

CABINET MEMBER FOR ECONOMIC DEVELOPMENT, PLANNING AND TRANSPORTATION

Venue: Management Meeting Room, **Date:** Monday, 18th January, 2010
2nd Floor, Bailey House,
Rawmarsh Road,
ROTHERHAM. S60 1TD

Time: 10.00 a.m.

A G E N D A

1. To determine if the following matters are to be considered under the categories suggested in accordance with Part 1 of Schedule 12A (as amended March 2006) to the Local Government Act 1972.
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Minutes of a meeting of the Rotherham Local Development Framework Members' Steering Group held on 11th December, 2009. (copy attached) (Pages 1 - 5)
4. Minutes of a meeting of the Townscape Heritage Initiative held on 15th December, 2009. (copy attached) (Pages 6 - 8)
5. A618 Aughton Road, Safety Improvement Scheme (report attached) (Pages 9 - 14)
Tom Finnegan-Smith, Acting Transportation Unit Manager, will provide a verbal update at the meeting.
6. Building Schools for the Future: Planning Brief for replacement schools at Aston and Maltby. (report attached) (Pages 15 - 21)
Chris Johnston, Planning Officer, to report.
 - to consider the principle of the BSF Project and outlined in the planning briefs.
7. Rotherham Economic Regeneration Fund - Undercroft Car Park. (report attached) (Pages 22 - 24)
Simeon Leach, Economic Strategy Manager, to report.
 - to consider a request for RERF funding.
8. EXCLUSION OF THE PRESS AND PUBLIC
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraphs 2 and 3 of Part 1 of Schedule 12A (as amended March 2006) to the Local Government Act 1972 (information likely to reveal the identity of an individual/financial affairs):-

9. Rotherham Employability Project. (report attached) (Pages 25 - 27)
Simeon Leach, Economic Strategy Manager, to report.
 - to note the contents of the report, and to agree to the signing of contracts with BEST and Nicholas Associates, the delivery organisations for the project, subject to a clause being inserted in the contract between them and RMBC as detailed in section 9 of the report.

The Cabinet Member authorised consideration of the following extra, urgent item:-

10. Town Centre Business Grants. (report attached) (Pages 28 - 30)
Bernadette Rushton, Assistant Town Centre Manager, to report.
 - to consider a variation to the Business Vitality Grant awarded to the applicant on 27 July 2009 in respect of rental contribution and capital fit out costs to relate to 18 Corporation Street, Rotherham.

ROTHERHAM LOCAL DEVELOPMENT FRAMEWORK STEERING GROUP
Friday, 11th December, 2009

Present:- Councillor Smith (in the Chair); Councillors Austen, St. John, Pickering and McNeely.

Together with:-

Phil Turnidge	Local Development Framework Manager
Helen Sleigh	Senior Planner
Ryan Shepherd	Senior Planner
David Edwards	Area & Environmental Planning Team Leader
Andy Duncan	Strategic Policy Team Leader
Neil Rainsforth	Research & Spatial Development Officer
Ken MacDonald	Solicitor
Gordon Smith	Quality & Design Co-ordinator

1. INTRODUCTIONS/APOLOGIES

The Chairman welcomed everyone to the meeting.

Apologies for absence were received from the following:-

Councillor Boyes	
Councillor Dodson	
Councillor Jack	
Councillor A. Russell	
Councillor R. S. Russell	
Councillor Sharman	
Councillor Whelbourn	
Neil Finney	Technical Assistant

2. MINUTES OF THE PREVIOUS MEETING HELD ON 16TH OCTOBER, 2009

Consideration was given to the minutes of the previous meeting held on 16th October, 2009.

Resolved:- That the minutes be approved as a correct record.

3. MATTERS ARISING

Joint Strategic Waste Development Plan Document – update

Phil Turnidge, Local Development Framework Manager, reported on slippage in the production of this document. The various reasons for this were outlined. Reference was made to the PFI process and involvement

of Barnsley, Doncaster and Rotherham. It was reported that it was anticipated that there would be no moving forward with the DPD until a decision was known from Doncaster Council which was expected mid January 2010.

The programme had been amended to reflect this.

4. LDF NEXT STEPS

Andy Duncan, Strategic Policy Team Leader, reported on the interim feedback on the public consultation on the Local Development Framework (LDF) Core Strategy which had taken place over the summer 2009 (detailed in Appendix 1).

A summary of the consultation response was set out in the submitted report.

An outline of a proposed consultation strategy and timetable for future public engagement in the LDF process was also reported.

Reference was made to:-

- potential urban extensions (Appendix 3) and housing targets:- noting that there would be insufficient land to meet the target on brownfield land
- consultation – Summer 2009:- responses received: noting the vast majority being objections
- proposed further work to refine the Core Strategy:- work streams including Sustainability Appraisal; Employment Land Review; Landscape Assessment etc
- revised LDF consultation strategy (detailed in Appendix 4)
- the formation of ‘action’ groups in areas and it was suggested that the Planning Team make early contact
- impact of local and general elections in 2010
- how to engage with the public and with elected members in the next round of consultation
- timeline: detailed in Appendix 5

Resolved:- That the contents of the report be noted.

5. CORE STRATEGY REVISED OPTIONS - INTERIM FEEDBACK REPORT

Helen Sleight, Senior Planner, explained that as an interim measure it was proposed to publish the notes of all workshops/focus groups, public meetings and drop-in sessions held during this summer’s consultation on the Core Strategy.

The interim report contained a summary of all the responses received which would be updated once all the information had been input to the

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database. The report included a list of how the Service had consulted with people together with an assessment of that consultation against the Adopted Statement of Community Involvement (June 2006).

It was proposed to make the report available on the Council's web site on, or around, 6th January, 2010, and hard copies would be made available in selected libraries. Consideration would also be given to providing a copy to each of the Customer Service Centres.

The Interim Feedback Report had been circulated electronically (noting that the contents page in this version was bookmarked) and a hard copy had been placed in the Members' Room prior to this meeting.

Other methods to publicise the interim report would include posters, a briefing note and article in Rotherham News (either January or February edition).

Resolved:- (1) That the contents of the report be noted.

(2) That the Interim Feedback Report be approved for publication.

6. LANDSCAPE ASSESSMENT STUDY

David Edwards, Area & Environmental Planning Team Leader, presented a draft report relating to the commissioning of an assessment of landscape character of the Borough, which would become part of the evidence base for the Local Development Framework.

The submitted report detailed the purpose of the Landscape Assessment. It was pointed out that this Assessment was not a full landscape Character Assessment due to budget constraints.

Reference was made to the interim findings which had identified 11 broad landscape character areas, such as Wentworth Parklands and East Rotherham Limestone Plateau, the river valleys etc. The full list was set out in the submitted report.

Reference was also made to PPS7 against which a recommendation would be made whether there was sufficient justification to retain the Borough's existing "Areas of High Landscape Value" as defined in UDP Policy ENV1.1.

It was suggested that a further workshop may be held to ensure the information within the study was shared.

Resolved:- That the progress in preparing the Landscape Assessment to inform on-going preparation of Rotherham's Local Development Framework be noted.

7. EMPLOYMENT LAND REVIEW - PROGRESS REPORT

Ryan Shepherd, Senior Planner, reported that the last review of the suitability of sites for employment use in the future was carried out in 2007.

It was therefore now necessary to update this information to take account of the latest data, and to recognise changes in the national and local economy. Current vacant sites would be re-examined together with expressions of interest for other uses.

Continuing site survey work should be complete by the end of December 2009, although further discussions needed to take place with RiDO, the SYPT, Yorkshire Forward, Barnsley and Rotherham Chamber and the Local Strategic Partnership.

The draft report would be brought to the Steering Group prior to going out to consultation in March or April 2010.

8. TOWN AND COUNTRY PLANNING ASSOCIATION SURVEY ON LDFS

Andy Duncan, Strategic Policy Team Leader, spoke to the submitted report which detailed the results of a survey of planners' views of the Local Development Framework system which had been carried out by the TCPA.

It was noted that the findings reflected many of the comments that had been made previously by both officers and elected members about the system, in particular:-

- Meaningful involvement of the public
- Lack of progress
- Lack of resources
- Changing Government policy and guidance
- Complexity and confusing range of documents
- Consultation fatigue

Reference was made to possible, further changes should there be a change of Government in 2010.

Resolved:- That the contents of the report be noted.

9. ANNUAL MONITORING REPORT

Phil Turnidge, Local Development Framework Manager, reported that this was the 5th Annual Monitoring Report for the Local Development Framework which covered the period 1st April 2008 to 31st March 2009. Copies of the draft 2009 AMR had been circulated electronically to Members of the Steering Group prior to this meeting and copies had been made available in the Members' Room.

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It was explained that the report covered progress in achieving the programme of LDF documents published in the LDS together with the monitoring of performance in implementing policies supporting Rotherham's spatial strategy for spatial development as well as the findings of Sustainability Appraisal

It was pointed out that this was becoming an important Corporate document and would include monitoring of e.g. Community Infrastructure Levy; progress towards evidence gathering; delivery of housing target etc.

Neil Rainsforth, Research and Spatial Development Officer, added that there were 46 indicators to monitor the overall progress of the LDF and that the AMR was a statutory requirement and part of the Regional Spatial Strategy.

Currently 50% were on target; 35% showing no significant change; 15% declining (environment and economy in particular).

Resolved:- That the 2009 Annual Monitoring Report, be approved for submission to Government.

10. ANY OTHER BUSINESS

Constitution and Composition of this Steering Group

Members and officers discussed the present constitution and composition of the Group.

It was stressed that the value of the group lay in the debate which could take place within the forum of a Steering Group between officers and Elected Members which assisted the shaping of the LDF work.

The role of this Steering Group had been recognised by the Planning Advisory Services and quoted as a prerequisite for a successful LDF.

Resolved:- That this Steering Group wish to continue with its present arrangements until reviewed at an appropriate stage in the future.

11. DATE, TIME AND VENUE OF NEXT MEETING

Resolved:- That the next meeting of the Steering Group be held on FRIDAY, 22ND JANUARY, 2010 at 10.00 a.m. in BAILEY HOUSE.

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TOWNSCAPE HERITAGE INITIATIVE
Tuesday, 15th December, 2009

Present:- Councillor Smith, Cabinet Member for Economic Development, Planning and Transportation (in the Chair);

together with:-

Canon David Bliss
Peter Hawkridge
Graham Williams

Brig Chaggar
Katharine Boyes
Charles Hammersley
Bernadette Rushton
Andy Robinson

Rotherham Minster
Rotherham Civic Society
Sheffield Diocese and Advisory
Committee
Rotherham Chamber
Project Officer
Project Officer
Assistant Town Centre Manager
Architectural Police Liaison Officer

Also present at the invitation of the
Chair:-

Councillor Sheila Walker
Councillor Dave Pickering
Councillor Barry Dodson

Senior Adviser to Councillor Smith
Chair, Planning Board
Vice-Chair, Planning Board

7. INTRODUCTIONS

Councillor Smith welcomed everyone to the second meeting of this Partnership and introductions were made.

8. APOLOGIES

Apologies for absence were received from:-

Councillor G. Boyes
Julie Roberts
John Shepherd

Chair, Regeneration Scrutiny Panel
Town Centre Manager
Yorkshire Forward

9. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for consideration of the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972 (as amended March 2006) (business/financial).

10. THI SCHEME – GRANT APPROVAL FOR NOS. 32 – 36 HIGH STREET

Consideration was given to a report, presented by the Project Officer, which set out the details of an application for a building at the top of High Street that has special historical significance to the town.

The reasons for supporting the application were also detailed together with the total cost of the proposed works and the amount of grant to be offered.

It was confirmed that planning permission for the improvements to this building had been granted on 28th July, 2009.

It was however noted that discussions were still on going with the Heritage Lottery Fund regarding minor items of works eligible for grant aid.

Those present felt that disability access should be checked with the Access Officer, and the replacement turret structure should also be checked with the Architect.

It was agreed (unanimously):- That, subject to HLF appraisal and approval and remaining checks with Council Officers as now discussed, approval be given to offer a grant to Mr. & Mrs. C. T. H. to a maximum of £210,000 towards repair and restoration works to premises on High Street.

11. PUBLIC REALM

The Project Officer reported on the following:-

- Switch on of the Minster on 3rd December, 2009. Canon Bliss thanked everyone for making the event a spectacular success, and reported that the lights to the south side of the church would be completed along with the works to the Minster yard.
- Minster Churchyard works – these were planned for mid January. However prior to the installation of new steps an archaeological dig was underway. This would take longer than forecast as human remains had been found. It was proposed that a ceremony would be organised to re-inter the remains.

12. PROJECT BUILDINGS - UPDATE

The Project Officer reported on the following:-

No. 20 High Street:- work was currently underway and due to be completed December/January.

Snafu:- Works are proposed for the roof and the back of the building

facing Minster yard, this will include the creation of an aesthetically improved storage area for the bins. Works will also be carried out to improve the front of the building facing onto High Street. Plans have been submitted for planning permission. It is anticipated that work will commence during March 2010.

Essoldo Chambers:- the owners of the building had engaged Self Architects and re-tendered for the proposed works.

Nos. 10 – 12 High Street and 14A High Street:- works were being designed by Seal Architects. Input from the Conservation and Urban Design Officer was needed prior to submission of an application for planning permission.

The Three Cranes, Alfonsos and the George Wright Building:- it was reported that acquisition was still being progressed and a sum of money from the HLF had been earmarked for these buildings. A business plan had been submitted to Yorkshire Forward for funding and a decision was expected in 2010. In addition it was reported that respective land owners had given their permission and money had successfully been obtained to secure the site. A planning application was ready for submission.

13. ANY OTHER BUSINESS

There were no other items of business.

14. DATE, TIME AND VENUE OF NEXT MEETING

To be arranged as further applications were received.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Regeneration and Development Services Matters
2.	Date:	18 January 2010
3.	Title:	A618 Aughton Road, safety improvement scheme
4.	Directorate:	Environment and Development Services

5. Summary

To inform Cabinet Member of the outcome of the public consultation carried out about road safety proposals on the A618 Aughton Road

6. Recommendations

Cabinet Member is asked to resolve that:

- i) The scheme as shown on the attached drawing no 126/17/TT 98 be implemented and funded from the Local Transport Plan Integrated Transport Capital Programme for 2009/10 and 2010/11.**
- ii) The objections to the relocation of the bus shelter opposite 44 Aughton Road be upheld and the shelter to remain in its existing location but with a minor alteration the bus standing position.**
- iii) The objections to the bus stop alterations and parking lay-by outside 101 to 109 Aughton Road be not acceded to.**

7. Proposals and Details

In November 2009 a leaflet outlining traffic management and road safety proposals was sent to around 240 households in the immediate vicinity of A618 Aughton Road. A copy of the consultation leaflet is attached as Appendix B.

Residents and businesses were invited to make comments and a total of 51 responses were received, giving an overall 21% response rate. The main issues which were raised by the consultation can be summarised as follows.

- **The loss of parking space on the west side of Aughton Road due to the proposed cycle lane and associated no waiting at anytime restriction.**

The greatest concern raised by the consultation response was the recently opened leisure centre, its inadequate car park and consequently the overspill parking which is affecting residents of Aughton Road and some adjacent streets. Notwithstanding the overspill parking from the leisure centre, it is apparent that a number of residents have to park on the west side of Aughton Road overnight because there is insufficient space on the east side of Aughton Road.

It is understood that DC Leisure have come to an agreement with Aston Comprehensive school to provide extra parking space for leisure centre customers outside school hours and weekends which should address some residents' concerns about overspill parking from the leisure centre. This agreement is likely to be implemented at the beginning of 2010.

However, since some residents still need to park on the west side of Aughton Road overnight, it is recommended that the proposed 'no waiting at any time' restriction should be altered to a 'no waiting Monday to Saturday 8am to 6pm' restriction. No waiting at any time restrictions will be retained in the vicinity of Beech Way and the leisure centre entrance to keep the junctions clear and improve visibility

- **Objection to relocation of the bus shelter opposite 44 Aughton Road**

It was originally proposed to relocate the bus shelter because of concerns raised by the South Yorkshire Police about buses masking pedestrians using the proposed pedestrian refuge. In light of the objections the proposal has been reconsidered in liaison with the Police and it has been determined that the bus shelter could remain in its current location but that the bus stopping point should be moved approximately 4m to the south west. This would allow sufficient space for vehicles to pass a stationary bus and comfortably negotiate the pedestrian refuge whilst allowing acceptable forward visibility.

- **Objection to the proposed no waiting Mon – Sat 8am to 6pm restriction and "Keep Clear" marking outside 140 to 142 Aughton Road**

Beginning the sheltered parking build out near 136 Aughton Road instead of 142 Aughton Road will remove the need for a waiting restriction in this area. The proposed "Keep Clear" marking is suggested to be removed as it was considered that it would restrict parking at all times, whilst potentially only serving a limited assistance to School buses turning into the school entrance

- **Objection to the loss of parking space outside 103 to 109 Aughton Road.**

Residents are concerned that the proposed sheltered parking lay-by here will not accommodate all residents' vehicles. The resident of 103 Aughton Road has 2 vehicles and has applied for a resident's disabled parking space. The Occupier of No 107 also owns a vehicle. Due to the presence of British Telecom apparatus the proposed vehicle lay-by can only accommodate 2 vehicles. The costs of relocating this apparatus to accommodate a longer lay-by would be prohibitive.

The lay-by was included in the proposal to provide additional parking space for residents. This was felt necessary because of the need to alter the adjacent bus stop and introduce a bus clearway, which will prohibit parking on the main carriageway. Residents currently park here. It should be noted the addresses affected have no off street parking facilities available.

The need to alter the bus stop is highly desirable to mitigate congestion problems and safety concerns which are occurring here. Unfortunately there are no suitable alternative locations for a bus stop and shelter in the vicinity. Furthermore the removal of the proposed waiting restriction outside 140 to 142 Aughton Road (referred to in the previous paragraph) which is directly opposite, will leave further on street parking available nearby. It is therefore recommended that the proposal should remain unaltered and this particular concern should not be acceded to.

- **Other issues raised by residents**

Six respondents suggested introducing residents only parking on Aughton Road. Generally, resident only parking is successful if costs are recovered and it is operated over a specific area and not just a single length of highway. Also, respondents have already identified there is insufficient space to accommodate all the residents on the east side of Aughton Road. As such a number of residents would be paying for permits they are unable to use and therefore is unlikely to receive support during consultation.

Three respondents suggested removal of the grass verges to increase parking. The costs of this would be prohibitive and a wider road would probably increase the speed of traffic particularly at off peak times.

Two respondents requested road humps. The Council's policy is that vertical traffic calming measures like this are not appropriate on "A" classified roads which are bus routes and part of the principal road network.

Two respondents suggested replacing the pedestrian refuge at 142 Aughton Road with a zebra crossing. The location would not meet the Council's current criteria for a controlled pedestrian crossing.

Two respondents objected to the proposed refuge at 142 Aughton Road on the grounds that it would obstruct traffic, and residents would have difficulty crossing due the speed of vehicles. It is considered that the presence of the refuge should reduce the speed of traffic by making the carriageway narrower and also allow the carriageway to be crossed in two halves.

Some concern was raised about parking resulting from the "school run". The parking restrictions included in the proposal should rationalise where vehicles can wait. However because this only occurs for short durations, it is difficult to effectively control it. The Transportation Unit's School Travel Plan advisor will continue to work with the school in order to encourage and educate pupils and parents about the benefits of walking, cycling and other more sustainable ways of getting to and from school.

Drawing No 126/17/TT98 showing the recommended amended proposals following the consultation and comments above is attached as Appendix A.

8. Finance

The scheme can be funded from the Local Transport Plan Integrated Transport Capital Programmes for 2009/10 and 2010/11. It is proposed that the scheme be implemented in 2 phases; the Alexandra Road pedestrian refuge and the bus stop alterations o/s 103 to 109 Aughton Road to an estimated value of £90,000, be constructed in the 2009/10 financial year and that remaining sheltered parking and road narrowing to an estimated value of £110,000, be constructed in 2010/11

9. Risks and Uncertainties

There is a risk that not all of the £90,000 earmarked for this financial year will be delivered before the end of March 2010. This may mean that more than £110,000 will need to be allocated to the scheme next year.

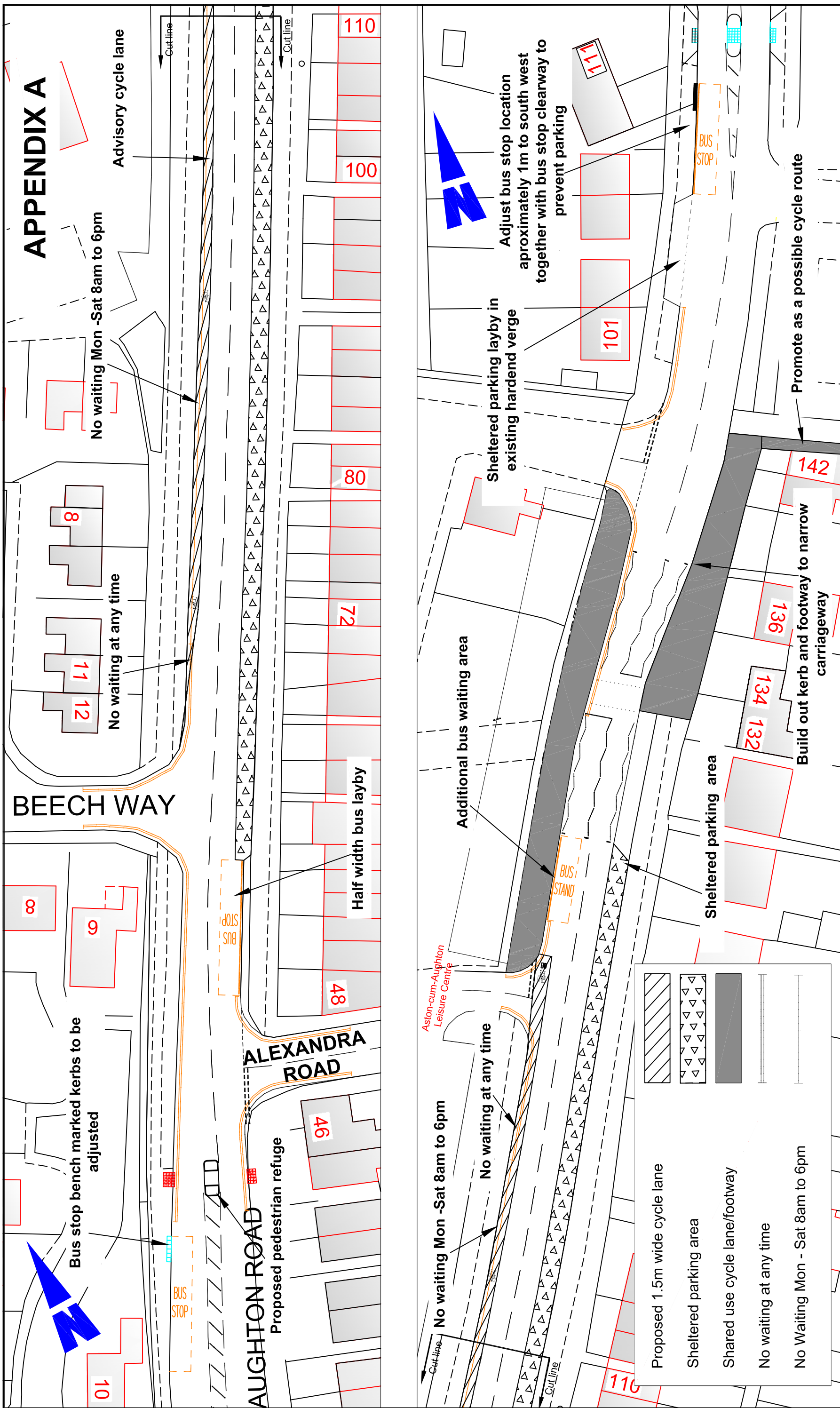
10. Policy and Performance Agenda Implications

The proposals are in line with objectives set out in the South Yorkshire Local Transport Plan.

11. Background Papers and Consultation

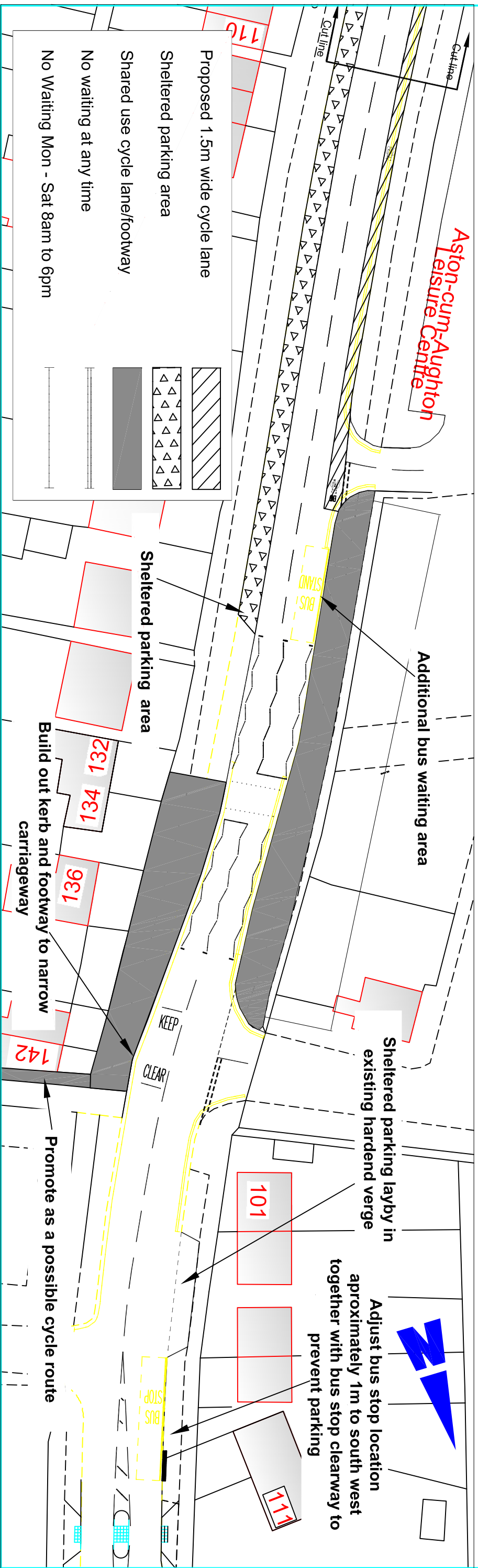
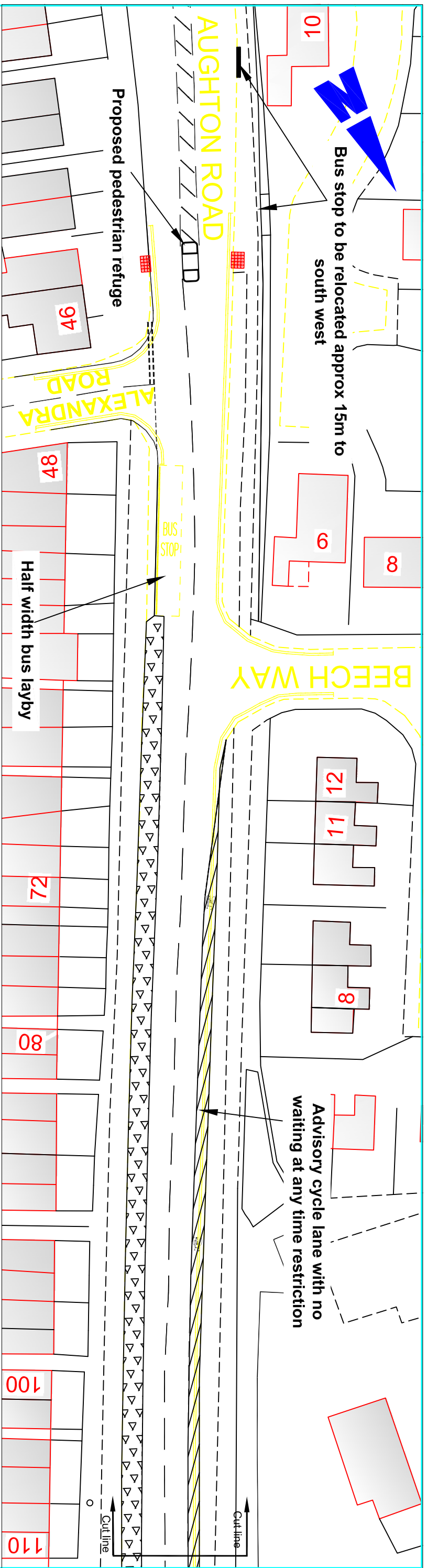
Residents, local ward members, Aston-cum-Aughton Parish Council and the South Yorkshire Police have been consulted about the proposals
Drawing No 126/17/TT98 showing the amended proposal following the consultation is attached as Appendix A.
A copy of the consultation leaflet and questionnaire is attached as Appendix B.

Contact Name: *Simon Quarta, Assistant Engineer, 2959
Simon.quarta@rotherham.gov.uk*



APPENDIX A

<p>Rotherham Metropolitan Borough Council Environment & Development Services Bailey House, Rawmarsh Road, Rotherham S60 1TD</p>		<p>Client: Rotherham Metropolitan Borough Council Environment & Development Services Bailey House, Rawmarsh Road, Rotherham S60 1TD</p>		<p>Title Proposed road safety improvements, A618 Aughton Road, Aughton - revisions following consultations</p>	
<p>Rotherham Metropolitan Borough Council Environment & Development Services</p>		<p>MAKING SOUTH YORKSHIRE ROADS SAFER</p>		<p>Dwg. No. 126/17/TT98 Rev. Scales (if A3) 1:1000</p>	
<p>Strategic Director: Karl Battersby Bsc (Hons) MTP/L MRTPI</p>		<p>Drawn S. Q. Date Dec 09</p>		<p>Chd. by</p>	
<p>Rev.</p>		<p>Description</p>		<p>Rev.</p>	



Rotherham Metropolitan Borough Council
Environment & Development Services

Rotherham Metropolitan Borough Council
 Environment & Development Services
 Bailey House, Rawmarsh Road,
 Rotherham S60 1TD

Client: **MAKING SOUTH YORKSHIRE ROADS SAFER**

Rev.	Description

Drawn: **S. Q.** Date: **Aug 09**

Dwg. No. **126/17/TT91** Rev. Scales (if A3) **1:1000**

Title: **Proposed road safety improvements - A618 Aughton Road, Aughton**

Strategic Director: **Karl Battersby** Bsc (Hons) MTR, MTRPI

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Delegated Powers Meeting
2.	Date:	Monday 18 th January 2010.
3.	Title:	Building Schools for the Future (BSF): Planning Briefs for Replacement Schools at Aston and Maltby.
4.	Programme Area:	Environment and Development Service

5. Summary

The purpose of this report is to introduce Planning Briefs prepared on behalf of the Council's Education Service as a guide for future development on the sites for the BSF Project. The Briefs outline details of the proposed redevelopment of two schools in the Borough on their existing sites and this report requests that the Cabinet Member agrees to the principle of their redevelopment which will aim to provide more modern and improved facilities.

6. Recommendation

That the Cabinet Member agrees to the principle of the BSF project as outlined in the BSF Planning Briefs.

7. Proposals and Details

About BSF

The Government and Partnerships UK set up “Partnerships for Schools (PfS)” in 2004 to deliver Building Schools for the Future (BSF), the capital investment programme that will help transform every single secondary school in England.

Rotherham will use BSF to develop 16 “Learning Communities” in the Borough. The first phase of the programme will include the redevelopment of Aston Comprehensive School, Swinton Community School, Oakwood Technology College (Moorgate), St Pius Catholic High School (Wath) and the Maltby campus, which will include the provision of Maltby Community School, Maltby Hilltop Special School, Maltby Hall Infant School and Lilly Hall Junior School on the same site. The Maltby Community School is a proposed “Academy” with a specialism in Business and Enterprise. The other four schools are not intended to incorporate or replace any other schools outside of the development sites.

Programme

PfS require an Outline Business Case to be presented to them by the Project Team (comprising Council Departments that include the Local Education Authority) on 26th January 2010. The Outline Business Case will include a Planning Brief for two “sample” schools: Maltby and Aston. These were produced by consultants for the Project Team on behalf of the Council’s Education Service and are required to be reported to the Cabinet Member before the Briefs can be presented for the Outline Business Case.

The Planning Briefs are not required to include detailed design proposals but to indicate the opportunities and constraints existing at each of the sites. Therefore, the Cabinet Member are requested to accept of the principle of the redevelopment of the school sites on the basis of the constraints and opportunities outlined in the Planning Brief.

The more specific redevelopment proposals for the schools will be tackled via the submission of outline planning applications some time in 2010 which will include indicative details of the layout and design of the proposed schools. This would be followed by the more detailed “reserved matters” applications which will include the exact details of the layout design, as well as of the proposed means of access, scale and landscaping proposals.

Full public consultation will be undertaken by the Project Team before the submission of the outline planning applications.

Under the BSF programme, all five replacement schools are expected to be completed by the end of 2013.

Maltby Proposal

The four schools on the Maltby campus will be closely linked in the eastern part of the site (generally within the current extent of the existing Community School), with woodland in the west part of the site retained and the remaining land to be used as open space and sports pitches i.e. Lilly Hall School and Hilltop Special School would be re-located from their current sites to the new campus in the east part of the site. The total quantity of built area of the four new schools would not exceed that of the four existing schools. The replacement school is required to achieve a 60% reduction in carbon emissions via sustainable design features.

Whilst it is proposed to demolish most of the existing school buildings, the retention and renovation of the existing building in the southern part of the site is being proposed due to its historic character and appearance (although it is noted that this building is not a Listed Building and it is not in a Conservation Area).

A summary of the main constraints and opportunities identified is provided below:

Physical and Environmental

Constraints:

- The existing buildings must remain in use while a new building is constructed in order to safeguard the quality of the educational experience for the attendant students during the construction period.
- Steep topography combined with the physical shape of the land title.
- The need to site a significant proportion of playing fields in a separate area to the north of the main campus.

Opportunities:

- Some areas of the site are level enough to allow large scale use as built or sports amenities.
- Mature woodland offers valuable educational resource as nature areas.
- The possibility of creating green open areas by relocating existing school buildings to other sites currently occupied by existing buildings.

Social, Economic and Stakeholder

Constraints:

- The challenge of relocating three different schools to share a site with an existing secondary school.

Opportunities:

- Bringing these schools together in a campus arrangement will create an exemplary learning and community hub which will not only improve the learning experience across the age and ability spectrum but also become a beacon for inclusivity and community involvement.
- A shared campus environment with resources available to each school.
- Shared external spaces between buildings act as focal points for the campus and community.

- Co-location of the special school with the primary and secondary schools allows a high level of inclusion at all ages.

Planning

Constraints:

- The proposed site's current planning status as land for community (educational) use.
- Protection of the woodlands at the west of the site.
- A preference for the majority of buildings to remain at the east of the site.
- Concern about developing existing playing fields adjacent to housing.

Opportunities:

- Planning policy states that the playing fields should be developable
- The opportunity to open up the pedestrian access at the south of the site.

Access

The Transportation Unit have indicated that access should be kept away from housing and that ideally existing vehicle access points should be used with no new access points made. There is an opportunity to form a best practice example of the integration of foot traffic, car parking and disabled minibus drop-off.

Sport England

Constraints:

- Land currently designated as sports pitches must remain as sports pitches or be displaced to an equal area of new sports pitch.
- Ensuring continuity of use during the development process to ensure that sports pitch facilities are available during this period.

Opportunities:

- Repositioning educational facilities on the site means that some existing sports fields will be built on. However these will be replaced at the sites of the existing Infant and Junior schools and through provision of new outdoor provision within the campus.

Aston Proposal

The replacement school would be built within the general extent of the existing school buildings, most of which would be demolished. However, the retention and renovation of one of the three-storey building facing the road is proposed. There is no proposed development on the Green Belt land to the west of the current school buildings where existing sports fields exist (and which would be retained as sports pitches). The footprint of built development of the new school would not exceed the existing footprint. The replacement school is required to achieve a 60% reduction in carbon emissions via sustainable design features.

A summary of the main constraints and opportunities identified is provided below:

Physical and Environmental

Constraints:

- The existing buildings which must remain in use while a new building is constructed and which dictate a phased construction zone with the same orientation for new buildings as their existing counterparts.
- The size of the new blocks will also be determined by the offset distance required from existing structures.
- Problems with flooding to the existing school buildings.
- Resolving pedestrian and vehicular access to the site is difficult due to a narrow street frontage and the presence of a new leisure centre adjacent to the existing school.

Opportunities:

- The site is level enough to allow for large scale use as buildings or sports amenities.
- Mature woodland bordering the playing fields offers valuable educational resource as nature areas.
- The opportunity to create a wetland resource which will also form part of the site's Sustainable Urban Drainage System (SUDS) strategy.

Social, Economic and Stakeholder

Opportunities:

- Redeveloping the site for education in the 21st Century.
- Provision of inclusive, exciting, state of the art facilities that link education with the community and the wider locality.
- Opportunity to facilitate the school's vision for educational pathway bands and a built environment for three stage-based levels and specialist spaces.

Planning

Constraints:

- Protected green belt land.
- A preference for the majority of buildings to remain at the east of the site.
- A requirement for a 'landscape buffer' between the new development and existing housing.
- A requirement for the site of the existing swimming pool to be converted to sports use if demolished.

Access

Constraints:

- The pelican crossing at the front of the school is to be retained.
- A narrow street frontage with limited access opportunities.
- Two vehicle entrances to the site are required, one for cars and another for buses. Cars/buses to be segregated.
- There should be separate pedestrian and vehicular

entrances.

- Parking must be improved for the site to ameliorate the current problem with insufficient parking at the leisure centre.

Sport England

Constraints:

- Land currently designated as sports pitches must remain as sports pitches or be displaced to an equal area of new sports pitch.

Opportunities:

- Education brief for school envisages a more compact learning environment with increased outdoor provision. Social/sport areas contained within the proposals are likely to increase rather than decrease.

Policy Background

There are no policies in the Regional Spatial Strategy for Yorkshire and the Humber (RSS) that specifically relate to school development.

With regard to the Rotherham Unitary Development Plan, both the above schools are within areas allocated for “Community Facilities – Education”. The most relevant policy in the UDP is as follows:

Policy CR1.5 ‘Community Facilities’: “Those areas allocated on the Proposals Map for Community Facilities will, wherever possible, be retained or developed for such purposes during the Plan Period. In addition, land or buildings currently used or last used for community purposes, but not identified as such on the Proposals Map will be similarly safeguarded wherever possible.

Development proposals which involve the loss of key community facilities shall only be permitted where the local planning authority is satisfied that the retention of the land or building in community use is no longer viable, or where adequate alternative provision has been made or where some other overriding public benefit will result from the loss of the facility.”

The redevelopment of the schools within their sites is therefore acceptable in principle under the above policy, subject to compliance with other environmental and highways policies in the RSS and UDP and in government planning guidance.

8. Finance

The Outline Business Case needs to comprise Planning Briefs agreed by the Council in order for the BSF scheme to proceed and to allow the required £80 million of funding to be provided for the BSF scheme from the DCSF (Department of Children, Schools and Funding).

9. Risks and Uncertainties

In order for the programme to proceed, Partnerships for Schools requires the Local Planning Authority to adopt Planning Briefs for two “sample” schools at Aston and Maltby which set out the general approach and principle of school redevelopment before the more detailed planning application stage, by outlining the constraints and opportunities at each of the two school sites. Members are therefore recommended to agree to the principle of the BSF project as outlined in the two Planning Briefs to allow the further progress of the Building Schools for the Future programme and for the overall BSF Project to remain on schedule to ensure the five replacement schools are constructed and completed by the end of 2013.

10. Policy and Performance Agenda Implications

No internal policy and performance agenda implications.

11. Background Papers and Consultation

The Planning Briefs for the proposed Maltby and Aston schools are available for inspection at Bailey House. Please contact Chris Johnston (Development Control officer) on 01709 823887 to arrange to view these.

Contact Name : Chris Johnston,
Planning Officer
Planning and Regeneration Service,
Extension 3887, chris.johnston@rotherham.gov.uk

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS
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1.	Meeting:	Cabinet Member for Economic Development, Planning & Transportation
2.	Date:	18th January 2010
3.	Title:	RERF - Undercroft Car Park
4.	Programme Area:	Environment and Development Services

5. Summary

This report seeks approval of allocation of £420,000 RERF capital funding to deliver an estimated 50 parking spaces through the provision of Undercroft Parking as part of the river frontage public realm between Tesco Bridge and the Riverside precinct

6. Recommendations

That £420,000 of RERF capital be approved to fund the provision of Undercroft parking on the river frontage.

7. Proposals and Details

As part of the Rotherham Renaissance Programme the Council have entered into a development agreement with the Developer Iliad to deliver the “Westgate Masterplan”. This has involved the development of two new residential and commercial properties (Keppel Wharf and Old Market Street) and the refurbishment of Imperial Buildings. The Council is now moving to deliver the public realm around the buildings and along the river frontage to provide a first class setting for the new developments. This next phase comprises delivery of a first class public realm scheme along the river frontage from the Tesco Bridge to the Riverside Precinct. The concept is known as the “deck of cards”.

As project officers have worked up the design of the scheme, it has become apparent that there is the opportunity to introduce undercroft parking beneath the “deck of cards” public realm. Initial designs show that this “void” under the public realm could accommodate about 50 car parking spaces.

The delivery of the new buildings has been undertaken on existing Council surface car parks and this opportunity to re-introduce car parking will redress the balance in car parking servicing retail units on this side of town and therefore address the concerns of traders in this area (e.g. Riverside Precinct and Corporation Street).

Yorkshire Forward grant funding has been secured to deliver the public realm element of the “deck of cards”, however they cannot contribute to the cost of the car parking element underneath. Therefore officers are seeking to fund this element of the scheme through RERF funding.

8. Finance

Funding	Status of funding. Approved/ Awaiting Approval	2009/2010	2010/2011	2011/2012	Total
RERF					
Capital		-	420,000	-	420,000
Revenue		-	-	-	-
TOTAL RERF		-	420,000	-	420,000
Other Funding Sources					
					-
					-
TOTAL OTHER FUNDING		-	-	-	-
Grand Total		-	420,000	-	420,000

There is currently £551,729 of capital money available under the RERF programme, sufficient to fund this project.

9. Risks and Uncertainties

There are the usual risks associated with construction work. This will be mitigated against through ongoing project management arrangements.

10. Policy and Performance Agenda Implications

The project will contribute to the following priorities of the Rotherham Community Strategy:-

- Revitalise the Town Centre
- Promote business start ups, growth and inward investment

11. Background Papers and Consultation

Consultation has been undertaken with the local traders through two public meetings and both ACT (town centre retail group) and the Chamber of Commerce have been consulted. All have expressed support for the proposal.

RMBC Finance have been consulted on the project

A copy of the full RERF application form for this project is available on request.

Contact Name:

Simeon Leach, Economic Strategy Manager, Economic Strategy Team Ext 3828
Email simeon.leach@rotherham.gov.uk

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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