

Committee Report

Application No:	15/00154/DOC4
Case Officer	Lois Lovely
Date Application Valid	11 April 2017
Applicant	Gateshead Council
Site:	Mount Pleasant Road Birtley Gateshead
Ward:	Birtley
Proposal:	Discharge of condition 19 (Highway Layout Details) of planning application DC/15/00154/FUL.
Recommendation:	CONDITION IS DISCHARGED
Application Type	Discharge of Condition

1.0 The Application:

1.1 BACKGROUND

This application relates to the replacement Ravensworth Terrace School currently under construction on Mount Pleasant Road in Birtley. The development is under construction anticipated to be completed by 11th August ready to be occupied in the Autumn 2017 term.

1.2 Members will recall that planning application DC/15/00154/FUL was reported to the Planning and Development Committee on 24th June 2015, following a site visit, when Members resolved to grant planning permission subject to conditions for the erection of two-storey primary school (420 pupil capacity) with Multi Use Games Area, playing field and car park.

1.3 This is an application to discharge condition 19 of that permission, that relates to the highway measures to ensure the safe operation of the school as, at the time of determination the necessary highway measures to address concerns over the impact of the school had not been designed or consulted upon with residents.

1.4 At the Committee meeting on 24th June 2015 Members resolved that the detail in relation to condition 19 (Highway Layout Details) be considered by Committee to determine as to whether it could be discharged.

1.5 Condition 19 states:

"Prior to occupation of the development hereby permitted final details of the highway layout of surrounding streets shall be submitted for the written approval of the Local Planning Authority. The final details shall include waiting restrictions, School zig zags, traffic calming features, pedestrian crossings on Mount Pleasant Road and Fell Bank and the extension of the existing 20MPH zone.

Reason

To ensure highway safety and residential amenity are protected in accordance with the NPPF, policy DC2 of the UDP and Policy CS13 of the Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne."

1.6 DESCRIPTION OF THE SITE

The site comprises 2.8 hectares and is located between Fell Bank and Mount Pleasant Road in Birtley. The site is to the north of the current Ravensworth Terrace School, south of Mount Pleasant Road and north of Fell Bank. It is centrally located in the school's catchment area, and has good connections with existing bus routes, with stops on Mount Pleasant Road and Fell Bank.

1.7 The first phase of the Gateshead Regeneration Partnership (GRP) housing development, The Sycamores is substantially completed and sits directly opposite the proposed school site on the other side of Mount Pleasant Road and is also accessed from Mount Pleasant Road. To the east of the site is Portmeads Road. West of the site are two storey terraced properties on Primrose, Jasmine and Woodbine Terraces.

1.8 The properties that abut the site on the southern boundary lie within Birtley Conservation Area. There are five terraces aligned with the road and one at right-angles to it, and Daisy Cottages. The other older terraces are regular and functional and together with boundary walls create a sense of enclosure. There are two terraces built or rebuilt in recent years on Fell Bank. Two stone built residential farm houses (Grange Farm Cottage and The Grange) are located directly to the south of the site, one of which is screened by a tall Leylandii hedge, the second dwelling is visibly related more closely to the site, with a new extension overlooking the site.

1.9 DESCRIPTION OF THE PROPOSED HIGHWAY MEASURES

The scheme as submitted has been developed by the Council's engineering design team in consultation with local residents and Ward Members. The scheme proposes to deliver the following measures:

- Waiting restrictions
- School zig zags
- Traffic calming
- Pedestrian crossings on Mount Pleasant Road and Fell Bank
- Extension of existing 20MPH zone

1.10 PLANNING HISTORY

DC/15/00154/FUL Erection of two-storey primary school (420 pupil capacity) with Multi Use Games Area, playing field and car park (additional info received 09/03/15, 11/03/15, 12/03/15 and 02/06/15 and amended 11/03/15, 02/06/15 and 10/06/15). Granted 29.06.2015.

2.0 Consultation Responses:

None

3.0 Representations:

No formal publicity has been undertaken given the nature of the application to discharge a condition however, consultation has taken place as described below, as part of the Traffic Regulation Order process.

4.0 Policies:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

CS13 Transport

5.0 Assessment of the Proposal:

In line with the Committee request that officers continue to undertake consultation with the residents of the Terraces, in closest proximity to the new School, the dates when consultations were carried out are as below:

5.1 Legal Consultations

- 27th May 2016 to 27th June 2016 (Initial resident consultation)
- 6th February 2017 to 3rd March 2017 (Initial Legal Consultation)
- 27th March 2017 to 10th April 2017 (Legal consultation of revised proposals)

5.2 A summary of the objections received in response to these consultations is:

- Humps causing pollution
- Parking restrictions on gable end of properties
- Speed humps would not reduce speeding and wide wheel based vehicles are unaffected
- Extent of waiting restrictions and 24 hour times not required
- Time limited restriction outside New South Terrace requested
- People ignore the existing 20 MPH zone
- Unable to park outside property
- Proposals will worsen parking situation outside property
- 24 Hour 20MPH Zone not required
- Cars will still park around the memorial (Parking restrictions to be introduced as part of a different scheme)
- Location of speed humps
- Waiting restrictions will not be enforced
- Humps unnecessary & may cause issues to cycles and other two wheeled vehicles
- Closure of the lane at the side of 18 Jasmine Terrace will result in cars being damaged by the hump at the rear of 2/3 Jasmine Terrace

5.3 The scheme as submitted includes design changes that have been included in the final scheme to address the objections received and these are:

- Removal of No Loading restriction on Mount Pleasant Road, Grove View, Mount Road & New South Terrace

- Restriction on Kateregina shortened
- Removal of No Loading restriction on the North Side of Fell Bank and second School Zig-Zag introduced
- Second school zig zag introduced on Mount Pleasant Road

6.0 CONCLUSION

6.1 It is considered that the scheme as proposed offers the best possible solution for managing the impacts of the school and promoting road safety, in particular during school drop off and pick up, whilst balancing the concerns of neighbours, therefore the proposals are considered to be acceptable and it is recommended that the details are approved in relation to condition 19.

7.0 **Recommendation:**
That the condition be discharged

