

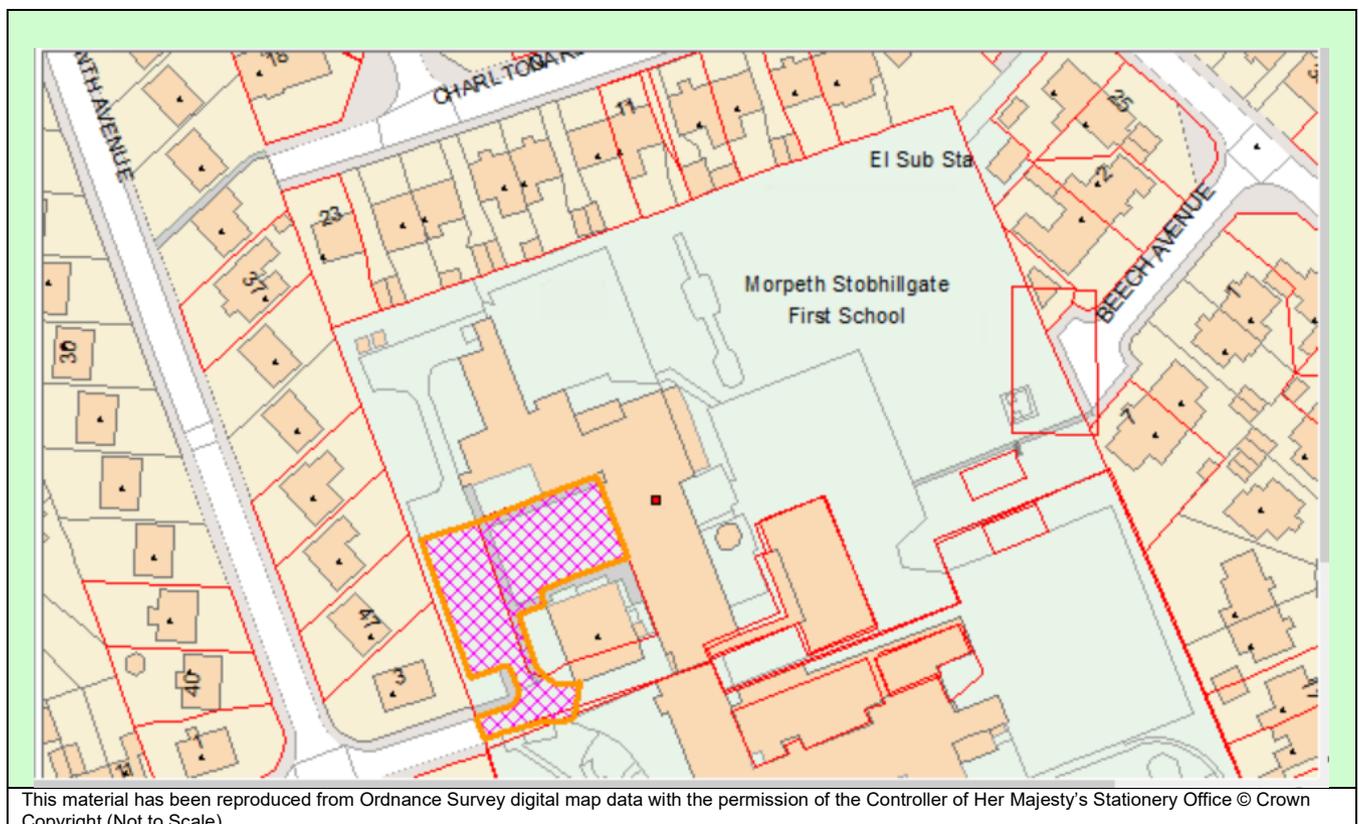


Northumberland County Council

Castle Morpeth Local Area Committee 8th August 2022

Application No:	22/01895/FUL		
Proposal:	Erection of timber frame building to form performing arts hub within school grounds to facilitate both school activities and wider community external groups, to include drama, dance and music, along with external toddler groups		
Site Address	Morpeth Stobhillgate First School, Morpeth, Northumberland, NE61 2HA		
Applicant:	Stobhillgate First School Northumberland Morpeth NE61 2HA	Agent:	Mr Gavin Stewart Unit 6, Rake House Farm, Rake Lane, North Shields NE29 8EQ
Ward	Morpeth Stobhill	Parish	Morpeth
Valid Date:	7 June 2022	Expiry Date:	17 August 2022
Case Officer Details:	Name: Miss Ashleigh Rossiter Job Title: Planning Officer Tel No: 07814075154 Email: Ashleigh.Rossiter@northumberland.gov.uk		

Recommendation: That this application be GRANTED permission.



1. Introduction

1.1 This application was referred to the Director of Planning and Chairs of the relevant Local Area Council committee for a decision on how the application was to be determined Committee due to the proximity of residential properties. It was confirmed that the application should be referred to members for a Local Area Council committee decision

2. Description of the Proposals

2.1 The application is for the erection of a timber frame building to form a performing arts hub within school grounds.

2.2 The additional building will facilitate both schools activities and wider community external groups, to include drama, dance and music, along with external toddler groups.

3. Planning History

Reference Number: C/77/D/421 (1)

Description: Extensions and alterations comprising a 4 classroom first school block and conversion of existing junior school block to special use

Status: Approved

Reference Number: C/77/D/421 (2)

Description: Amended access details for construction traffic in connection with extension

Status: Approved

Reference Number: C/07/00038/CCD

Description: Construction of a modular building to provide a children's centre

Status: Withdrawn

Reference Number: C/07/00051/CCD

Description: Construction of a modular building to provide a children's centre

Status: Approved

Reference Number: C/10/00275/CCD

Description: Installation of a 1.83 metre high mesh fence to the eastern boundary

Status: Approved

Reference Number: CM/02/D/100

Description: Installation of externally mounted radio communications antenna

Status: Approved

Reference Number: CM/77/D/421

Description: EXTENSIONS AND ALTERATIONS COMPRISING A NEW 4 CLASSROOM FIRST SCHOOL BLOCK AND CONVERSION OF EXISTING JUNIOR SCHOOL BLOCK TO SPECIAL SCHOOL USE

Status: NONCCZ

4. Consultee Responses

Morpeth Town Council	Morpeth Town Council has no comment to this application subject to the information available at this time.
Highways	Amended plans and/or additional information required: Insufficient information has been provided at this time to make a suitable and substantive response within the defined consultation period – now received.
LLFA	No comment to make
Tourism, Leisure & Culture	No response received

5. Public Responses

Neighbour Notification

Number of Neighbours Notified	6
Number of Objections	0
Number of Support	0
Number of General Comments	0

Notices

No Site Notice Required.

No Press Notice Required.

6. Planning Policy

4.1 Development Plan Policy

Northumberland Local Plan - 2016 - 2036 (Adopted March 2022)

QOP 1 - Design principles (Strategic Policy)

QOP 2 - Good design and amenity

Morpeth Neighbourhood Plan (MNP) (2016):

Sus 1 – Sustainable Development Principles

Des 1 – Design Principles

Set 1 – Settlement Boundaries

4.2 National Planning Policy

7. Appraisal

7.1 The main issues for consideration in the determination of this application are:

- **Principle of the development**
- **Design and visual impact**
- **Impact on amenity**
- **Highway Safety**

7.2 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the development plan comprises the Northumberland Local Plan 2016-2036 (adopted March 22) and the Morpeth Neighbourhood Plan (2016). The National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG) are material considerations in determining this application

Principle of the Development

7.3 The NPPF, specifically paragraph 94, in part advises that Local Planning Authorities should give "great weight to the need to create, expand or alter schools". Moving on to local planning policies, policy SUS1 of the MNP, read in conjunction with the NLP, outlines that development should be situated within recognised settlements. The application site is situated within the designated settlement boundary for Morpeth and proposes works upon an already developed site.

7.4 Taking the above into consideration, it is therefore officer opinion that the principle of development on site is considered acceptable, in accordance with relevant national and local planning policies detailed above.

Design and Visual Character

7.5 Policy Des1 of the MNP notes that new development will be expected to achieve a high standard of design, whilst incorporating sustainable construction measures and reflecting local distinctiveness and a sense of place. The provisions of this policy are closely mirrored within the NPPF which at paragraph 124 recognises good design as a key aspect of sustainable development. Paragraph 127 of the NPPF goes on to note that developments should 'function well and add to the overall quality of the area' whilst being 'sympathetic to local character and history, including the surrounding built environment and landscape setting'.

7.6 Policy QOP 1 of the NLP is also relevant in the assessment of this proposal which details that developments should 'create or contribute to a strong sense of place and integrate the built form of the development with the site overall, and the wider local area' whilst incorporating 'high quality aesthetics, materials and detailing'.

7.7 The additional building will be visible from within the school grounds and from Public domain however this is the only addition that is proposed within the

development. The development is a welcomed small addition to the current school buildings and will complement the school grounds with it being constructed utilising sustainable materials creating a carbon positive building, with natural timber cladding and green sedum roof, therefore not detracting from the current character and design of the school. The facility will form a focal point to the school and be located within the landscaped courtyard/quadrangle area adjacent to the schools main entrance. The dimensions will not be excessive with a maximum height of 4.38m and a floorspace increase of approx. 11.6m x 9.2m including decking, thus allowing for a number of activities while catering to all accessibility needs.

7.8 It is therefore officer opinion that the proposed works accord with policy Des1 of the MNP, QOP 1 of the NLP and the NPPF in terms of high-quality visual appearance and design.

Impact on Amenity

7.9 Whilst recognising that the new building is visible within the public domain, the neighbouring residential properties will not be negatively impacted. The building is of an acceptable height and will prove a valuable resource to the school and surrounding community as an activity space for both parents and children. As such, there would be no detrimental impact upon residential amenity caused by the proposal, in accordance with the NPPF and policy QOP 2 of the NLP.

Highway Safety

7.10 Consultation was undertaken with Highways DM who have raised an objection as they require more details with regard to car parking space available, the number of visitors expected to frequent the building, cycle storage as well as the facilities opening times and a construction method statement. Further plans have now been submitted and are under consideration by Highways DM, however, it is noted that these do appear to address the concerns raised. At the time of compiling this report, confirmation of this is awaited from Highways DM and members will be fully updated at the committee meeting and advised of any additional conditions.

Equality Duty

The County Council has a duty to have regard to the impact of any proposal on those people with characteristics protected by the Equality Act. Officers have had due regard to Sec 149(1) (a) and (b) of the Equality Act 2010 and considered the information provided by the applicant, together with the responses from consultees and other parties, and determined that the proposal would have no material impact on individuals or identifiable groups with protected characteristics. Accordingly, no changes to the proposal were required to make it acceptable in this regard.

Crime and Disorder Act Implications

These proposals have no implications in relation to crime and disorder.

Human Rights Act Implications

The Human Rights Act requires the County Council to take into account the rights of the public under the European Convention on Human Rights and prevents the Council from acting in a manner which is incompatible with those rights. Article 8 of

the Convention provides that there shall be respect for an individual's private life and home save for that interference which is in accordance with the law and necessary in a democratic society in the interests of (inter alia) public safety and the economic wellbeing of the country. Article 1 of protocol 1 provides that an individual's peaceful enjoyment of their property shall not be interfered with save as is necessary in the public interest.

For an interference with these rights to be justifiable the interference (and the means employed) needs to be proportionate to the aims sought to be realised. The main body of this report identifies the extent to which there is any identifiable interference with these rights. The Planning Considerations identified are also relevant in deciding whether any interference is proportionate. Case law has been decided which indicates that certain development does interfere with an individual's rights under Human Rights legislation. This application has been considered in the light of statute and case law and the interference is not considered to be disproportionate.

Officers are also aware of Article 6, the focus of which (for the purpose of this decision) is the determination of an individual's civil rights and obligations. Article 6 provides that in the determination of these rights, an individual is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal. Article 6 has been subject to a great deal of case law. It has been decided that for planning matters the decision making process as a whole, which includes the right of review by the High Court, complied with Article 6.

8. Conclusion

8.1 The proposal represents an acceptable form of development in accordance with both local and national planning policy. The application is therefore recommended for approval subject to conditions.

9. Recommendation

That this application GRANTED permission subject to the following:

Conditions/Reason

0.1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended)

02. The development hereby permitted shall be carried out in complete accordance with the approved plans. The approved plans for this development are:-

1. Drawing number: 200-003, Rev A, titled: BUILDING ELEVATIONS (received 25th May 2022)
2. Project reference : GS/613/05/22, titled: Design and Access Statement For Proposed Performing Arts Hub At Stobhillgate First School Morpeth (received 25th May 2022)
3. Drawing number: 200-001, Rev A, titled: BLOCK PLAN (received 7th June 2022)

4. Drawing number: 200-002, Rev A, titled: GROUND FLOOR LAYOUT & ROOF LAYOUT (received 7th June 2022)
5. Drawing number: 200-004, Rev A, titled: SITE ARRANGEMENTS (received 7th June 2022)

Reason: To ensure that the approved development is carried out in complete accordance with the approved plans

Date of Report: 19th July 2022

Background Papers: Planning application file(s) 22/01537/FUL