

AGENDA MANAGEMENT SHEET

Name of Committee

Regulatory Committee

Date of Committee

3rd April 2007

Report Title

**Westgate Primary School, Warwick -
Construction of a Modular Building to
Create a Children's Centre with Associated
Facilities**

Summary

This application is for the construction of a modular building to create a children's centre with associated facilities at Westgate Primary School, Warwick.

**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 29th January 2007
E-mail dated 19th February 2007 from the Warwick Society.
Letter dated 15th February 2007 from Warwick Town Council.
E-mail dated 26th February 2007 from resident of Martinique Square.
E-mail dated 18th February 2007 from resident of Martinique Square.
Letter dated 19th February 2007 from a resident of Martinique Square.
Letter dated 6th February 2007 from resident of Martinique Square.
Letter dated 12th February 2007 from resident of Martinique Square.

CONSULTATION ALREADY UNDERTAKEN:-

Details to be specified

Other Committees

.....

- Local Member(s)
(With brief comments, if appropriate)
- Other Elected Members Councillor R Randev – no comments received as
at 20th March 2007.
- 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 Warwick District Council – No objection.
- Health Authority
- Police Police Architectural Liaison Officer, Warwick – No
comments received.
- Other Bodies/Individuals The Warwick Society – Objection – See
paragraph 2.4.
Warwick Town Council – Objection – See
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 – 3rd April 2007

Westgate Primary School, Warwick - Construction of a Modular Building to Create a 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 modular building to create a children's centre with associated facilities at Westgate Primary School, Warwick, 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:	W874/07CC008
Received by County:	25th January 2007
Advertised date:	2nd February 2007
Applicant:	Strategic Director of Resources, Warwickshire County Council, PO Box 46, Shire Hall, Warwick, CV34 4RP.
The Proposal:	The construction of a modular building to create a children's centre with associated facilities.
Site and Location:	0.02 ha of land at Westgate Primary School, Bowling Green Street, Warwick, CV34 4DD. [Grid Ref 427940,264729].
	See plan at Appendix A .

1. Application Details

- 1.1 This application is for the construction of a modular building to create a children's centre with associated facilities in the grounds of Westgate Primary School, Warwick. 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. Westgate 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 seven members of staff to manage a total capacity of 22 visitors and 20 children.

Building Design and Proposed Development

- 1.2 The proposed children's centre would comprise a 'portakabin' style building and would be approximately 16m in length, 11m in width and 4m in height. The proposed building would occupy an area of approximately 0.02 hectares. The proposed building would be located within the school grounds, adjacent to the north western boundary of the school.
- 1.3 A tarmac patio is also proposed which would occupy an area of approximately 52m² adjoining the north eastern side of the building and a buggy store is proposed to be constructed adjacent to the existing safety surface and north western site boundary.

Proposed Access

- 1.4 Pedestrian access to the children's centre would be via the staff car park located to the north of the school, just off Bowling Green Street and adjacent to Martinique Square. The main entrance to the building would be located on the north western side and accessed by a Disability Discrimination Act (DDA) compliant ramp leading from the main school playground. A second entrance on the south eastern side of the building is proposed, also with a DDA compliant ramp leading from the proposed patio area. A further entrance on the north eastern side comprising a set of steps is proposed.
- 1.5 Although the application considers a variety of nearby locations where visitors can park, 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.

Opening Hours

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

2. Consultations

- 2.1 **Warwick District Council** – No objection.
- 2.2 **Councillor R Randev** – No comments received as at 20th March 2007.
- 2.3 **Police Architectural Liaison Officer, Warwick** – No comments received.
- 2.4 **Warwick Society** – Object on the grounds that the proposal does not accord to policy DAP10 of the adopted Warwick District Local Plan, as it is considered that the 'portakabin' style of building would not be sympathetic with views into and out of the surrounding Conservation Area.

- 2.5 **Warwick Town Council** – Considers that the proposed building would not complement the character and design of the surrounding Conservation Area.

3. Representations

- 3.1 Five written representations have been received from local residents raising objection to the proposal on the following grounds:-
- (i) The building design is not in keeping with the surrounding Conservation Area and would affect the visual amenity of the surrounding area.
 - (ii) Noise, litter, odour from car fumes and disturbance from increased people and vehicle movements as a result of an increase in use of the school premises.

4. Observations

Site Description

- 4.1 Westgate Primary School is located to the south west of Warwick town centre. The proposed children's centre the subject of this application occupies an area of approximately 0.02 hectares located within the school grounds which is itself located within the Warwick Conservation Area.
- 4.2 Currently the site comprises a playground area with a black wooden temporary classroom a number of picnic tables and a small outside play area bounded by a red fence no higher than 1m.

Visual Impact

- 4.3 The residential properties to the north and north west of the site, overlooks the school and there have been a number of concerns from residents that the proposed building would not be in keeping with the visual appearance of the surrounding area. In addition, the Warwick Society have suggested that a 'portakabin' style building is out of character with the conservation area.
- 4.4 The site is within a conservation area and the proposed building would not be visible from public vantage points and therefore would not have a significant impact on the setting or appearance or the character of the conservation area.

Access and Traffic Generation

- 4.5 The access to the school is via a shared private access with the residential area of Martinique Square. Although there have been a number of complaints regarding the use of the private access for dropping off children at the school, it has been observed that at peak school times, most parents drop children off at the entrance to the private access and do not cause a long term problem regarding parking or blocking the access. The main objective of the children's centre is to provide a facility that is within walking distance and it is anticipated that most users would walk rather than drive, therefore it is considered that

parking and traffic would not be an adverse problem, enforcement of which is not a planning matter.

Development Plan Policies

- 4.6 Policies DP1, DP2, DP6, DP8, DP14 and SC7 of the Warwick District Local Plan (Revised Deposit Version) May 2005 consider respectively, layout and design, amenity, access, parking, accessibility and inclusion and directing community facilities. For reasons described in this report, it is considered that the design would not detract from the character of the conservation area and accord to the direction of these policies.

5. Conclusion

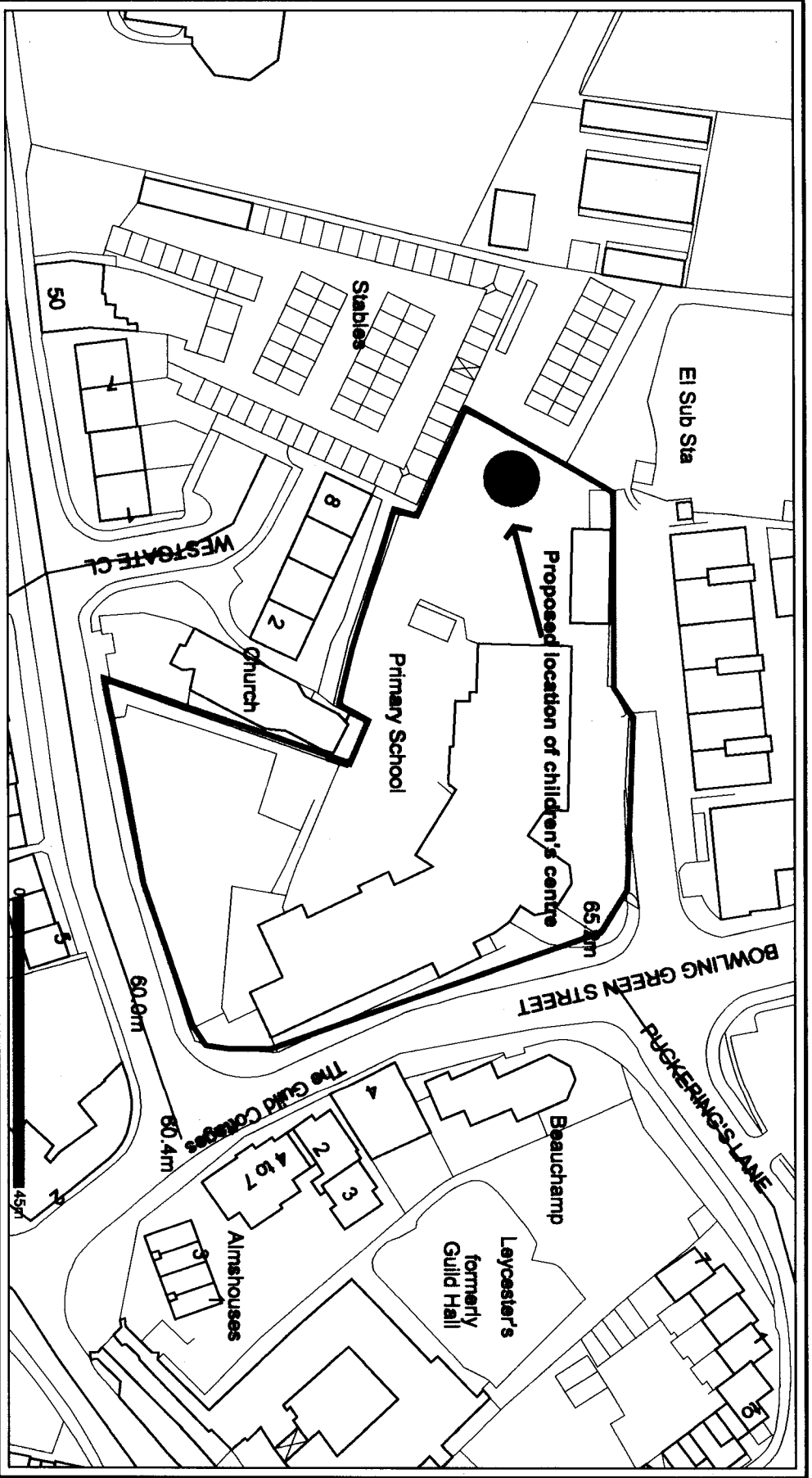
- 5.1 It is concluded that although the proposed development is located within a conservation area and comprises a temporary building, it is generally restricted from view from the public realm. It is on this basis that it is considered that with a temporary permission it would on balance be acceptable.

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

20th March 2007

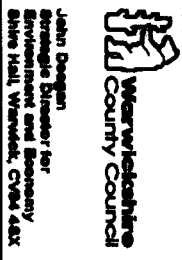


Scale 1:960
 Ref No. W874/07CC008

Drawn LH

Regulatory Committee 3 April 2007
 Subject
Construction of a children's centre, Westgate Primary Sch

Reproduced from the Ordnance Survey map. With the permission of the HMSO Controller Licence No. 100018285. (c) Crown Copyright.



Regulatory Committee – 3rd April 2007

**Westgate Primary School, Warwick – Construction of a
Modular Building to Create a Children’s Centre with
Associated Facilities**

Application No: W874/07CC008

Commencement Date

1. Within 5 years from the date of this permission the building approved by this permission, and its associated ancillary works and structures, shall be removed from the site and the land upon which the building and its associated ancillary works and structures stood shall be restored in accordance with a scheme which shall be submitted to and be approved by the County Planning Authority prior to the removal of the building and which shall then be implemented within 6 months of the removal of the building from the site.

Reason: The building because of its design, temporary nature and location is unsuitable for permanent retention.

Pre-Commencement

2. No development shall take place until details of the colour of the exterior 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 details.

Reason: In order to ensure a satisfactory appearance of the building.

Operational Conditions:

3. The development hereby permitted shall be carried out in accordance with the details submitted with application Reference No. W874/07CC008 and in accordance with the approved plans comprising the site location plan dated 23/01/2007 and plans Reference Nos. 5522/01, 5522/09, 5522/10 and 5522/11 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 Warwick District Local Plan – July 2006

- (i) **DP1** – Layout and design
- (ii) **DP2** – Amenity
- (iii) **DP6** – Access
- (iv) **DP8** – Parking
- (v) **DP14** – Accessibility and inclusion
- (vi) **SC7** – Directing 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 approval will preserve the character and appearance of the Warwick conservation area and furthermore there are no contrary material considerations sufficient to require the withholding of planning permission.