



- Chief Executive  .....
- Legal  I Marriott – comments incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Stratford on Avon District Council - no objection.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Beaudesert and Henley-in-Arden Joint Parish Council, Libraries, Adult Learning and Culture, Sport England. See paragraph 2.

**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 September 2006**

**Henley-in-Arden High School –  
Construction of Performance and Dance Teaching Room**

**Report of the Strategic Director for  
Environment and Economy**

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the construction of a performance and dance teaching room with associated facilities, plus the construction of three music practice rooms and disabled access ramp at Henley-in-Arden High School, Stratford Road, Henley-in-Arden subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application No : S72/06CC025.

Submitted By : Strategic Director of Resources.

Received By : Strategic Director for Environment and Economy on 28/7/2006.

Advertised Date : 3/8/06.

The Proposal : Construction of a performance and dance teaching room with associated facilities, plus the construction of three music practice rooms and disabled access ramp. [submitted under Regulation 3 of the Town and Country Planning Regulations 1992.].

Site & Location : Henley-in-Arden High School, Stratford Road, Henley-in-Arden. [Grid ref: 151.654].

See plan in **Appendix A**.

## 1. Application Details

- 1.1 The application proposes the construction of a performance and dance teaching room with associated facilities. The proposed development also includes the construction of three music practice rooms and a disabled access ramp.
- 1.2 The performance room and dance and drama rehearsal room would be located within a pitch roofed building measuring 11 metres by 21 metres by 8 metres in height to roofline (8.5 metres to top of windcatcher turrets) The building would be constructed in brickwork and re-constructed roof slates to match the existing buildings.
- 1.3 The music practice rooms and foyer/changing rooms would be of single storey flat roofed construction, creating a link to the existing music room classroom block. These elements would be constructed of brickwork to match the existing buildings. Windows and doors would be white powder coated aluminium frames to match the adjoining buildings.
- 1.4 The building would incorporate high level ventilation in the form of Monodraught windcatcher turrets and roof lights in order to make the building as energy efficient as possible. The roof lights would be located on the north sloping roofs to allow daylighting without causing solar heat gain.
- 1.5 The proposed facility would not result in an increase in the number of pupils and staff based at the school.
- 1.6 The proposed facilities would be used both during and outside of school hours by up to a maximum of 100 persons at any one time. The two main rooms would be used for drama and dance teaching and rehearsals and for occasional performances.

## 2. Consultations

- 2.1 **Stratford on Avon District Council** – no objection.
- 2.2 **Henley-in-Arden Parish Council** –no comments received.
- 2.3 **Councillor G Atkinson** - Whilst a Governor, I hope as with all issues, I take an objective view which means the planning application has my support. The site is discreet and with screening etc. the development will blend with the environment and not detract from the setting.
- 2.4 **Libraries, Adult Learning and Culture** – Recommend trees to be removed are surveyed for the presence of bats prior to the determination of the application, pollution prevention guidelines produced by the Environment Agency are adhered to, no development to take place within five metres of the edge of the watercourse running through the site and retained trees to be protected by a fenced buffer zone. It is also suggested that notes are attached to any planning permission granted in respect of nesting birds and protected species.
- 2.5 **Sport England** – no comments received.

### **3. Representations**

3.1 None received.

### **4. Observations**

- 4.1 Henley-in-Arden High School is located on the southern edge of the town and adjoins Riverhouse School. The school is adjoined to the east and north by residential properties. Henley Cattle Market is located to the north of the school on the opposite side of the A4189 Warwick Road.
- 4.2 The school is relatively modern comprising a mix of building styles, height and design. This includes one, two and three storey brick built buildings with both flat and pitched roofs.
- 4.3 The High School has recently obtained Performing Arts Status and the proposed new facility would enable this Status to be fully realised.
- 4.4 The proposed new building would directly adjoin the existing school buildings and would be constructed in materials to match. The new building would be located on the eastern side of the existing school buildings which would largely screen it from residential properties. The existing school buildings can be seen from the Warwick Road which runs along the northern boundary of the site. However, the buildings are set back around 80 metres from the highway and are to some degree screened by existing mature trees situated along the boundary of the site. It is therefore considered the proposed building, constructed of materials to match the existing, would satisfactorily blend into the complex of buildings.
- 4.5 The proposed building would occupy a small grassed area that contains a number of trees. These trees would need to be removed to accommodate the development. Whilst these trees are not in the best condition it is considered that they should be replaced. This offers an opportunity to undertake some screen landscaping around the proposed building and to bolster the boundary trees in order to adequately screen the building. A suitably worded condition is suggested.
- 4.6 The High School is located within the Henley-in-Arden Conservation Area as defined within the Stratford on Avon District Local Plan. Policy EF.13 of the Local Plan states that, development proposals that do not preserve or enhance the character or appearance of the conservation area or its setting will not be permitted. Any proposal should respect the special qualities and historic context of the conservation area as regards volume, scale, form, grouping and materials.
- 4.7 Policy PR.1 of the Local Plan states that all development proposals should respect and, where possible, enhance the quality and character of the area.
- 4.8 Policy GD.1 of the Warwickshire Structure Plan seeks to provide for a pattern of development nurtures Warwickshire's legacy of distinctive towns and villages,

countryside, environmental wealth and heritage which continue to make it an attractive place in which to live, work and visit.

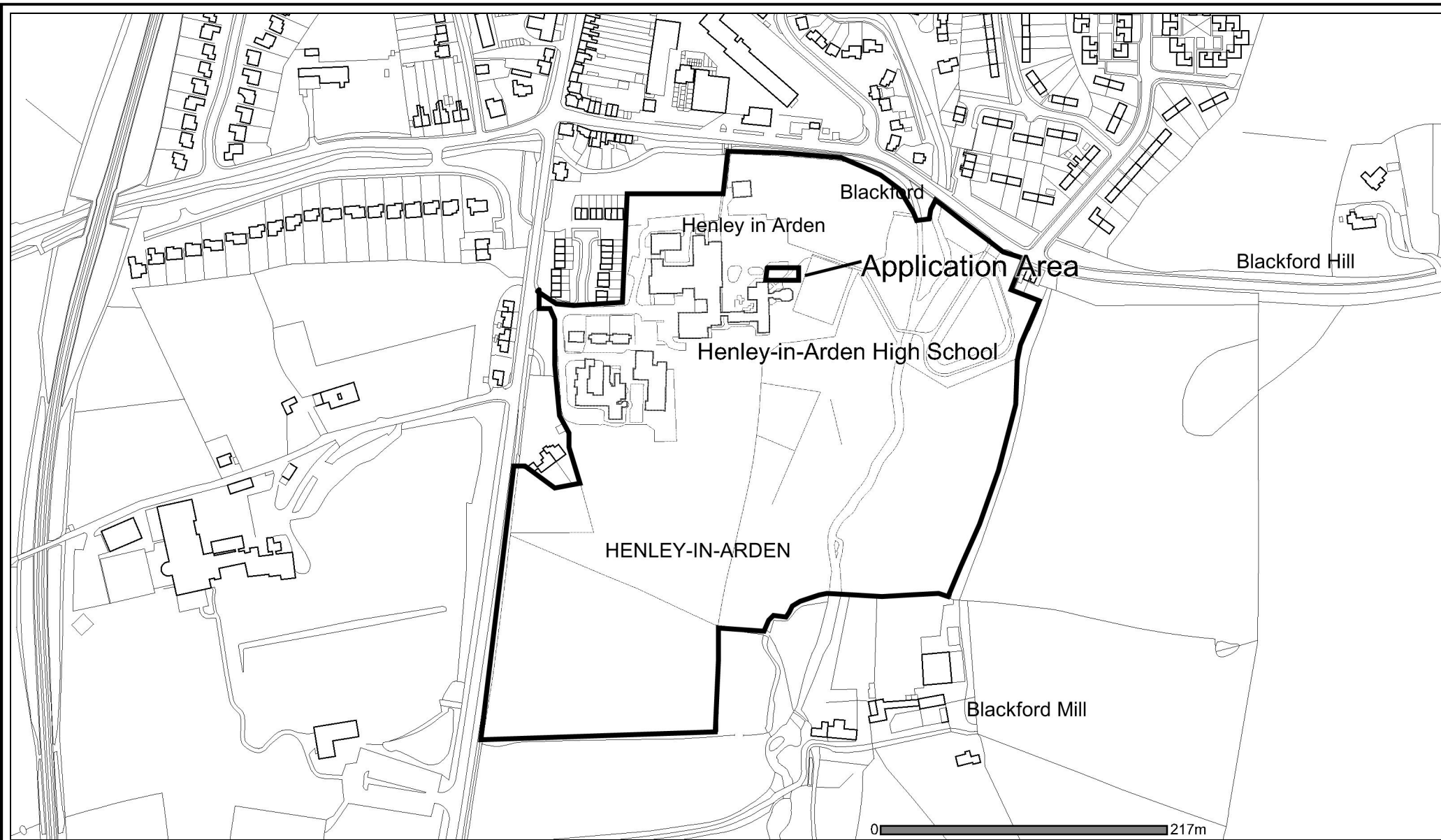
- 4.9 Whilst located within the Henley-in-Arden Conservation Area the existing school is relatively modern in design. The proposed building, built in a style and materials to match the existing, would complement the existing complex of buildings. It is therefore considered that the proposed development would preserve the character and appearance of the Conservation Area.
- 4.10 The proposed development would provide the school with additional facilities necessary for its Performing Arts Status. The addition of the proposed building, located at the rear of the existing school buildings, would result in no greater impact on near neighbours and the setting of the conservation area.

## **5. Environmental Implications**

- 5.1 The proposed development would be in keeping with the existing school building. The proposal would also have minimal impact on the amenities of neighbouring residential properties.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

18th August 2006



Scale 1: 4000

Ref No. S72/06CC025

Drawn J Stevens

Regulatory Committee 7th September 2006

Subject

**Henley in Arden High School**



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**Regulatory Committee - 7th September 2006**

**Henley-in-Arden High School –  
Construction of Performance and Dance Teaching Room**

**Application No : S72/06CC025**

**Commencement Date**

1. The development hereby permitted shall be commenced no later than three years from the date of this permission.

**Pre-Commencement**

2. The development hereby permitted shall not be carried out until plan showing the contractors compound and working area, access in to the site and the positions of all tree protection barriers has been submitted to and approved in writing by the County Planning Authority.
3. The development hereby permitted shall not be commenced until a detailed landscaping scheme has been submitted to and approved in writing by the County Planning Authority. Such a scheme shall include, details of plant species, locations, sizes, densities, spacing and numbers to be planted.

**General Operations**

4. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref S72/06CC025, submitted plans ref: location plan dated 11/07/2006, 1369/17, 1369/10, 1369/12, 1369/14A, 1369/15A, 1369/16A and any details or samples approved in accordance with these conditions.
5. Unless otherwise agreed in writing by the County Planning Authority, the external walls and roof of the extension shall be constructed in accordance with the details contained in the planning application ref: S72/06CC025.
6. The landscaping scheme submitted in accordance with Condition 2 shall be implemented accordingly in the first planting season following commencement of the development hereby permitted. If within a period of five years from the date of the implementation of the landscaping any plant or tree is removed, uprooted or destroyed or dies, it shall be replaced with another of the same species and size as that originally planted and shall be planted in the same place, unless the County Planning Authority gives its written consent to a variation.
7. No trees within the curtilage of the site, nor any trees which overhang the site, other than those shown to be removed on the approved plans, shall be lopped, topped pruned or felled, nor shall any roots be removed or pruned without the written approval of the County Planning Authority.



8. The total root area of the trees to be retained shall be protected by 1.2m high chestnut pale fencing (conforming to BS:1722) to be erected at a distance of 1m beyond the tree canopy and staked to the ground, for the duration of the development. No development including demolition and site clearance, shall take place until tree protection barriers have been erected; the barriers shall remain in situ and maintained to the satisfaction of the County Planning Authority for the duration of the development.
9. Where excavation is necessary under the canopy of the trees specific protection measures must be submitted to and approved in writing by the County Planning Authority, prior to the commencement of the development. In such circumstances any excavation should be by hand.
10. No storage of materials, chemicals, fuel, machinery the lighting of fires nor the movement of vehicles shall take place under the tree canopies.
11. Before the development hereby approved is first occupied, any ground beneath the tree canopies, which has been disturbed, any compound area and any temporary access must be restored to its original condition and to the satisfaction of the County Planning Authority.

### **Reasons**

1. To comply with Section 51 of the Planning and Compulsory Purchase Act 1990.
2. To ensure a satisfactory standard of development.
3. To ensure a satisfactory standard of development in the interests of the visual amenities of the area.

4,5&6 To ensure a satisfactory standard of development.

7,8,9, To ensure trees are adequately protected.  
10&11.

### **Development Plan Policies Relevant to this Decision**

- (i) Warwickshire Structure Plan – 1996-2011 **Policies GD.1 and GD.3 and GD.4.**
- (ii) Stratford on Avon District Local Plan Review 1996 – 2011 – Adopted July 2006 – **Policies EF.12, EF.13 and PR.1.**

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

The development hereby permitted would have no greater impact upon near neighbours and the character and appearance of the conservation area than the existing school buildings. It is therefore considered that there are no contrary material considerations sufficient to require refusal.