

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 3rd April 2007

**Report Title** Birchwood Primary School, Dordon - Construction of a Single Storey Children's Centre with Associated Facilities

**Summary** This application is for the construction of a single storey children's centre with associated facilities at Birchwood Primary School, Birchwood Avenue, Dordon.

**For further information please contact** Lucy Hill  
Planning Officer  
Tel. 01925 412643  
lucyhill@warwickshire.gov.uk

**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Planning Application registered on 22nd January 2007.  
E-mail dated 14th February 2007 from a resident local to the school.

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

- Other Committees  .....
- Local Member(s)  .....  
(With brief comments, if appropriate)
- Other Elected Members  Councillor M Stanley – No objection.
- 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 – No objection.
- Health Authority  .....
- Police  Police Architectural Liaison Officer, Northern Area, Warwickshire Police – No objection.
- Other Bodies/Individuals  Dordon Parish Council – No comments received.  
Polesworth Parish Council – No comments received.  
Severn Trent Water Ltd – No comments received.

**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 - 3rd April 2007

### Birchwood Primary School, Dordon - Construction of a Single Storey Children's Centre with Associated Facilities

#### 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 single storey children's centre with associated facilities at Birchwood Primary School, Dordon, subject to the conditions and for the reasons contained in **Appendix B** of the report of the Strategic Director for Environment and Economy.

Application number: NW17/07CC004.

Received by County: 22nd January 2007.

Applicant: Strategic Director of Resources, Warwickshire County Council, PO Box 46, Shire Hall, Warwick, CV34 4RP.

The Proposal: The construction of a single storey children's centre with associated facilities.

Site and Location: 1.69 ha of land at Birchwood Primary School, Birchwood Avenue, Dordon, B78 1QU.  
[Grid Ref 425781.301308]

See plan at **Appendix A**.

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## 1. Application Details

- 1.1 This application is for the construction of a single storey children's centre with associated facilities in the grounds of Birchwood Primary School, Dordon. It arises as a result of Government initiatives established to improve health, education, care and family support in disadvantaged areas with the aim of ensuring good outcomes for children. Birchwood Primary School has been identified as one of 21 candidate sites for providing for a portion of 15,917 children in Warwickshire and intends to employ four members of staff to manage a total capacity of 24 visitors and 24 children.

## **Building Design and Proposed Development**

- 1.2 The proposed children's centre would comprise a permanent structure measuring approximately 21.5m in length, 10m in width and 7m in height and occupying an area of approximately 0.02 hectares. The proposed building would be located within the school grounds parallel with the south eastern section of the main school building.
- 1.3 The building would be constructed using bricks to match that of the existing main school building. The roof would comprise interlocking tiles with a clerestory glazing to allow natural daylight to penetrate into the building and improve natural ventilation of the building. Details of construction materials in terms of colour, type and appearance have not been provided and therefore would be subject to the formal approval of the local planning authority prior to the commencement of the development.
- 1.4 Windows and external doors would be double glazed units set in powder coated aluminium frames, with gutters and downpipes consisting of polyester powder coated aluminium.

## **Proposed Access**

- 1.5 Pedestrian access to the children's centre would be via the existing main school entrance to the east of the main school building, just off Birchwood Avenue. The centre users would follow an existing footpath to access the centre.
- 1.6 There would not be any additional parking proposed as it is the intention that this facility is located within walking distance of the children and visitors to the centre. With this in mind, there should not be significant parking issues as a result of the children's centre.

## **Opening Hours**

- 1.7 Opening hours for the children's centre would be from 8am until 6pm. It is intended that the centre would be open 7 days a week with flexible opening hours during the weekend (and potentially evening use to 10pm in the future) for 52 weeks of the year excluding the Christmas period.

## **2. Consultations**

- 2.1 **North Warwickshire Borough Council** – No objection.
- 2.2 **Councillor M Stanley** – No objection.
- 2.3 **Police Architectural Liaison Officer, Northern Area** – No objection.
- 2.4 **Severn Trent Water** – No comments received.
- 2.5 **Dordon Parish Council** – No comments received.
- 2.6 **Polesworth Parish Council** – No comments received.

### **3. Representations**

- 3.1 One written representation has been received from a local resident raising objection to the proposal on the following grounds:-
- (i) An increase in traffic on Birchwood Avenue.
  - (ii) A loss of light at the school as the new building would block natural light which currently penetrates the existing school.
  - (iii) A compromise of existing school safety as a result of an increase in the number of visitors to the school premises.

### **4. Observations**

#### **Site description**

- 4.1 Birchwood Primary School is located on the western edge of the built up area and on the boundary between the villages of Dordon and Polesworth. The proposed children's centre the subject of this application occupies an area of approximately 0.02 hectares located within the school grounds parallel with the south eastern section of the main school building.

#### **Visual Impact**

- 4.2 Currently the site comprises a grassy play area with wooden play apparatus bounded to the east by a tarmac footpath, grey palisade fencing beyond which are residential dwellings along Birchwood Avenue. The building would be screened to the north by an existing boiler house. No additional landscaping is proposed.
- 4.3 The centre would be located at a distance of approximately 25m from the nearest residential dwelling to the east and approximately 5m from the existing school, the height of which is varied, with the closest block to the centre being no higher than 4m. The centre would not exceed 7m in height. It is considered that the pitched roof would allow natural daylight to reach the existing school building and there would be no detrimental loss of light to the school or nearby residential dwellings. It is therefore considered that the centre is in keeping with the existing school and would not result in a significant impact on the visual amenity of the surrounding area.

#### **Access and traffic generation**

- 4.4 Currently the school is accessed by Birchwood Avenue with staff parking within the school grounds adjacent to the main school building entrance. Provision exists in the form of a lay-by area adjacent to the main school gates for parents to drop their children off both by car and by foot. It is the intention that this facility is located within walking distance of the children and visitors to the centre therefore there should not be significant traffic issues experience along Birchwood Avenue as a result of the children's centre. In addition, with existing

security measures in place, it is considered that the proposal would not compromise existing safety on site.

### **Planning Policy**

- 4.5 In addition to policy GD3 of the Warwickshire Structure Plan 1996-2011, which considers the overall development strategy, Policies ENV11, ENV12, ENV14 and COM1 of the adopted North Warwickshire Local Plan 2006 consider respectively neighbour amenities, urban design, building design, access design and new community facilities and for reasons described above, it is considered that this development is not contrary to such policies contained within the development plan.

## **5. Conclusion**

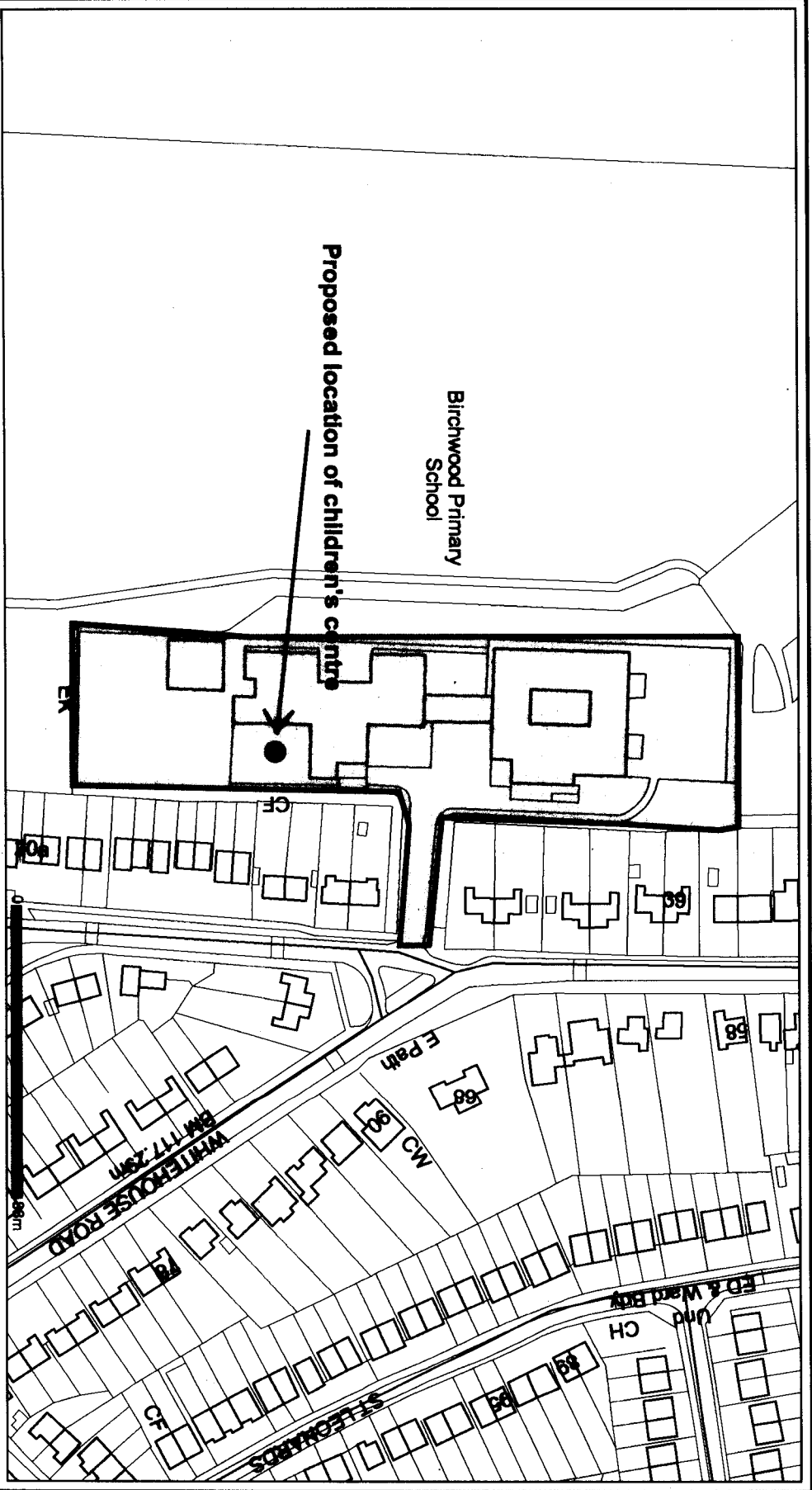
- 5.1 It is concluded that the proposed development is in accordance with policies contained within the Development Plan. The proposed development would harmonise with the existing school building and would not have an adverse impact upon the visual amenity or traffic network of the surrounding area.

## **6. Environmental Implications**

- 6.1 It is considered that the proposed development would not have a significant adverse environmental impact.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

16th March 2007



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Ref No. NW17/07CC004

Drawn LH

Regulatory Committee 3 April 2007

Subject  
**Construction of a children's centre, Birchwood Primary Sch**

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John Deegan  
Strategic Director for  
Environment and Economy  
Shire Hall, Warwick, CV4 4AX

## Regulatory Committee - 3rd April 2007

### Birchwood Primary School, Dordon – Construction of a Single Storey Children’s Centre with Associated Facilities

#### Commencement Date

1. The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

#### Pre-Commencement

2. No development shall take place until samples of the materials including bricks and tiles be used in the construction of the external walls and roof of the building hereby permitted 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 schedule.

**Reason:** In order to ensure a satisfactory appearance of the completed development.

#### Operational Conditions

3. The development hereby permitted shall be carried out in accordance with the details submitted with application Reference No. NW17/07CC004 and in accordance with the approved plans comprising the site location plan dated 18/01/2007 and plans Reference No.s 0619/02, 0619/03 and 0619/04 and any samples or details approved in accordance with the conditions attached to this planning permission, unless these conditions require or allow or the County Planning Authority agrees in writing to any modifications.

**Reason:** In order to define the exact details of the planning permission granted and to secure a satisfactory standard of development in the locality.

#### Development Plan Policies Relevant to this Decision

##### Warwickshire Structure Plan 1996 – 2011:

- (i) **Policy GD3** – Overall Development Strategy



## **Adopted North Warwickshire Local Plan – (July 2006)**

- (i) **ENV11** – Neighbour amenities.
- (ii) **ENV13** – Building design.
- (iii) **ENV14** – Access design.
- (iv) **COM1** – New community facilities.

### **Reasons 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.