

- 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
Severn Trent Water - See comments in paragraph 2.6.

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 - 2nd May 2006

Polesworth High School, Dorden, North Warwickshire - Construction of New Two-Storey Teaching Block

Report of the Strategic Director of Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the construction of a new two-storey teaching block at Polesworth High School, Dorden, North Warwickshire, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director of Environment and Economy.

- APPLICATION NO: NW17/06CC014.
- SUBMITTED BY: The Strategic Director of Resources on behalf of the Cabinet of Warwickshire County Council.
- RECEIVED BY: The Strategic Director of Environment and Economy on 6/3/06.
- THE PROPOSAL: The Construction of a new two-storey 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 under a tile roof to match the adjacent modern school buildings.

- 1.3 The building would have a footprint measuring 16.6 metres x 27 metres and would be 5.6 metres tall to the eaves of the building and 8.2 metres tall to the ridge line of the roof. The building would provide four 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 On 8th November 2005 planning permission was granted under local authority reference no. NW17/05CC027 for the construction of a two-storey classroom block in the same location as the building the subject of this application. This submission is therefore, in effect, seeking planning permission for a revision to the design and external appearance of the building already approved.

2. Consultations

- 2.1 **North Warwickshire Borough Council** - Has no objections to the development provided suitable landscaping is provided to reduce the impact of the proposal on the surrounding area.
- 2.2 **Polesworth Parish Council** - Has made no observations.
- 2.3 **Councillor M Stanley** – Does not wish to comment on the merits of this proposal as his wife is a governor of the school.
- 2.4 **County Museum** - No objections.
- 2.5 **Sport England** - Have 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.
- 2.6 **Severn Trent Water** - Have no objections to the development provided a condition is imposed requiring that the discharge arrangements for both foul and surface water are submitted to and approved by the County Planning Authority prior to the commencement of development.

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. Appropriate planning conditions are therefore recommended.
- 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 and to cover the roof of the building in concrete tiles. Use of these materials will integrate the development into its surroundings.
- 4.5 Policy GD.3 of the Structure Plan identifies Poleworth-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 Poleworth-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 Freasly 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.

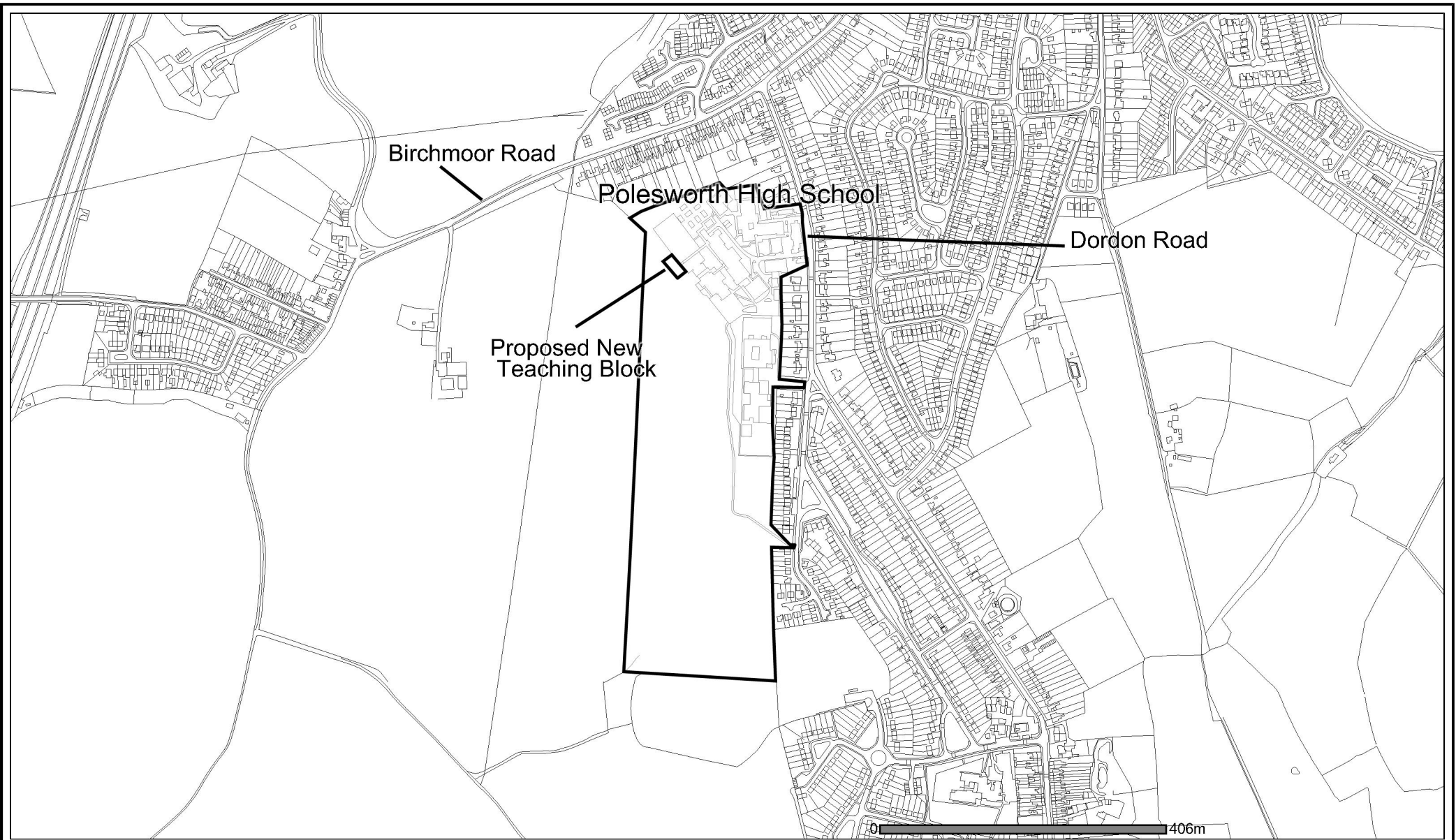
- 4.9 The Revised Deposit Draft North Warwickshire Local Plan maintains the settlement boundary around Polesworth and the Area of Restraint to the east of the town. (Policies ENV1 and ENV4 relate). These new policies are more restrictively worded than the policy in the adopted local plan and would preclude 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. Furthermore is it considered that the educational need for this building, which cannot be met elsewhere on the campus or in the locality and the fact that there is an extant permission for a very similar building on the site constitute material planning consideration which reinforces the case for determining the application in accordance with the adopted Local Plan rather than the emerging plan.
- 4.10 Furthermore, Members are advised that the Planning Inspectorate's report into the Draft North Warwickshire Local Plan has now been revised and the Inspector recommends the deletion of Policy ENV4 (The Area of Restraint Policy). This diminishes the weight which should be given to this draft project at this time.

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 resulting from approval of this application.

JOHN DEEGAN
Strategic Director of Environment and Economy
Shire Hall
Warwick

18th April 2006



Scale 1: 7500

Ref No. NW17/06CC014

Drawn Janet Stevens

Regulatory Committee 2nd May 2006

Subject

Two Storey Teaching Block - Polesworth High School



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Regulatory Committee - 2nd May 2006

**Polesworth High School, Dorden North Warwickshire -
Construction of New Two-Storey Teaching Block**

Application No: NW17/06CC014

Commencement Date

1. The development hereby permitted shall be commenced before the expiration of three 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/ 06CC014 and the accompanying plans 0419/300, 0419/301, and 0419/302 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 details of the means of foul and surface water disposal to serve the development have been submitted and approved in writing by the County Planning Authority and the said approved scheme shall be installed in the approved form prior to the first occupation of the premises.
6. The development hereby permitted shall not be commenced until details of the finished floor levels for the approved new building in relation to their adjacent natural ground levels have been submitted to and approved by the County Planning Authority. The development shall then be carried out in accordance with the said approved levels.

General Operations

7. 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 landscape 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 51 of the Planning and Compulsory Purchase Act 2004.
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 satisfactory arrangements are made for the disposal of the foul and surface water generated by this development.
6. In order to ensure that the new building is in scale and harmony with the locality.
7. In order to ensure the satisfactory appearance of the completed development.

Development Plan Policies Relevant to this Decision

- (i) The Warwickshire Structure Plan – Policies GD.3, GD.4 GD.5 and ER.6.
- (ii) The Adopted North Warwickshire Local Plan – Policies ENV2, ENV3, ENV4 and ENV7.
- (iii) 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 the proposal would conflict with Policies ENV1 and ENV4 of the Revised Deposit Draft of the North Warwickshire Local Plan these policies are not of sufficient weight to require a decision other than in accordance with the adopted plan particularly in the light of the educational need for the development and the inability to locate it elsewhere on the campus or in the locality. 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.