

Regeneration and Economic Development Department

APPLICATION NO: 22/00164/FUL

APPLICANT: Finch Woods Academy

WARD AFFECTED: Halewood South

DEVELOPMENT: ERECTION OF A DETACHED BUILDING (USE CLASS F1) FOR USE AS AN ACCESSIBLE SPACE INCLUDING 2 TEACHING SPACES, AN OFFICE, KITCHEN AND WC'S

LOCATION OF SITE: Finch Woods Academy, Baileys Lane, Halewood, Knowsley, L26 0TY,

KNOWSLEY LOCAL PLAN ALLOCATION –

Coal Consultation Zone - Coal - Low Risk - Standing Advice Area

Urban Greenspace and Educational Land - Urban Greenspace And Educational Land

Sustainable Urban Extension - Sustainable Urban Extension

RELEVANT POLICIES

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

CS21 - Greenspaces and Trees

SUE2b - Sustainable Urban Extensions - East of Halewood

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

ENV5 - Contaminated Land

ENV2 - Noise and Vibration

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Halewood Town Council - No Comments Received

Highway Authority - No objections

Environmental Health - No objections in principle

United Utilities Water Ltd - No objections in principle.

Merseyside Fire And Rescue Authority - No objections in principle

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 81 neighbours. It has also been advertised by Site Notice

There have been 0 letters of objection, 0 letters of support and 1 letter with comments. The representation is summarised as follows:-

- Highway safety – The school was built before the building of the New Halewood east development. This issue needs to be addressed again given the children attending the school, The traffic has already increased and the estates are not fully built.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

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presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

RELEVANT PLANNING HISTORY

None

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to Finch Wood academy school on Baileys Lane, Halewood. This is a specialist school for pupil's with social, emotional, mental health and behavioural difficulties.

It is proposed to erect a detached building towards the front of the site to be used as an accessible space , comprising 2 teaching spaces, an office , kitchen and WC.

POLICY CONSIDERATIONS

The application site is allocated as Urban Greenspace within the East of Halewood Sustainable Urban Extension (SUE).

The site is not allocated for residential development in the East of Halewood SUE, consequently there is no conflict with Local Plan policy SUE2b.

The application site is within the school grounds which are all washed over as Urban Greenspace on the Local Plan policies map. The site of the proposed building is a landscaped area adjacent to the site entrance , it is not part of a playing field and not "public open space" as the whole curtilage of the school is private for school use only and therefore providing no playing field would be lost it is upto the school to decide on the use on the remaining areas of greenspace.

The application site lies outside of any "substantial residential area" for the purposes of calculating public open space standards.

In conclusion the principle of a new building on this site would be acceptable.

RESIDENTIAL AMENITY

The closest residential dwelling (87 Baileys Lane) is located approximately 99m from the application site to the north of the Finch Woods Academy curtilage. Given this separation distance (and the fact that the existing main school building is a lot closer) it is not anticipated that there would be any significant impacts on the amenity of the neighbouring occupiers.

Any impacts of the construction works can be mitigated by a construction management plan which can be secured by planning condition.

DESIGN AND VISUAL AMENITY

The proposed detached building would have a floorspace of 75sqm and would be sited 6.2m from the Baileys lane frontage. It would have a mono pitched roof and the facing materials proposed comprise timber cladding, aluminium windows and doors, colour grey and aluminium trim to edge of roof.

In principle the materials are considered acceptable, however precise details can be secured by planning condition.

The main elevation of the building would face towards the car park and the main access to the building would be from the ramp to the rear elevation. The elevation facing the road would comprise only timber cladding however this elevation would only be 7.6m in length compared to the elevation facing the car park of 11.6m in length.

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This elevation in any event would be obscured by an existing hedge along the fronting when travelling from the south and from the north the principal elevation viewed from across the site access would be that fronting the car park.

This is a stand alone small ancillary building and would not be viewed in the context of the existing school.

On balance the design and appearance of the building is considered to be acceptable and would be in compliance with Local Plan policy CS19.

HIGHWAY SAFETY

Although ordinarily a small proportion of vehicle parking would be required for a proposal of this type, the application form confirmed that no new staff are to be hired as a result of this proposal. The proposal as submitted is therefore acceptable.

With regard to the comment made by the member of public the highways team struggle to see how East Halewood traffic will impede the implementation of a small teaching annexe on a site which already accommodates an entire school. The proposal will see a small increase in pupils (if any – they may already attend the school).

Although the concern over traffic is noted, there are no highways reasons to uphold the objection.

On balance the proposal would comply with Local Plan policy CS7.

ENVIRONMENTAL CONSIDERATIONS

In order to deal with any contamination issues a watching brief during the development is recommended the details of which should any contamination be found can be secured by planning condition.

The impact on nearby residents can be mitigated by a Construction Management Plan which has been submitted and approved as part of the planning application.

DRAINAGE

United Utilities had some initial concerns however, following the submission of additional information the original objection has now been withdrawn. They now have no objections subject to the development being undertaken in accordance with the revised drainage design drawing.

CONCLUSION AND REASON FOR DECISION.

The principle of the development is acceptable, although the site is allocated as Greenspace it is in private use as a school and the proposal would not result in the loss of any public open space or playing field.

The proposed building is considered to be acceptable in terms of design , visual impacts and impacts on residential and visual amenity subject to the necessary planning conditions.

The proposal would be in compliance with the Local Plan and saved UDP policies listed above.

RECOMMENDATION:

That planning permission be granted subject to the following conditions.

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

Reason: In order to comply with the requirements of 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.

- 4) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

No topsoil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material should be submitted to and agreed by the Local Planning Authority prior to the soils being imported onto site. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006

- 5) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Drainage Design Drawing 1435 SAP XX 00 DR A 10001 S0 REV 03. No surface water will be permitted to drain directly or indirectly into the public sewer and any alterations to the proposed ground levels shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. and to ensure compliance with Policy CS24 in the Knowsley Local Plan, Core Strategy, adopted January 2016.

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- 6) Prior to the installation of the access ramp indicated on the approved drawings precise details of the ramp and handrails including materials and finishes shall be submitted to and approved in writing by the Local Planning Authority.

The ramp shall thereafter be constructed in accordance with the approved details.

Reason : In the interests of visual amenity and to comply with Knowsley Local Plan Core Strategy Policy CS19 , adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
15/03/2022	1435-SAP-V1-GF-DR-A-10110-SO-02	-	PROPOSED GROUND FLOOR PLAN
15/03/2022	1435-SAP-V1-RP-DR-A-10111-SO-02	-	PROPOSED ROOF PLAN
15/03/2022	1435-SAP-V1-XX-DR-A-30310-SO-02	-	PROPOSED ELEVATIONS
24/03/2022	1435-SAP-XX-00-DR-A-00000-SO-01	-	LOCATION PLAN
15/03/2022	1435-SAP-XX-00-DR-A-10001-SO-02	-	PROPOSED SITE PLAN
09/06/2022	35 XX DR ASAP 00 10001 SO REV 03	-	PROPOSED SITE LEVELS
13/05/2022	REV A	-	CONSTRUCTION MANAGEMENT PLAN

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

- 3 See attached response from Merseyside Fire Authority
- 4 See attached consultation response dated 15.06.22 from United Utilities
- 5 Based on the information available to this division we are not aware of any contamination on this site. However, the responsibility to properly address

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contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4713) as soon as is practicable should contamination be encountered during the development of the site.

If contaminated material is encountered the applicant/developer is required to dispose of the contaminated arisings appropriately. They should also be aware of their health and safety responsibilities to workers in respect of handling such materials. The developer should also ensure that no pathways are created by which any contamination may either migrate off-site or affect site users.

Mark Quinn

21 June 2022

Alan Kilroe

24 June 2022

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