

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 7th July 2005

**Report Title** St Paul's C of E Primary School, Nuneaton – Variation of Condition 4 of Permission N26/04CC045 for the Retention of a Temporary Classroom for use of the Before and After School Club

**Summary** The retention of a temporary classroom to accommodate the Before and After School Club that provides childcare for children attending the school between the ages of 4-11 in school term time. The club operates before the hours of 7:30am and 8:55am and after school between 3.15pm and 5:30pm.

**For further information please contact** Lisa Chaney  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Original Planning Application N26/04CC045 granted 27th October 2004.  
Planning Application N26/05CCO11, supporting statement and plans received 31/3/2005.  
Two Letters from Museum Field Services.

**CONSULTATION ALREADY UNDERTAKEN:-** *Details to be specified*

Other Committees  .....

Local Member(s)  Councillor M J Jones – No comments received.  
(With brief comments, if appropriate)

Other Elected Members  .....

Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)

- Chief Executive  .....
- Legal  P Endall – agreed.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Nuneaton and Bedworth Borough Council – No objections.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  .....

**FINAL DECISION**                      **YES/NO**      *(If 'No' complete Suggested Next Steps)*

**SUGGESTED NEXT STEPS :**

*Details to be specified*

- Further consideration by this Committee  .....
- To Council  .....
- To Cabinet  .....
- To an O & S Committee  .....
- To an Area Committee  .....
- Further Consultation  .....

**Regulatory Committee – 7th July 2005**

**St Paul's C of E Primary School, Nuneaton - Retention of  
Temporary Classroom for use of the Before and After  
School Club**

**Report of the Director of Planning, Transport and  
Economic Strategy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the retention of a temporary classroom for the use of the Before and After School Club, at St Paul's C of E Primary School, Wiclif Way, Nuneaton, subject to conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO: N26/05CC011

SUBMITTED BY: Director of Property Services Department on behalf of Cabinet of Warwickshire County Council.

RECEIVED BY: The Director of Planning, Transport and Economic Strategy on 31//3/05.

THE PROPOSAL: Variation of condition no.4 of planning permission N26/04CC045 for the retention of one temporary classroom, no.213 for the use of the Before and After School Club. [Submitted under regulation 3 of the Town & Country Planning Regulations 1992.]

SITE AND LOCATION 1.2512 Ha. of Land at St Paul's C of E Primary School Wiclif Way, Stockingford, Nuneaton. [Grid ref: 332.912].

See plan in **Appendix A**

## **1. Application Details**

- 1.1 The planning application proposes the variation of condition no.4 of planning permission N26/04CC045 for the retention of one temporary classroom, no.213 for the use of the Before and After School Club at Wiclif Way, Nuneaton. This will be located at the North East corner of the playground, near Wiclif Way.
- 1.2 The proposed retention of the temporary classroom is to accommodate the before and after school club that provides childcare for children attending the school between the ages of 4-11 in school term time. The club operates before the hours of 7:30am and 8:55am and after school between 3.15pm and 5:30pm. There are approximately 40 children on the books of the club and there are usually between 3 and 4 members of staff supervising.

## **2. Consultations**

- 2.1 **Nuneaton and Bedworth Borough Council**– No objections.
- 2.2 **Councillor M J Jones** – No comments received.
- 2.3 **County Museum** – Ecological response - no objection.
- 2.4 **County Museum** - Archaeological comment - no objection.

## **3. Observations**

### **Site and Surrounding Area**

- 3.1 The application site is located within a residential area of Stockingford, in the town of Nuneaton. To the North and East of the site are houses, to the South and West open grassland areas.
- 3.2 The temporary classroom is located to the North East of the school site, in the top right hand corner of the school playground, closest to Wiclif Way. This corner is partially screened by trees.
- 3.3 Planning permission has been granted for the construction of a single storey classroom block extension, incorporating four classrooms, two practical rooms, a group room and toilet facilities. This included condition 4 requiring that: 'Within three months of first occupying the development hereby approved, the 4 temporary classrooms shall be removed from site'. The applicants are asking for a variation on this condition to allow for the retention of this temporary classroom in its current location.

### **Planning Policy**

- 3.4 Policy ER1 of the Warwickshire Structure Plan sets out policies in relation to natural and cultural environmental resources and the protection of the environmental assets of the county. Policy ER2 of the Structure Plan sets out policies in relation to the environmental impact of development on the landscape

and material assets of the county. The proposal would not have a detrimental impact on the local landscape and therefore accords with these policies.

- 3.5 Policy Env13 of the Nuneaton and Bedworth Modifications 2005 states the design and material of all development should be of a high standard in keeping with the scale and character of the locality.

### **Visual Impact**

- 3.6 The application site is located within a residential area with the applicant proposing to retain one existing temporary classroom located in the top right hand (North East) corner of the playground, closest to Wiclif Way. Where the proposed classroom is situated, there are relatively mature trees around the corner of the site, approximately 4-5 metres in height that help to partially screen the classrooms from the road and overlooking residential properties. Visual impact would, in fact, be lessened due to the removal of the other three temporary classrooms. It is therefore considered that the proposal would have an acceptable visual impact upon the locality.
- 3.7 In addition the retention of the classroom building will have only a limited impact upon the amenities enjoyed by local residents occupying nearby properties.

## **4. Conclusion**

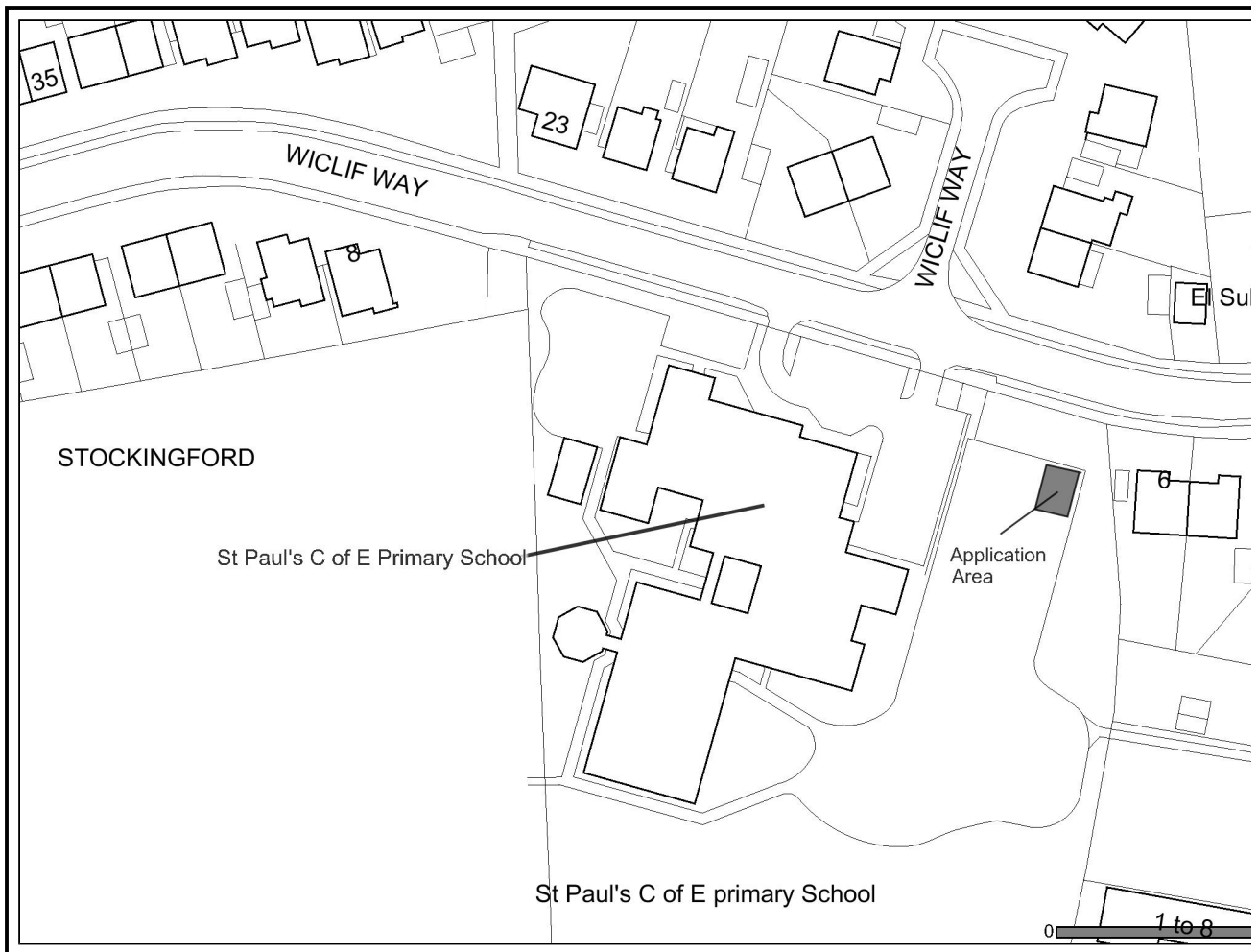
- 4.1 The proposed retention of a temporary classroom to the North East of the playground of St Paul's C of E Primary School, Nuneaton, is considered to be acceptable when taking into account all material considerations relating to the development.

## **5. Environmental Implications**

- 5.1 The size and scale of the proposed development would have only a limited impact on the visual amenities of the locality.

JOHN DEEGAN  
Director of Planning, Transport and Economic Strategy  
Shire Hall  
Warwick

22nd June 2005



Scale 1: 1168

Ref No. N26/05CC011

Drawn Lisa

Regulatory Committee

Subject

**St Paul's School - Temporary Classroom**

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**Regulatory Committee – 7th July 2005**

**St Paul's C of E Primary School, Nuneaton – Variation of Condition 4  
of Permission N26/04CC045 for the Retention of Temporary  
Classroom for use of the Before and After School Club**

**Application No: N26/05CC011**

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 07/07/2010. The building is of a temporary nature and it is therefore likely that its external appearance will deteriorate over time thereby affecting the visual amenity of the locality.

**Pre – Commencement**

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: N26/05CC011 and Supporting Statement.

**Reasons**

1. To comply with the Town and Country Planning Act 1990.
2. To ensure development is carried out in accordance with the planning permission hereby granted.

**Development Plan Policies and Proposals Relevant to the Decision to Grant  
Permission**

Warwickshire Structure Plan 1996 – 2011

- (i) Policy ER.1
- (i) Policy ER.2

Nuneaton and Bedworth Borough Local Plan 1993

- (i) Policy E32
- (ii) Policy L26

Nuneaton and Bedworth Second Deposit Draft – 2004

- (i) Policy ENV13

## **Reason for the Decision to Grant Permission**

The development hereby permitted is in accordance with the relevant provisions of the development plan and there are no contrary material considerations sufficient to require refusal.

**Note:** The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.