

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 15th November 2005

Report Title Polesworth High School, Dorden - Construction of New Two-Storey International Language Centre and Teaching Block

Summary This application seeks full planning permission for a new two-storey classroom block.

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

Background Papers Letter dated 6/9/05 from Sport England.
Letters dated 13/9/05 and 14/10/05 from North Warwickshire Borough Council.
Letter dated 29/9/05 from the County Ecologist.
Letter dated 28/9/05 from Brown Matthews Architects.
Letter dated 13/10/05 from the County Archaeologist.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor M E Stanley – 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 I Marriott – comments incorporated.
- Finance
- Other Chief Officers
- District Councils North Warwickshire Borough Council – see comments in paragraph 2.1.
- Health Authority
- Police
- Other Bodies/Individuals Sport England – See comments in paragraph 2.5.

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 – 15th November 2005

Polesworth High School, Dorden - Construction of New Two-Storey International Language Centre and Teaching Block

Report of the Director of Planning, Transport and Economic Strategy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a new two-storey international language centre and teaching block at Polesworth High School, Dorden, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Director of Planning, Transport and Economic Strategy.

APPLICATION NO:	NW17/05CC027
SUBMITTED BY:	The Director of Property Services on behalf of the Cabinet of Warwickshire County Council.
RECEIVED BY:	The Director of Planning, Transport and Economic Strategy on 22/8/05.
THE PROPOSAL:	The construction of a new two-storey international language centre and teaching block at Polesworth High School, Dorden, North Warwickshire. (Submitted under Regulation 3 of The Town and Country Planning Regulations 1992).
SITE & LOCATION:	Polesworth High School, Dorden, North Warwickshire. See plan in Appendix A .

1. Application Details

- 1.1 This application seeks full planning permission for the construction of a two-storey teaching block immediately to the west of the of the existing complex of school buildings at the northern end of the Polesworth High School campus.
- 1.2 The building would be constructed in facing bricks to match the adjacent modern school buildings but in contrast to these buildings, which have traditional tile roofs, this new building would be covered by a pitched roof in profiled metal sheeting.
- 1.3 The building would have a “L” shaped footprint with the majority of the floorspace contained within a wide spanned block measuring 17 metres X 23 metres. The building would be 6.8 metres tall to the eaves of the building and 8.5 metres tall to the ridge line of the roof. The building would provide six new classrooms and a series of smaller rooms to be used as seminar and administration space.
- 1.4 It is proposed to locate the building in the north western corner of the campus adjacent to the recently constructed English block.
- 1.5 In addition to the building proposed it is also proposed to construct a 105 metre long access road along the north eastern boundary of the playing fields to serve the new classroom building.

2. Consultations

- 2.1 **North Warwickshire Borough Council** – Initially objected to this application as being contrary to policy as it constituted development outside the settlement boundary. However further information has been supplied by the applicants which indicates that land is not available for development on the school campus which is also within the settlement boundary. On the basis of this further information the Borough Council accept that this facility is essential to the operation of the school and cannot be accommodated elsewhere on the site. Thus no objections are now raised to the development provided suitable landscaping is provided to reduce the impact of the proposal on the surrounding area.
- 2.2 **Polesworth Parish Council** - No observations.
- 2.3 **Councillor M E Stanley** - No comments received.
- 2.4 **County Museum** - No objections.
- 2.5 **Sport England** - No objections to this development on the basis that whilst the site is currently playing field land the land is incapable of forming part of a playing pitch and the proposal will have no significant impact on the existing or potential use of any sports facility on the site.

3. Representations

3.1 None

4. Observations

- 4.1 This application seeks full planning permission for the construction of a two-storey teaching block close to the western boundary of the site on land which is currently designated as playing field. The land, which is triangular in shape, is however not practicably usable as playing fields and its development would not prejudice the use of any of the existing sports pitches in the school campus. Thus Sport England are willing to support this application.
- 4.2 The nearest residential properties are located some 130 metres away to the north. These properties front the Birchmoor Road and intervening garden planting and hedgerow vegetation obscures the view from these properties towards the application site. It is considered that the proposed classroom block would have an acceptable impact upon the amenities enjoyed by the occupants of these residential properties.
- 4.3 The landscape to the west of the proposed new building is largely flat and open. There would therefore be long distance views of the proposed new building from that landscape. The new building would however be seen against a backdrop of existing school buildings, which would help to integrate the new structure into its landscape setting. As the site is relatively open the extra planting suggested by North Warwickshire is appropriate and would help to successfully integrate the proposed building into its setting.
- 4.4 The building has been designed to compliment the adjacent buildings on the campus which are single storey brick built structures under interlocking tile roofs. It is proposed to construct the walls of the new building in facing bricks but to cover the roof of the building in colour coated metal sheeting. Whilst it would be preferable to use interlocking tiles for this building to match the adjacent structure already on the site, the use of profiled metal sheeting is considered to be, on balance, acceptable provided the profile and colour of the metal sheeting are carefully selected to blend in with the existing buildings. This can be controlled by the imposition of appropriate planning conditions. It should also be noted that across the entire school campus there is a mix of building types and styles and that the site does not have an overall unified appearance. Thus a flexible approach to design matters is appropriate in this location.
- 4.5 Policy GD.3 of the Structure Plan identifies Polesworth–Dorden as one of the nine settlements in the county where most new development will be directed towards. This proposal therefore accords to the overall development strategy contained within the structure plan.
- 4.6 The adopted North Warwickshire Local Plan identifies a development boundary for the settlement of Polesworth-Dorden. Policy ENV2 states that development will only be permitted beyond the settlement boundary if it also “accords with other policies or proposals of the Development Plan”. This development is

adjacent to but beyond the development boundary of Polesworth-Dorden. Thus the proposal will be contrary to policy ENV2 unless it accords to another policy in the plan.

- 4.7 The adopted North Warwickshire Local Plan also identifies the area between Polesworth-Dorden and Freasley and Tamworth an Area of Restraint (Policy ENV3 relates). The application site is within this area. Development is permitted within this area provided it falls into one of six categories, one of which includes “institutions standing in extensive grounds”. It is considered that Polesworth High School is such an institution. Thus this development accords to Policy ENV3 of the adopted local plan. As the development accords to policy ENV3 the development can also be considered to accord to policy ENV2.
- 4.8 Policy ENV4 is also relevant to this submission, in as much as it relates to landscape improvements through the provision of new tree and hedgerow planting. The policy states that within the Area of Restraint new woodland planting will be appropriate along with new tree and hedgerow planting. This policy is reinforced by policy ENV7 which designates the area to the west of Polesworth as an Environmental Enhancement Zone. The requirements of these two policies can be met by planning conditions requiring the submission and implementation of an appropriate landscaping scheme.
- 4.9 The Revised Deposit Draft North Warwickshire Local Plan maintains the settlement boundary around Polesworth and the Area of Restraint to the east of the town (policies ENV1 and ENV4 relate). These new policies are more restrictively worded than the policy in the adopted local plan and would preclude this development. However whilst the deposit draft local plan is a material planning consideration which must be taken into account this application should properly be determined in the light of the policies contained within the adopted local plan, which as is explained in paragraph 4.7 above permit this development.
- 4.10 It should also be noted that the applicants have demonstrated that there is no land available on the school campus which is also within the settlement boundary which can also accommodate this development. Thus if this facility is to be provided at Polesworth High School it can only be provided on land beyond the settlement boundary. The education needs of the school and the locality are material planning considerations pointing towards approval of this application which must be weighed against the provisions of the Revised Deposit Draft Local Plan.
- 4.11 Even if this development is held to be contrary to the policies of the Revised Deposit Draft Local Plan, it is considered that the education need for the development and the inability to locate the development elsewhere on the holding, constitute a material planning consideration strong enough to justify setting the provisions of the Revised Deposit Draft Local Plan aside and would furthermore constitute a justification for a decision otherwise in accordance with Policy ENV2 of the adopted local plan if this policy is considered in isolation.

4.12 An access road is also proposed to serve the new classroom block. This feature will have no adverse impact upon either the sports fields or upon the visual or residential amenities of the locality. It is therefore wholly acceptable.

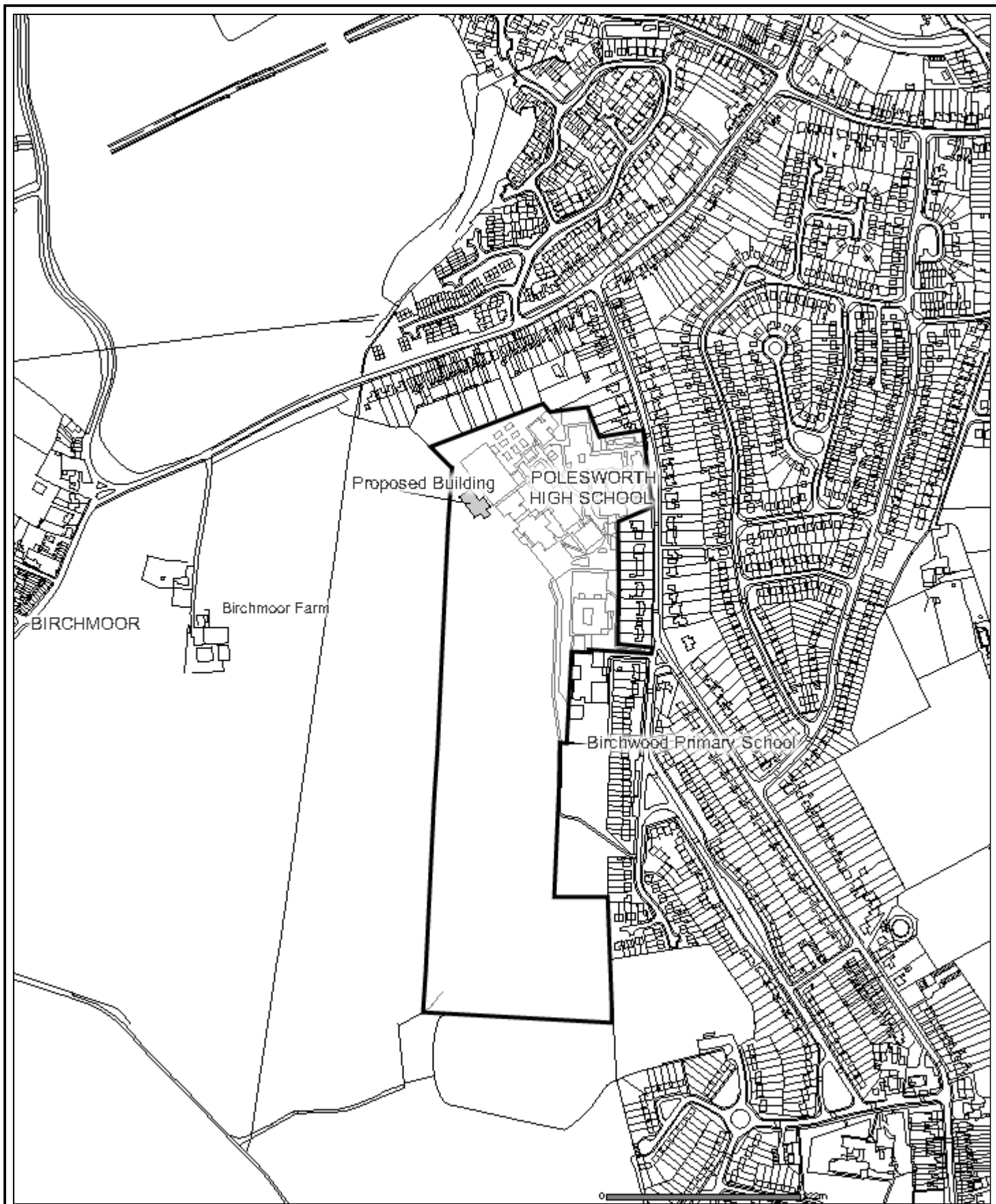
5. Environmental Implications

5.1 The development would result in the loss of a small area of undeveloped land to the west of the town of Polesworth – Dorden which is of limited ecological value. Extra tree and hedgerow planting can adequately compensate for any adverse landscape impact would result from approval of this application.

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

2nd November 2005

APPENDIX A OF AGENDA NO.



Scale 1: 5903

Ref No. NW17/05CC027

Drawn Jim Davies

Regulatory Committee - 15th November 2005

Subject
Polesworth High School



John Deegan
Director of Planning, Transport
and Economic Strategy
Shire Hall, Warwick, CV34 4SX

Regulatory Committee – 15th November 2005

**Polesworth High School, Dorden - Construction of New
Two-Storey International Language Centre and
Teaching Block**

Application No: NW17/05CC027

Commencement Date

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Pre-Commencement

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref; NW17/ 05CC027 and the accompanying plans 0419/01, 0419/02, 0419/03, 0419/04, 0419/05, and 0419/07 and with any details approved in accordance with these conditions.
3. The development hereby permitted shall not be commenced until full details of landscape proposals for the site have been submitted to and approved in writing by the County Planning Authority. These details should include a planting plan showing existing trees to be retained along with new planting, written specifications, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate.
4. The development hereby permitted shall not be commenced until a schedule of all external finish materials, to be used on the exterior of the building hereby approved has been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved schedule.
5. The development hereby permitted shall not be commenced until full construction details of the new access road within the site have been submitted to and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved details.

General Operations

6. The landscaping scheme approved pursuant to Condition 3 shall be implemented in the first planting season following the completion of the development hereby approved and unless otherwise agreed in writing by the County Planning Authority, should any trees or shrubs planted as part of the landscaping scheme, die, be removed become damaged or seriously diseased

within five years of the initial planting they shall be replaced in the next planting season with others of a similar size and species

Reasons

1. To comply with section 91 of the Town and Country Planning Act 1990 (as amended).
2. To ensure development is carried out in accordance with the planning permission hereby granted.
3. In order to ensure the satisfactory appearance of the completed development.
4. In order to ensure the satisfactory appearance of the completed development.
5. In order to ensure that the new road is constructed to a satisfactory standard and does not compromise the sports fields or land drainage of the site.

Development Plan Policies Relevant to this Decision

The Warwickshire Structure Plan – Policies GD.3, GD.4 GD.5 and ER.6

The Adopted North Warwickshire Local Plan – Policies ENV2, ENV3, ENV4 and ENV7

The Revised Deposit Draft North Warwickshire Local Plan – Policies ENV1 and ENV4

Reasons For The Decision To Grant Permission

The development hereby permitted is in accordance with the relevant provisions of the Regional Spatial Strategy, The Structure Plan and the adopted North Warwickshire Local Plan. Although contrary to policies ENV1 and ENV4 of the Revised Deposit Draft of the North Warwickshire Local Plan these latter policies do not hold sufficient weight as a material planning consideration to justify withholding permission, as it is considered that the educational need for this development and the inability to locate the development elsewhere on the campus constitute sufficient justification for making a decision otherwise than in accordance with the Revised Deposit Draft Local Plan. Furthermore there are no other material considerations either in their own right or cumulatively which justify withholding permission for this development.

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.