of the main proposed school building entrance. The footway within the school leading to the cycle parking will operate as a shared cycle/footway, further encouraging sustainable travel.

Servicing

The service yard to the rear of the school is to be retained and access to be gained via the existing western service access road which is to be widened as part of the proposed development. Turning facilities for service vehicles are available ensuring that reversing manoeuvres are limited and accommodated safely.

Emergency Access

Within the site emergency access is available around the southern, eastern and western periphery of the building with driveable areas provided. Emergency access to the northern periphery would be available via the adjacent multi user route.

The proposed layout of the school retains many of the existing access features of the school as they are considered to operate well at present. However, improvements are proposed in the new design to ensure that safe and efficient access to and from the school is possible by all modes of transport, conflict is reduced within the school, and it operates without any adverse impact on the surrounding road network. The proposed highway access arrangements for the

proposed Hylton Red House School are considered to be acceptable and are in accordance with the requirements of Policy T14 of the adopted UDP.

Existing Car Parking Arrangements

The main staff car park of 34 spaces is located in front of the Rutherglen Centre accessed by one way entry and exits. The community centre car park has 30 spaces and is also available for use by school staff. This car park is served from the western access.

There is a large car park of 105 car parking spaces at the east of the school grounds which is principally used by the Rutherglen Centre.

Proposed Car Parking Arrangements

The existing staff car park at the front of the school will be retained but some of the spaces will be converted to provide 9 accessible spaces and 7 visitor spaces. The large car park to the east of the site will be slightly reduced in size and the appearance improved by landscaping. There will be a total of 83 spaces available for staff parking. This is above the current parking demand excluding activities of the Rutherglen Centre, and the Community Centre car park would still be available for use if required for special events. The proposed car parking arrangements in connection with the proposed new Hylton Red House School are considered to be acceptable and are considered to meet the requirements of UDP Policies T14 and T22.

Conclusion

The proposed replacement school is considered to be acceptable in principle and in terms of highway and access arrangements. The arrangement of the new school building and associated landscape features and formal play areas are also considered to be acceptable and in accordance with the requirements of UDP policy.

One outstanding consultee response is awaited from Sport England, the statutory period for their receipt does not expire until 28.03.08. However, it is anticipated that comments will be received prior to the meeting of the DC Sub-Committee and reported on the supplement accordingly. Discussions have been held with Sport England and it is considered unlikely that the organisation will object to the proposed development.

It is therefore recommended that Members be minded to Grant Consent for the proposed replacement school at Hylton Red House, subject to receipt of no objections from Sport England and also subject to the conditions set out below, in order that the application can be determined within the statutory time period and before the expiry date of the application which is 22 April 2008.

RECOMMENDATION: That Members be MINDED TO GRANT CONSENT in accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, subject to no objections being received by the expiry of statutory period for consultations on 28th March 2008 and subject to the conditions, set out below and any other appropriate conditions considered necessary on receipt of consultation responses.