

Application Number:	P/FUL/2024/01190		
Webpage:	Planning application: P/FUL/2024/01190 - dorsetforyou.com (dorsetcouncil.gov.uk)		
Site address:	St Ives County First School Sandy Lane St Leonards And St Ives Dorset BH24 2LE.		
Proposal:	Proposed annexe to create additional classrooms.		
Applicant name:	Ms Laura Crossley		
Case Officer:	Claire Hicks.		
Ward Member(s):	Cllr. Bryan, and Cllr. Goringe		
Publicity expiry date:	18 June 2024	Officer site visit date:	Photos provided
Decision due date:	26 June 2024	Ext(s) of time:	31 July 2024
No of Site Notices:	3		
SN displayed reasoning:	Two site notices were displayed along the front boundary of the school, another site notice was displayed between 19a and 21 St Ives Park.		

1.0 The application is before committee for consideration as it is on Dorset Council owned land.

2.0 Summary of recommendation: GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 16 and 17

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise.
- The location is considered to be sustainable, and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application.

4.0 Key Planning Issues

Issue	Conclusion
Principle of development	Acceptable -The site is within the urban area where the principle of development is considered acceptable, subject to any material planning considerations.
Scale, design, impact on character and appearance	Acceptable -The proposed development is located to the rear of the site and will not feature in the street scene.
Impact on the living conditions of the occupants and neighbouring properties	Acceptable - The proposed development is single storey and benefits from boundary screening. The proposal would not be overbearing or result in loss of light or additional noise disturbance to neighbouring properties.
Flood risk and drainage	Acceptable subject to condition (Condition 4)
Impact on trees	Acceptable - No significant trees affected by the proposed development.
Biodiversity	Acceptable subject to condition for biodiversity enhancement measures (Condition 5)

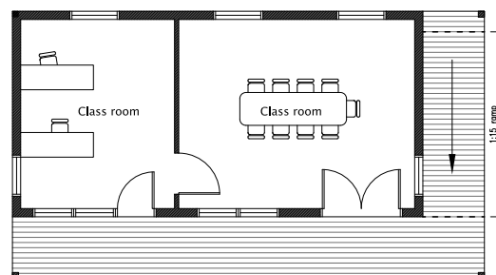
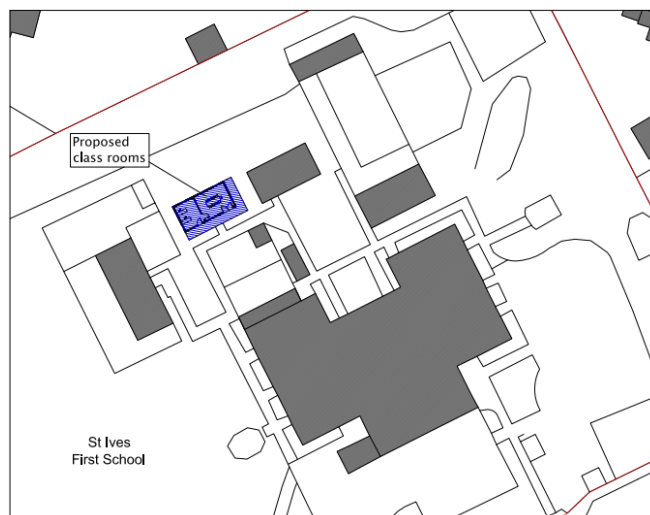
5.0 Description of Site

- The existing County first school, which comprises of the main school building, out buildings and play areas is located to the north-west of Sandy Lane, St Leonards.
- There is a similar classroom outbuilding approximately 2.8m north-east of the proposed development.
- The site covers approximately 1.63ha in area and is rectangular in shape and relatively level.
- There are Tree Preservation Orders on some trees within the site, and adjacent to the north-western and south-western boundaries of the site.
- Trees are sited along the north-western (rear) school boundary which also acts as the rear garden boundary for properties on St Ives Park.
- The school site fronts onto Sandy Lane (south-eastern boundary). To the south-west the site borders properties in Hesketh Close and to the north-east there are dwellings in Strode Gardens.

6.0 Description of Development

The proposed is to erect a detached single storey ‘annexe’ building to provide two additional classrooms. The proposed development would be sited approximately 16m from the main school building, and approximately 2.8m to the west of an existing classroom ‘annexe’. The approximate height of the proposed development is 2.8m, and the area of the proposed development is 299m².

The proposed material for the walls is Red Grandis cladding. The windows and doors are to be anthracite. The proposed roof would be a single ply membrane. The proposed building would be a timber frame building, not a pre-fabricated building.



Floor plan



South East - front elevation

7.0 Relevant Planning History

3/20/0499/FUL - St Ives County First School, Sandy Lane, St Leonards And St Ives, Ringwood, BH24 2LE - Erection of a multi-use games area (MUGA) comprising synthetic surface, 3m high perimeter ball stop netting and 8 x 8m lighting columns (as amended) - Granted on 06/01/2021.

3/14/0020/CPO - St Ives County First School, Sandy Lane, St Ives, Ringwood, Hants, BH24 2LE - New Free Standing Classroom in School Grounds – Granted on 05/03/2014.

3/14/0020/CPO_1 - St Ives First School, Sandy Lane, St Ives, Ringwood, Hampshire, BH24 2LE - New free standing classroom in school grounds - Granted on 05/03/2014.

3/10/0983/FUL - St Ives County Pre School, Sandy Lane, St Ives, Ringwood, Hants, BH24 2LE - Erect Awning to Rear Elevation – Granted on 22/12/2010.

8.0 List of Constraints

- Tree Preservation Orders - (EDDC/SL/25), (EDDC/SL/13), (EDDC/SL/288)
- Within Settlement Boundary; St Leonards general policies apply
- Ashley Drive Special Character Area – is sited to the north (rear) boundary of the site.
- Bournemouth Water Consultation Area - Distance: 0m.

- Environment Agency - Risk of Surface Water Flooding - Extent 1 in 30
- Environment Agency - Risk of Surface Water Flooding - Extent 1 in 100

- Environment Agency - Risk of Surface Water Flooding - 1 in 1000
- Environment Agency - Groundwater – Susceptibility to flooding

- Dorset Council Land Site of Special Scientific Interest (SSSI) impact risk zone
- Dorset Heathlands - 5km Heathland Buffer
- Radon: Class: Class 1: Less than 1%.

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. **Dorset Council (DC) - Highways** (comments received on 29/05/2024):
The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection.

2. **Dorset Council- Flood Risk Management Engineer –** (comments received on 18/06/2024):
DC FRM concerned about the high groundwater levels.

DC Flood Risk Management verbal comments – re-consult 02/07/2024:
DC FRM Engineer agreed the amended flood risk assessment (received on 02/07/2024) subject to condition.

3. **Dorset Council - Trees (East & Purbeck)** (received on 18/06/2024):
No Objection. No significant trees affected by proposed.

4. **Dorset Council - Public Health Dorset –** No comments received.

5. **Dorset Council - Asset & Property –** No comments were received.

6. **Dorset Council - Environmental Health-** (comments received on 19/07/2024)
Noise from children at school will unlikely amount to a statutory nuisance although it could impact on the amenity of residents in the nearest residential properties.

7. **St Leonards & St Ives PC (comments received on 28/06/2024) –** No Objection.

8. **St Leonards and St Ives Ward Member –** Cllr Bryan - No comments were received.

9. **St Leonards and St Ives Ward Member –** Cllr Goringe – No comments were received.

Representations Received

Total - Objections	Total - No Objections	Total - Comments
0	0	1

Summary of comments from neighbours:

Third party comments:

- No objection in principle, but concern re impact on trees/screening and noise
- Query consultation process, “unaware of application plan until the notice was posted on to a nearby telegraph, no time to make our views known.”
Officer note: a further week for additional comments was provided
- Request for further details of siting, details of sound insulation, plans to remove trees and confirmation no trees are to be cut back or removed.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan

Adopted Christchurch and East Dorset Local Plan:

- KS1 - Presumption in favour of sustainable development
- HE2 - Design of new development
- ME1 - Safeguarding biodiversity and geodiversity
- ME6 - Flood Management, Mitigation and Defence

Saved policies of East Dorset Local Plan 2002

DES2 - Criteria for development to avoid unacceptable impacts from types of pollution

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework (NPPF)

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 11 'Making effective use of land'.
- Section 12 'Achieving well designed and beautiful places' indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
 - The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
 - Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'.
- Section 15 'Conserving and Enhancing the Natural Environment'- In Areas of Outstanding Natural Beauty (National Landscapes) great weight should be given to conserving and enhancing the landscape and scenic beauty (para 182). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 184). Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Planning policy Guidance (PPG)

Including 'Noise'

Other material considerations

- Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

- Article 6 - Right to a fair trial.
- Article 8 - Right to respect for private and family life and home.
- The first protocol of Article 1 Protection of property.
- This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

Amended plans were received on 03/07/2024 which shows a ramp for disabled access.

14.0 Financial benefits

N/A

15.0 Environmental Implications

The development will be associated with some carbon emissions. A condition will be added to ensure enhancement measures as detailed in the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, dated 26 April 2024, are implemented before being first brought into use.

16.0 Planning Assessment

Principle of Development

- 16.1 The site is within the urban area where the principle of development as here proposed is considered acceptable, subject to any material planning considerations.

Impact on the Character of the Area

- 16.2 The school site is within a residential area, surrounded by a mixture of detached two storey dwellings, bungalows and chalet bungalows. Trees contribute to a verdant backdrop when viewed from Sandy Lane.
- 16.3 The proposed development will be located to the rear of the school site and will not be visible from the public domain.
- 16.4 The proposal seeks to site a single storey timber frame classroom building on land to the rear of the main school complex. The land is between other classroom buildings and is separate from the school field but is currently laid to grass.
- 16.5 The proposed building is modest in scale and design and will have Red Grandis cladding, giving it a natural appearance, which contrasts with the red brick of the main building but is similar to the existing adjacent classroom outbuilding.
- 16.6 The proposed development is considered to be appropriate for the context of the site and would not adversely affect the street scene and character of the area. The proposed development would comply with Policy HE2 (Design of New Development) of the Local Plan, and NPPF (2023) Section 12 (Achieving Well Designed Places).

Impact on Neighbouring Amenity

- 16.7 The proposed building would be sited approximately 20m from the north (rear) school boundary. The closest dwelling to the proposed development, 21 St Ives Park, is approximately 42m away to the northwest.
- 16.8 The proposed development would be single storey and benefits from the screening provided by boundary treatments (i.e. trees and hedges). Given the limited scale of the building relative to the adjacent residential properties the proposal would not result in any physical overbearing or loss of light to the neighbouring properties.
- 16.9 Third party representation queried whether trees and hedges would be cut down which would visually impact on their view and would reduce screening. The Council's tree officer was consulted of the application and raises no objection to the proposed development as no significant trees are affected by proposed. The agent confirmed in an email (received 02/07/2024) that no tree or hedge works are proposed.
- 16.10 Third party concerns have also been raised regarding noise levels. Given the modest scale of the classroom accommodation proposed, its location close to existing school buildings and the distance from the site boundary, noise levels from the proposed development are unlikely to demonstrably contribute to increased disturbance for neighbours. For these reasons a condition to secure sound insulation is not considered necessary.
- 16.11 The proposed development would comply with Policy HE2 (design of new development) of the Local Plan, saved policy DES2 of the Local Plan and NPPF (2023) Section 12 (achieving well designed places).

Impact on Flood Risk

- 16.12 The site lies in an area where the Strategic Flood Risk Assessment (SFRA) identifies potential ground water risk due to likely high groundwater levels and there is also a risk of surface water flooding on the site, but the sequential test is not considered necessary as the proposal is judged exempt, being sufficiently well related to the existing school building to represent a non-residential extension with a footprint of less than 250m².
- 16.13 An amended Flood Risk Assessment was received from the agent on 02/07/2024, which concludes the following:
“Floor levels of the annexe to be no lower than that of the main school building. Appropriate flood resilience and resistance measures will be required. The use of Sustainable Urban Drainage Systems will form part of the surface water drainage provision for this proposal, hence will not increase flood risk elsewhere.”
- 16.14 The Council’s Flood Risk Management Engineer, agreed with the amended details subject to a condition requiring that the development be completed in accordance with the amended Flood Risk Assessment dated July 2024 (Condition 4) to accord with policy ME6 (Flood Management, Mitigation, and Defence) of the Local Plan, and NPPF (2023) Section 14 (Meeting the challenge of climate change, flooding and coastal change).

Impact on Trees

- 16.15 No significant trees affected by proposed development.

Impact on Biodiversity

- 16.16 A condition is recommended to ensure enhancement measures (including a roosting option for bats, a bat box on a tree on site, a bee house on a tree on site a bird nest box on a tree on site, and a hedgehog nest box) detailed in the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, dated 26 April 2024, are implemented before being first brought into use.

17.0 Conclusion

The proposal would not have a detrimental impact on the character of the area or on the amenities of the occupiers of adjacent properties.

For the above reasons and subject to conditions, the application is judged to accord with Core Strategy Policies KS1 (Presumption in favour of sustainable development), HE2 (Design of New Development), ME1 (Safeguarding biodiversity and geodiversity), and ME6 (Flood Management, Mitigation and Defence), and the policies of the National Planning Policy Framework (2023).

18.0 Recommendation: Approve subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 24-936-002 C – Amended Location and Site Plan
 - 24-936-001 B - Amended Proposed Floor Plan and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external materials to be used for the walls and roof shall be those stated in the application form, namely:
 - Walls: Red Grandis cladding
 - Roof: Single ply membrane finish
 - Windows: Anthracite windows and doors.

Reason: To ensure a satisfactory visual appearance of the development.

4. Prior to occupation the development shall be completed in accordance with the proposed works detailed in the Amended Flood Risk Assessment dated July 2024 (received on 02/07/2024), and details of the following:
 - Finalised attenuation sizing based on the designed drained area using FEH22 rainfall data, +45% CC and a 100yr return period
 - Buoyancy/flotation calculations
 - Layout plan showing SuDS features and point of connection with WW asset, any connecting pipe runs and any other drainage details that are not otherwise controlled under H:3 of the Building Regs
 - Timetable for implementation
 - Maintenance scheduleand shall be maintained as such thereafter.

Reason: In order to safeguard the development from unnecessary flood risk.

5. The development hereby approved shall not be first brought into use unless and until the enhancement measures as detailed in the Preliminary Ecological Appraisal, by KJF Consultancy Ltd, dated 26 April 2024, have been completed in full. Thereafter the enhancement measures shall be permanently maintained and retained in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

2. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.