

West Area Planning Committee

18th March 2014

Application Number: 13/03393/FUL

Decision Due by: 3rd March 2014

Proposal: Erection of a two storey pavilion to provide additional changing facilities and a multi-function room incorporating a balcony with terraced area at first floor level.

Site Address: Summer Fields School, Mayfield Road, **Appendix 1**

Ward: Summertown

Agent: BBLB Architects LLP

Applicant: Summer Fields School

Recommendation:

APPLICATION BE APPROVED

For the following reasons:

- 1 The Council considers that the proposal accords with the policies of the development plan as summarised below. It has taken into consideration all other material matters, including matters raised in response to consultation and publicity. Any material harm that the development would otherwise give rise to can be offset by the conditions imposed.

subject to the following conditions, which have been imposed for the reasons stated:-

- 1 Development begun within time limit
- 2 Develop in accordance with approved plans
- 3 Materials as specified
- 4 SUDS
- 5 Archaeology - evaluation prehistoric and Anglo-Saxon,

Main Local Plan Policies:

Oxford Local Plan 2001-2016

CP1 - Development Proposals

CP6 - Efficient Use of Land & Density

CP8 - Design Development to Relate to its Context

CP9 - Creating Successful New Places

CP10 - Siting Development to Meet Functional Needs

CP11 - Landscape Design

CP13 - Accessibility

HE2 - Archaeology
SR2 - Protection of Open Air Sports Facilities

Core Strategy

CS9 - Energy and natural resources
CS16 - Access to education
CS18 - Urban design, town character, historic environment

Other Material Considerations:

National Planning Policy Framework

Relevant Site History:

- 63/15876/AH - Swimming pool (as amended by drawing No. 88/4A). PER 23rd March 1963.
- 66/17422/AH - Extensions to form changing rooms, toilets and stores for swimming pool. PER 12th April 1966.
- 84/00308/NF - Alterations and extensions to existing school to provide new changing facilities, internal swimming pool, coats area and extended day room. PER 12th June 1984.
- 91/00990/NF - Erection of new sports hall and amphitheatre. PER 31st July 1992.
- 91/01313/NF - To retain land in mixed use for recreational (ancillary to school) and agricultural purposes for retention of six raised areas used as golfing greens by Summer Fields School and provision of three additional greens. PER 10th November 1992.
- 94/00667/NF - Single storey extension to link swimming pool and showers (Amended Plan). PER 3rd August 1994.
- 02/02393/FUL - Rebuilding of cricket pavilion. PER 11th February 2003.
- 06/01730/FUL - Creation of footbridge over Mayfield Road. WDN 11th October 2006.
- 07/00019/FUL - Erection of new pedestrian footbridge and construction of 3 traffic calming bumps. REF 16th March 2007.
- 07/00873/FUL - Erection of single storey infill extension to north elevation (rear of no. 13 Mayfield Road) to provide additional kitchen accommodation. PER 14th June 2007.
- 08/00716/FUL - Erection of a glazed link/bridge over Mayfield Road. Erection of stair lift tower adjacent to no. 13 Mayfield Road. Demolition of day rooms to form a landscaped circulation courtyard. PER 30th May 2008.
- 13/01300/FUL - Erection of an Observatory on the School playing fields. PER 2nd August 2013.
- 13/03469/FUL - Demolition of existing kitchen and staff facilities. Erection of a two storey extension to provide laundry facilities and staff facilities and erection of a plant room. PER 14th February 2014.

Representations Received:

None

Statutory Consultees:

Oxfordshire County Council Environmental Services: The development is to be drained using SuDs methods including porous surfaces where appropriate.

Determining Issues:

- Protected Open Air Sports Facilities
- Design
- Sustainability
- Archaeology

Officers Assessment:

Site Description

1. The application site is located within the grounds of Summer Fields School which is situated on the eastern side of Mayfield Road within Summertown. The school was founded in 1864 and is a full-boarding and day school for boys aged 8-13, around 200 of which currently live on-site in lodgings. The application site is currently an allweathersurface abutting the existing swimming pool building.

Proposal

2. The application is seeking permission for the erection of a two storey pavilion incorporating increased changing room capacity to support the existing swimming pool along with additional changing facilities. On the first floor there is to be a flexible teaching space with opportunities to support functions associated with the school's sports programme, parent engagement and improved facilities for spectators.
3. The school has a large range of sporting facilities available to the pupils. However they are supported by poor and outdated changing facilities which are not large enough to support the requirements of the school. Also there are no arrangements for visiting teams changing.

Protected Open Air Sports Facilities

4. The proposed building sits on an area of protected open air sports facilities as identified in the OLP where policy SR2 refers. This states planning permission will not be granted for development that would result in the loss of open-air sports facilities, including school playing fields, where there is a need for the facility to be retained in its current location, or the open area provides an important green space for local residents.
5. The area is an all-weather pitch abutting the existing swimming pool building. This is not the only all-weather pitch the school has and hence the school does not feel it needs to be retained in this location. The intention is to relocate it as part of a masterplan strategy that is being undertaken by the school. There is a clear need for the improved facilities the new pavilion

would provide however and the loss of the all-weather pitch is considered acceptable in the circumstances.

Design

6. The school site contains a mixture of buildings and styles which reflects its development over time. There is no one characteristic style. The buildings surrounding the application site consist of relatively recent buildings which are low level with pitched roofs.
7. The proposed pavilion is contemporary two story building which is linked at ground floor to the existing buildings. The first floor is pulled back from the existing buildings in order to retain the existing buildings form and roof constructions. At first floor there is a balcony/viewing terrace overlooking the sports field.
8. The proposed materials are of a simple palette that would complement the other school buildings and includes limestone cladding to the walls which would match the existing stone detailing of the original school building together with timber faced steel columns with steel and timber balconies forming a colonnade around the building. Timber brisesoleill are proposed to the south and south east elevations, which are also supported off additional steel rods from the roof edge.
9. The proposal is considered acceptable in terms of policy CS18 of the Core Strategy 2026, CP1, CP6, CP8 and CP10 of the Oxford Local Plan 2001-2016 in that it respects the character and appearance of the area and creates an appropriate visual relationship with the form, grain, scale, materials and details of the site and the surrounding area.

Sustainability

10. Policy CS9 of the OCS sets out a commitment to optimising energy efficiency through a series of measures including the utilisation of technologies that achieve Zero Carbon developments. A key strategic objective in the Core Strategy seeks to maximise Oxford's contribution to tackling the causes of climate change and minimise the use of non-renewable resources. The development falls below the size threshold where a full Natural Resource Impact Analysis (NRIA) is required.
11. Nevertheless energy use can be reduced by appropriate siting, design, landscaping and energy efficiencies within the building. New developments, including conversions and refurbishments, will be expected to achieve high environmental standards. The proposal incorporates many energy efficiency features accordingly, including the following.
 - Thermally efficient construction with high degree of air tightness.
 - High levels of natural light
 - High efficiency boilers with potential to use ground source heatpumps
 - Brisesoleill to minimise overheating to south facing glazing

- Rainwater harvesting and grey water harvesting from water sampling to flush toilets
- North facing rooflights to generate high levels of natural light to first floor space
- South facing PV installation on rooflights to generate renewable energy
- Opportunity to utilise existing pool water in heat recovery system
- Potential Heat Recovery from ventilation system and extract from changing, kitchen and laundry areas

Archaeology

12. This site is of interest because it is located close to a number of findspots that suggests the presence of a dispersed Anglo-Saxon cemetery in the vicinity and close to parch marks suggesting prehistoric activity.
13. The National Planning Policy Framework paragraph 126 states that Local planning authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF Paragraph 128)
14. In this case, there is insufficient information to establish the significance of the heritage assets at this site. Officers would therefore request that, in line with the advice in the NPPF, the applicant be required to submit an archaeological desk based assessment for this site. Subject to the results of the desk based assessment and clarification of any physical site constraints further archaeological field evaluation may be required prior to the determination of this application.
15. We have received an interim archaeological statement from Archaeology Warwickshire (2014) that provides a note on observations made during the excavation of geotechnical test pits at the school. No significant remains were recorded in these small interventions. Officers have also undertaken a site visit and note that the existing astro-turf pitch of the footprint of the new development forms a physical constraint to pre-determination evaluation.
16. In this case, bearing in mind the site constraints and the character of the available archaeological information, Officers would request that, in line with the advice in the NPPF, any consent granted for this development should be subject to condition requiring an archaeology evaluation as the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including prehistoric and Anglo-Saxon (Local Plan Policy HE.2).

Community Infrastructure Levy

17. The Community Infrastructure Levy (CIL) is a standard charge on new development. The amount of CIL payable is calculated on the basis of the amount of floor space created by a development. CIL applies to developments of 100 square meters or more, or to new dwellings of any size. The reason that CIL has been introduced is to help fund the provision of infrastructure to support the growth of the city, for example transport improvements, additional school places and new or improved sports and leisure facilities. CIL is being brought in by councils across the country, although each local council has the ability to set the actual charges according to local circumstances. CIL is non-negotiable and payable on commencement.
18. In this case CIL has been calculated to be £18,860.

Conclusion:

19. Officers are minded to recommend committee approve the application subject to conditions.

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Background Papers:

Contact Officer: Lisa Green

Extension: 2614

Date: 5th March 2014