

# APPLICATION REPORT - PA/343870/19

Planning Committee, 28 January, 2020

**Registration Date:** 04/09/2019  
**Ward:** Saint James'

**Application Reference:** PA/343870/19  
**Type of Application:** Full Planning Permission

**Proposal:** Proposed extensions and alterations to school, new all-weather playing surface to the south-east, new/extended car parking facility.

**Location:** Mayfield Primary School, Mayfield Road, Oldham, OL1 4LG

**Case Officer:** Graham Dickman

**Applicant Agent :** The Cranmer Trust  
Halliday Meecham Architects LTD

---

## THE SITE

Mayfield Primary School is located within a primarily residential area. There are a mix of residential properties immediately adjoining or facing the school grounds.

The school itself comprises a variety of single and two storey blocks in red brick. There are existing parking areas with access from Mayfield Road and Waverley Street. A grassed area is located at the junction of Waverley Street and Kingston Avenue, the latter a cul-de-sac overlooked by terraced houses. A hard-surfaced play area is located to the north-east of the site. A large number of established trees are also present

## THE PROPOSAL

It is proposed to erect extensions to the school comprising:

- A two-storey pitched roof extension for eight Junior classrooms (4 on each floor) occupying part of the existing hardstanding.
- A hall extension occupying a gap between existing buildings facing Mayfield Road.
- A nursery toilet block to the south-east elevation.
- Fitting-out of the undercroft as 2-year-old nursery provision to the south-east elevation.
- A dining hall extension.

As a result of the proposal, the capacity of the school would increase from 210 to 420 pupils, and the number of full-time equivalent staff would increase from 27 to 49. There will also be a 60 pupil place 3/4-year-old nursery and 15 place two year old nursery provision.

The vast majority of pupils live within 1 mile of the school.

The school includes breakfast and after school clubs opening at 8am and finishing at 4.15pm.

## RELEVANT HISTORY OF THE SITE:

Previous extensions to the school were approved between 2008 and 2011.

## RELEVANT PLANNING POLICY

The 'development plan' is the Joint Development Plan Document which forms part of the

Local Development Framework for Oldham (DPD). The application site is unallocated within the plan.

The following DPD policies are relevant:

Policy 2 - Communities

Policy 5 - Promoting Accessibility and Sustainable Transport Choices

Policy 9 - Local Environment

Policy 18 - Energy

Policy 19 - Water and Flooding

Policy 20 - Design

Policy 21 - Protecting Natural Environmental Assets

Policy 23 - Open Spaces and Sports

Saved UDP Policy D1.5 - Protection of Trees on Development Sites

## CONSULTATIONS

Highway Engineer	No objection subject to conditions.
Environmental Health	No objections subject to submission of a travel plan, and a contaminated land investigation.
Trees Officer	Has concerns at the loss of trees at the site and would require replacement planting.
Coal Authority	No objections, subject to advice in respect of previous coal mining activity.
GM Ecology Unit	Requests preliminary inspection for bats of hipped roof building to be extended.
GM Police	A Crime Impact Statement is requested
Sport England	The development does not fall within the remit for consulting Sport England.
Drainage	No comments received.
Transport for Greater Manchester	No objection subject to a School Travel Plan and review of the Traffic Regulation Orders near the site.

## REPRESENTATIONS

Councillor Angela Cosgrove has noted that most residents are supportive of the proposals, but would like reassurance regarding increased parking/ dropping off demand, how construction traffic will be managed, and the need for ball-stop fencing to the MUGA.

The occupiers of 107 properties in the vicinity of the site have been notified. Three letters have been received.

The following points have been raised:

- The proposals will exacerbate existing highway problems caused by inconsiderate and dangerous parking, and increase demand for parking. Suggest making Waverley Street and Mayfield Road one-way;
- Removal of trees could cause damage to neighbouring properties due to subsidence, and suggest school should pay for structural survey of each property;
- Object to gateway on Kingston Avenue due to noise and disturbance, dust, degradation of road surface, disruption to residents' parking (including for carers) and children playing. The road should be re-surfaced and gateway removed on completion;
- Use of the MUGA should be clarified, including potential floodlighting;
- Impact on views from neighbouring properties.
- Some of red edge application site is part of a neighbouring property (NB the plan has been amended to remove this area).

## PLANNING CONSIDERATIONS

### Principle of Development

DPD Policy 2 supports the provision of improved community and educational facilities across the borough, whilst Paragraph 94 of the NPPF encourages local planning authorities to take a proactive and collaborative approach to ensuring sufficient choice of school places is available to meet existing demand and pressure from new housing developments in the area.

A real demand has been identified in East Oldham for 2021 and onwards, with a particular peak expected in the September 2021 intake, according to the education department's forecasts. These indicate that for East Oldham in 2021 demand for places will be at 784 in Reception. Should the development at Mayfield Primary School not complete by September 2021, the local authority will have 720 places for a predicted demand of 784. The spare capacity as a borough in terms of places versus demand will reduce to just 1 place. Therefore, these places will have an impact borough wide, not just in East Oldham.

Consequently, this expansion is vital to the local authority's duty to provide school places, and is an important factor in the consideration of this application.

### **Highways and Parking**

Whilst the Highway Officer has some concerns at the overall level of parking available within the site and potential demand from the increased pupil and staff numbers, this must be weighed alongside the educational benefits of providing the additional facility at an established school site which is in close proximity to a densely populated area in which many of the pupils reside.

It is noted that despite letters being sent to over 100 neighbouring properties, no significant response has been received, which suggests that this is not presently a major issue in the area.

A Travel plan submitted with the application indicates that there are 28 parking spaces at present, 7 of which are not used. No parents are allowed to park on site, although there is a visitor car park. The school believes that with the hours that staff work they could double-park, and this has been included within the car park to increase the level of parking available. The Travel Plan includes measures to promote the benefits of walking or cycling to school, undertaking annual survey and questionnaires on barriers to sustainable travel, and promoting sustainable access through newsletters, monitoring of the parking of cars, and assessing action which can be taken to improve the situation.

### **Impact on Trees and Ecology**

The application is accompanied by an Arboricultural Impact Assessment and the Trees Officer has expressed concerns at the level of loss, including some mature specimens alongside Kingston Avenue. Options have been investigated to determine whether those trees could be retained by use of a cellular confinement system for placing the MUGA above existing ground levels. However, this would not ensure possible future root damage, and given the constraints of the site, it is not possible to create more space between the MUGA and the trees.

Similarly, the physical constraints of the site mean that replacement tree planting, as required by saved UDP Policy D1.5, cannot be achieved on-site. It is therefore recommended that the applicant enters into a legal agreement for a financial contribution of £13050 for the provision of replacement tree planting at Stomeleigh Park.

It is clearly unfortunate that established trees, and some more recently planted specimens, will need to be removed to facilitate the development. However, this must again be weighed against the benefit to the borough of much needed increased school capacity.

In respect of ecology, GMEU indicates that most of the buildings which are being extended have a negligible potential to support roosting bats. However, there is one building with a hipped roof which does have some bat roosting potential, and there is some good

commuting/foraging habitat in the trees. A preliminary inspection for bats is recommended. The applicant has indicated that the roof of this building will not be affected by the development.

### **Impact on Residential Amenity**

Whilst the proposals will increase levels of activity, the proposal relates to an established school site.

In terms of the relationship of new buildings to neighbouring residential properties, the largest of the new structures is the two-storey classroom extension at the north-eastern end of the existing buildings, its height reinforced by a pitched roof structure and large amounts of glazing. A separation distance of approximately 22 metres will be maintained to the houses facing the site across Mayfield Road, which added to the retention of existing tree cover on this frontage will ensure a satisfactory relationship.

The closest relationship will be to the front of 18 Kingston Avenue. The new building will be visible at the front of this property, albeit offset by 5 metres and with a 17 metre separation. Nevertheless, the proposed removal of tree cover in this area would potentially expose the property to oblique views, and the plans have been amended to allow for the retention of an intervening tree.

Other new build structures are of a smaller scale, and secure satisfactory relationships to the neighbouring boundaries.

A new vehicular entrance will be formed fronting Mayfield Road at a point where existing school waiting restrictions are in place. This serves a small parking area and activity associated with it should not therefore impact adversely on nearby residents.

The introduction of the MUGA has potential to impact on adjacent residents, and therefore it would be prudent to limit the hours in which the facility can be used. No floodlighting of this facility is envisaged.

Construction access for the duration of the development was originally shown to be taken via a new access on Kingston Avenue, which is a narrow cul-de-sac, subject to existing on-street resident parking. However, it is now proposed to create a new temporary access directly off Waverley Street. A Construction Environmental Management plan will be required to regulate the construction process including hours of working and vehicular access, and control of noise, dust and associated impacts.

### **Conclusion**

The proposal will make a significant contribution towards improving the provision of educational facilities on the existing school site, in line with both national and local planning policies. Whilst there may be adverse impacts in relation to increased traffic and loss of trees, these must be weighed against the educational benefits, and in this context, the balance is concluded to be in favour of the scheme.

### **RECOMMENDATION**

It is recommended that Committee resolves:

1. To approve the application subject to the following conditions, and to the applicant entering into a Section 106 agreement for a financial contribution towards replacement tree planting at Stoneleigh Park.
2. To authorise the Director of Economy to issue the decision notice upon satisfactory completion of the agreement.
  1. The development must be begun not later than the expiry of THREE years beginning with the date of this permission.

Reason - To comply with the provisions of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications which are referenced as:

4843-HMA-MF-ZZ-DR-A-200001 Rev T5 - Site As Proposed  
4843-HMA-MF-ZZ-DR-A-10501 Rev T4 - Site As Demolished  
4843-HMA-MF-00-DR-A-00205 Rev PL1 - Level 0 (Ground Floor) Classroom Extension As Proposed  
4843-HMA-MF-01-DR-A-00207 Rev PL1 - Level 1 (First Floor) Classroom Extension As Proposed  
4843-HMA-MF-00-DR-A-00212 Rev PL1 - Level 0 (Ground Floor) WC Extension As Proposed  
4843-HMA-MF-00-DR-A-00213 Rev PL1 - Level 0 (Ground Floor) Dining Extension As Proposed  
4843-HMA-MF-00-DR-A-00214 Rev PL1 - Level 0 (Ground Floor) Hall Extension As Proposed  
4843-HMA-MF-B1-DR-A-00222 Rev PL1 - Basement Nursery Remodel As Proposed  
4843-HMA-MF-ZZ-DR-A-00230 Rev PL1 - Floor Plans As Proposed  
4843-HMA-MF-ZZ-DR-A-00251 Rev PL1 - Classroom Extension Elevations As Proposed  
4843-HMA-MF-ZZ-DR-A-00252 Rev PL1 - Classroom Extension Elevations As Proposed  
4843-HMA-MF-ZZ-DR-A-00253 Rev PL1 - WC Extension Elevations As Proposed  
4843-HMA-MF-ZZ-DR-A-00255 Rev PL1 - Dining Extension Elevations As Proposed  
4843-HMA-MF-ZZ-DR-A-00257 Rev PL1 - Hall Extension Elevations As Proposed  
4843-HMA-MF-ZZ-DR-A-00261 Rev PL1 - Overall Elevation NW As Proposed  
4843-HMA-MF-ZZ-DR-A-00262 Rev PL1 - Overall Elevations SW and NE As Proposed  
4843-HMA-MF-ZZ-DR-A-00263 Rev PL1 - Overall Elevation SE As Proposed

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

3. No development shall commence unless and until a site investigation and assessment to identify the extent of land contamination has been carried out and the consultant's report and recommendations have been submitted to and approved in writing by the Local Planning Authority. Written approval from the Local Planning Authority will be required for any necessary programmed remedial measures and, on receipt of a satisfactory completion report, to discharge the condition.

Reason - In order to protect public safety and the environment.

4. No development comprising the erection of any external walls shall take place until a specification or samples of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The Development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason - To ensure that the appearance of the development is acceptable in the interests of the visual amenity of the area having regard to Policy 20 of the Oldham Local Plan.

5. Prior to the commencement of any part of the development hereby approved, details

of the method of surface water and foul water drainage from the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to first occupation of the approved development and shall be maintained thereafter.

Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to ensure that the site is satisfactorily drained having regard to Policy 19 of the Oldham Local Plan.

6. Prior to the commencement of any development hereby approved, a scheme in the form of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details for the methods to be employed to control and monitor noise, dust and vibration impacts, and include (i) the means of highway access and parking for construction vehicles, plant and construction workers' vehicles and sustainable travel methods for construction workers, (ii) loading and unloading of plant and materials, and (iii) wheel cleaning facilities.

No access for construction purposes shall be taken at any time from Kingston Avenue.

The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced, which shall be maintained for the duration of the construction works.

Reason - Prior approval of such details is necessary since they are fundamental to the initial site preparation works and to safeguard the amenities of the adjoining premises and the area having regard to Policy 9 of the Oldham Local Plan.

7. The use of the multi-use games area hereby permitted shall only be carried out on Monday to Friday between 09.00 and 17.00 hours and on Saturdays between 09.00 and 12.00 hours, including during Bank or public holidays, and no floodlighting or similar artificial lighting shall be used at any time.

Reason - To safeguard the amenity of the adjoining premises and the area generally, having regard to Policy 9 of the Oldham Local Plan.

8. No development other than site preparation works shall take place until full details of both hard and soft landscape works with an associated implementation plan, have been submitted to and approved in writing by the Local Planning Authority. The hard landscape details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials and street furniture, where relevant. The soft landscaping works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants and trees, noting species, plant/tree sizes and proposed numbers/densities and the implementation programme.

All planting shall be implemented in accordance with the approved details in the first available planting season following the completion of the development, or such longer period which has previously been approved in writing by the Local Planning Authority, and shall be maintained for a period of 5 years from the agreed date of planting. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

Reason – Prior approval of such details is necessary as the site may contain features which require incorporation into the approved development, and to ensure that the development site is landscaped to an acceptable standard having regard to Policies

9, 20 and 21 of the Oldham Local Plan, and saved Policy D1.5 of the Unitary Development Plan.

9. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, other than those indicated for removal on the approved plans, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause. This shall be achieved by the erection of 2.3 m high fencing using vertical and horizontal scaffolding poles, or other stout fencing to Local Authority approval with the uprights driven well into the ground, erected in accordance with BS5837:2005, outside the canopy. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas.

Reason - Prior approval of such details is necessary to protect existing trees and hedges having regard to saved Policy D1.5 of the Unitary Development Plan.

10. No works to trees or shrubs shall take place between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason - To ensure the protection of bird habitats, which are protected species under the Wildlife and Countryside Act 1981, having regard to Policy 21 of the Oldham Local Plan.

11. No development comprising the construction of a building shall take place until a detailed energy statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall set out how the development will accord with the Energy Infrastructure Target Framework set out in Oldham Local plan Policy 18 and shall detail how a target area has been determined; and how the development will meet this target.

The development shall be carried out in accordance with the approved scheme phasing arrangements and retained as operational thereafter.

Reason – To ensure that the development accords with the provisions of Policy 18 of the Oldham Local Plan.

12. The development hereby approved shall not be brought into use until the access to the site and car parking spaces have been provided in accordance with the approved plan Ref: 4843-HMA-MF-ZZ-DR-A-20001 Rev T5 and with details of construction, levels and drainage, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the construction of the access and parking spaces. Thereafter the parking spaces and turning area shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety having regard to Policies 5 and 9 of the Oldham Local Plan.



13. The use of the building hereby approved shall not commence until a scheme for the provision of secure cycle parking has been implemented in accordance with details which shall have previously been submitted to and approved in writing by the local planning authority. The approved facility shall remain available for users of the development thereafter.

Reason – In order to promote sustainable means of travel having regard to Policies 5 and 9 of the Oldham Local Plan.

14. Within three months of the first occupation of the development hereby approved, a green travel plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority. Measures contained within the approved plan shall be fully implemented within six months of first occupation of the extensions hereby approved.

Reason - To ensure the development accords with sustainable transport policies having regard to Policy 5 of the Oldham Local Plan.

15. The development hereby approved shall not be brought into use until a detailed scheme of School Safety Zones, including the provision of all appropriate signs, markings and pedestrian crossings and traffic calming features on the approaches to the site along Mayfield Road, Vulcan Street, Waverley Street and Stoneleigh Street has been submitted to and approved in writing by the Local Planning Authority. Thereafter, such works that form the approved scheme shall be completed before any part of the development is brought into use.

Reason - To facilitate the safe movement of pedestrians, cyclists and other highway users in the vicinity of the development.





