

**DC/2017/00030**

**ALTERATIONS TO THE APPROVED SCHEME, NAMELY REMOVAL OF SWIMMING POOL AND ADDITION OF SPORTS HALL FACILITY RELATING TO APPLICATION DC/2015/00261**

**YSGOL GYFUN TREFYNWY, OLD DIXTON ROAD, MONMOUTH NP25 3YT**

**RECOMMENDATION: APPROVE**

Case Officer: Craig O'Connor

Date Registered: 23/01/2017

**1.0 APPLICATION DETAILS**

- 1.1 This application, made under section 73 of the Town & Country Planning Act 1990, seeks to make a variation to the previously approved plans to construct a new 21<sup>st</sup> Century School and an integrated swimming pool as outlined within application DC/2015/00261. Since the approval of the school development there have been amendments to the proposals from the Council in relation to the facilities that would be provided within Monmouth Leisure Centre and the comprehensive school. This application has been made to reflect distinct changes to the proposals: namely the replacement of the swimming pool and the inclusion of a sports hall. The original planning approval on the Monmouth campus included the replacement of the previously demolished pool facilities within the new school. This proposal has been revisited. Industry specialists were asked to look at the Monmouth Leisure offer and to give some high level views on redevelopment options taking into consideration local demographic profile and market competition. Their conclusions suggested a better site layout would see the main school building incorporating a sports hall rather than a swimming pool. The swimming pool would be better sited within the Leisure Centre and positioned where the current sports hall is. Programme Board accepted this view. Furthermore significant scope for further leisure enhancement was identified and the redevelopment of the Leisure Centre is presented to Committee for consideration in the concurrent application DC/2017/00196. The amendments to the School provide a simpler, more cost effective build. It would provide a sports hall resource that is more flexible to school needs during the day than a pool would, and relocating it allows the nearby Leisure Centre to widen its leisure offer during the day.
- 1.2 The proposed alteration to the approved plans would result in the footprint of the north-east wing altering to enable the sports hall to replace the previous swimming pool. The proposed sports hall would measure approximately 594m<sup>2</sup>. The sports hall would have a flat roof that would measure approximately 7.2m high. The resultant building would be similar in terms of form to the previously approved scheme within DC/2015/00261. The main alteration would be to the sports hall's appearance - it would have a buff coloured facing brick to match the existing building, however the structure would also have a polycarbonate and composite panel façade with translucent thermally insulative polycarbonate elements to allow light into the building. The proposed alterations are outlined on Drg No MON-BDP-XX-00-PL-A-200001P6 Ground Floor Plan), Drg No MON-BDP-XX-XX-EL-A-200002P3 (Elevations sheet 1) and Drg No MON-BDP-XX-XX-EL-A-200001P3 (Elevations sheet2).

**2.0 RELEVANT PLANNING HISTORY**

DC/2017/00196 Extend the existing building (to the south elevation) with a two storey building to house children's activity zone and external mechanical plant to the roof.

The existing leisure centre is to receive a major internal refurbishment with a swimming pool and associated facilities replacing the sports hall. Existing main entrance to be relocated to east elevation with minor external works to existing car park and hard landscaping. TBD

DC/2016/00663 Discharge of conditions 5, 6 & 7 (Drainage) from planning consent DC/2015/00261. Approved August 2016

DC/2016/00554 Non-material amendment to planning consent DC/2015/00261:- Relocation of access ramp. Approved February 2016

DC/2015/01312 Discharge of conditions no.3 (Archaeology) 8, (Transport Statement), 14 and 15 (Trees) of planning permission DC/2015/00261. Approved October 2015

DC/2015/01238 Discharge of condition 12 - detailed plans of temporary structures (planning); Condition 9 (a,b & c) (Environmental Health)- Ground Contamination Investigation and Condition 11 (Highways) - Construction Traffic Management from previous application DC/2015/00261 Split decision October 2015

DC/2015/01215 Change wording of condition 4 to allow external finishes to be approved before installation on the basis of the pre-approval of a preliminary materials palette submitted in electronic format in advance of any works starting on site. Previous application DC/2015/00261 Approved October 2015

DC/2015/01203 Discharge of condition 16 (Construction Phase Environmental Management Plan) from planning consent DC/2015/00261. Approved October 2015

DC/2015/01194 Discharge of condition 19 (green infrastructure management plan) relating to planning application DC/2015/00261 Approved October 2015

DC/2015/00261 Demolition of existing secondary school buildings and construction of a secondary school (d1) comprising 14,824m<sup>2</sup> (gross internal area) of floor space, principles of landscaping, car and cycle parking spaces Approved July 2015

DC/2008/01293 Provision of new demountable temporary classroom following the removal of condemned demountable science room 48; Approved January 2009

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### Strategic Policies

- S1 Spatial distribution of new housing provision
- S5 Community and Recreation facilities
- S12 Efficient resource use and flood risk
- S13 Landscape, Green Infrastructure and the Natural Environment
- S16 Transport
- S17 Place making and design

#### Local Policies

- EP1 Amenity and environmental protection
- DES1 General Design considerations
- DES2 Areas of amenity importance
- SD1 Renewable Energy

- SD2 Sustainable construction and energy efficient
- SD3 Flood risk
- SD4 Sustainable drainage
- GI1 Green Infrastructure
- NE1 Nature conservation and development
- MV1 Proposed development and highway considerations
- MV2 Sustainable Transport Access

## **4.0 REPRESENTATIONS**

### **4.1 Consultations Replies**

Monmouth Town Council – Recommend that the application is refused until the funding is place for the development.

MCC Highways Officer – The proposal to remove the swimming pool has no material impact on the originally approved development from a highway perspective.

Building Control Officer – This site is currently under supervision and the prosed changes are being considered. No objections to the proposals.

MCC Tree Officer – No objections to the proposals.

MCC Biodiversity Officer – I've been in touch the project ecologist who has clarified further details including the fate of some of the trees with bat roost potential. I can confirm I have no objection to the application and have no further comment.

Welsh Government Transport – The proposed amendment would not have an impact on the trunk road network and therefore there are no objections to the proposals.

Natural Resources Wales – We have no objection to the application as submitted.

Glamorgan Gwent Archaeological Trust – We made comments on the previously approved scheme and suggested conditions in relation to archaeological features. Subsequently a requirement for archaeological work was conditioned and a written scheme of investigation produced (GGAT Projects report no. 2015/075 dated October 2015). It is our understanding that the archaeological work set out in this written scheme is being undertaken. We have no objection to the positive determination of proposed amendments to this scheme, provided that the condition for archaeological work remains attached and archaeological work is undertaken.

Cadw – The proposed development would not have an impact on the setting of any designated monuments.

Dwr Cymru Welsh Water – We have no comments to make on the application to amend the approved scheme, however we respectfully request that any drainage related conditions are maintained on any new consent granted for the development.

### **4.2 Neighbour Notification**

No response to date

## **5.0 EVALUATION**

### **5.1 Principle of development**

5.1.1 The proposed redevelopment of the school has been previously approved within application DC/2015/00261 and development has commenced on site. This application relates to a variation to the approved plans to allow for the removal of the previously approved swimming pool and the inclusion of a fit for purpose sports hall. A strategic decision has been made to alter how the swimming pool facility and the sports hall is provided to the community. The proposed alteration to the school development with the inclusion of the sports hall should be considered concurrently with application DC/2017/00196 which relates to the redevelopment of Monmouth Leisure Centre including the construction of a swimming pool. The proposed amended plans to include a sports hall are considered to be acceptable in principle. The omitted swimming pool would be provided for the community within Monmouth Leisure Centre (DC/2017/00196) and therefore there is no reduction in the recreational facilities that would be available to local residents. The sports hall within this application would also be made available to the community out of school operating hours. Strategic Policy S5 of the Local Development Plan (LDP) supports applications relating to Community and Recreation Facilities and states in part that 'development proposals that provide and/or enhance community and recreation facilities will be permitted within or adjoining town and village development boundaries subject to detailed planning considerations'. This is a major 21st Century School project and is aimed to provide a centre of excellence for education. The community would be provided with an excellent school and access to a modernised sports hall and swimming pool facilities (DC/2016/00196). Therefore, this application is fully in accordance with the objective of promoting sustainable communities in Monmouthshire.

## 5.2 Design and visual impact

5.2.1 The overall proposed design of the building would not be significantly different from the original scheme that was previously approved within DC/2015/00261. The proposed sports hall would be of a simple, functional design. The sports hall would be clad with polycarbonate and composite panels and it would contrast with the brickwork of the main school building. The modern contemporary three storey building would be constructed with high quality materials that are durable and of a relatively simple palette. The uniformity of using mainly buff brick for the external walls gives the building presence and outlines that the building is a community/public building. The proposed modern sports hall building would be viewed to be an ancillary element of the overall scheme and it would be of an acceptable scale, form and design. The contrasting palette of materials for the sports hall would ensure that it is visually distinct and is viewed to be an element of the building with a defined function. The proposed amendments to the overall scheme to allow for the construction of the sports hall would provide a well-designed contemporary building which would enhance the visual amenity of area and provide appropriate educational and recreational facilities to the community. The proposal would be in accordance with policies S17 and DES1 of the LDP.

5.2.2 The proposed replacement school building outlined within the submitted plans would enhance the appearance of the site to the benefit of the Conservation Area and the proposed sports hall building would be of an appropriate form and design. The resultant building would have an acceptable visual impact on the area and it would be in accordance with Policy HE1 of the LDP. The site lies within the built environment of Monmouth and the proposed sports hall attached to the school building would have a limited visual impact on the wider area. The proposed building would be contained within the built form of Monmouth and the resultant building would enhance the visual amenity of the area.

## 5.3 Amenity Open Space and Green Infrastructure

5.3.1 Part of the site lies within an area designated as an Area of Amenity Importance under Policy DES2 of the LDP. Policy DES2 aims to protect and enhance existing important green space within the built and natural environment that adds to the area's character. The proposed amendments to the plans to provide a sports hall are not considered to have a harmful impact on this amenity area. The well-designed educational facility would integrate well with the built environment and the existing open space and would be in accordance with Policy DES2 of the LDP.

#### 5.4 Amenity and environmental protection

5.4.1 The use of the site for educational and leisure facilities is well established. The proposed building is not considered to have a harmful impact on the residential amenity of the nearby dwellings. The proposed amendment to the plans to provide a sports hall would not have an adverse impact on any third party and would be in accordance with Policies S13, S17, EP1 and DES1 of the LDP.

#### 5.5 Response to Monmouth Town Council

5.5.1 The proposed recommendation for refusal from the Town Council in relation to the funding of the proposals would not be a material planning consideration and the proposed development is acceptable in planning terms.

#### 5.6 Conclusion

The proposed redevelopment of the school is a positive form of development that would sustain the settlement of Monmouth in the long term. This proposed amendment to replace the previously approved swimming pool with a new sports hall building would provide a modern, fit for purpose facility for the pupils of the school and the local community. The swimming pool would be provided to the local community within the redevelopment of the Leisure Centre as outlined in the concurrent planning application DC/2017/00196. The resultant school building is considered to be of a high standard of design that would enhance the visual appearance of the area. The design, form and scale of the sports hall is appropriate for its intended use and it would contrast with the main school building and appear as a subordinate, secondary element with a defined function. The proposed amendments to the previously approved development would enhance the educational and recreational facilities of the town and would be in accordance with the relevant Policies of the LDP.

#### 5.7 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

### **6.0 RECOMMENDATION: APPROVE**

Conditions/Reasons (as stated within DC/2015/00261 unless discharged)

Condition No.	Condition
1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
4	Prior to works commencing above ground level on the main school building samples of the proposed external finishes shall be agreed in writing with the Local Planning Authority. The school building shall be constructed in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.
5	Foul water and surface water discharges shall be drained separately from the site.
6	No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the LPA.
7	Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
8	The hereby approved development shall be carried out in strict accordance with the approved transport statement.
9	No part of the development hereby permitted shall be occupied until: a) Following remediation a <u>Completion/Validation Report</u> , confirming the remediation has being carried out in accordance with the approved details, shall be submitted to, and approved in writing by, the Local Planning Authority. b) Any additional or unforeseen contamination encountered during the development shall be notified to the Local Planning Authority as soon as is practicable. Suitable revision of the remediation strategy shall be submitted to and approved in writing by the Local Planning Authority and the revised strategy shall be fully implemented prior to further works continuing.
10	Prior to import to site, soil material or aggregate used as clean fill or capping material, shall be chemically tested to demonstrate that it meets the relevant screening requirements for the proposed end use. This information shall be submitted to and approved in writing by the Local Planning Authority. No other fill material shall be imported onto the site.
11	The development shall be carried out in strict accordance with Interseve Construction Limited – Construction Traffic Management Plan Dated June 2015
12	The temporary structures on the site agreed within condition 12 shall be removed from site within three months of the building, hereby approved, being brought into beneficial use and the site shall be developed in accordance with the proposed site plan MON-BDP-XX-00-PL-L-90002 REV P1.
13	The development shall be constructed in strict accordance with the agreed tree reports - Interseve Tree Protection Plan Mackley Davies Association Job 15/477/01 and <i>Mackley Davies Associates Ltd</i> Arboricultural Impact Assessment, Tree Constraints Plan & Method Statement <i>October 2015</i>

14.	The approved Construction Environmental Management Plan - Interserve Construction Ltd Environmental Procedure Rev A Dated 16/10/2015 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
15.	The landscaping of the site shall be implemented in strict accordance with the planting plan MON-BDP-XX-00-PL-L-90005 during the first planting season following the substantial completion of the development of the site or that part of the site to which the landscaping relates. Any trees, shrubs or hedges dying, being severely damaged, or becoming seriously diseased within five years from the date of planting shall be replaced with trees, shrubs and hedges of similar size and species to those originally required to be planted.
16.	Prior to the structures being erected detailed plans of the cycle shelters, bin stores and sprinkler tanks shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be implemented as agreed.
17.	The development shall commence in strict accordance with the green infrastructure details - Green Infrastructure Management Plan MON-BDP-XX-RP-L-900001, Landscape Master plan MON-BDP-XX-00-PL-L-90006 REV: P1 Planting Plan , MON-BDP-XX-00-PL-L-90005 REV: P1 , Green Infrastructure Plan , MON-BDP-XX-00-PL-L-90007 REV: P1 and Assets and Opportunities MON-BDP-XX-00-PL-L-90008 REV: P1.

## Reasons

1.	To comply with Section 91 of the Town and Country Planning Act 1990.
2.	To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.
4.	To ensure a satisfactory form of development takes place.
5.	To protect the integrity of the Public Sewerage System.
6.	To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
7.	To prevent hydraulic overload of the public sewerage system and pollution of the environment.
8.	In the interests of highway safety.
9.	To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.
10.	To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.
11.	To ensure that construction traffic do not harm the amenity of neighbouring properties and cause unacceptable congestion on the highway network.
12.	In the interests of visual amenity.
13.	To protect valuable tree or other landscape features on site in the interest of preserving the character and appearance of the visual amenities generally.
14.	To protect a species of conservation concern.
15.	To safeguard the landscape amenities of the area.

16	In the interests of visual amenity.
17.	To protect valuable tree or other landscape features on site in the interest of preserving the character and appearance of the visual amenities generally.