

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 3rd April 2007

Report Title Children’s Centre at Boughton Leigh Infant School, Brownsover, Rugby

Summary The application proposes the construction of a Children’s Centre at Boughton Leigh School, Brownsover, Rugby.

For further information please contact Richard Forbes
Planning Officer
Tel. 01926 412247
richardforbes@warwickshire.gov.uk

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

Background Papers Application details received 19th January 2007. Letter from the Water Officer, Community Protection regarding fire hydrants and water supplies dated 19th February 2007.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees
- Local Member(s) Councillor Ms K King } No comments received
(With brief comments, if appropriate) Councillor J Wells } as at 20th March 2007.
- 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 No comments received as at 8th March 2007.
- Health Authority
- Police
- Other Bodies/Individuals

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

Children's Centre at Boughton Leigh Infant School, Brownsover, Rugby

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 Boughton Leigh Infant School, Hollowell Way, Brownsover, Rugby, 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 : R28/07CC002.
- Submitted by: The Strategic Director of Resources on behalf of Cabinet.
- Received by: The Strategic Director for Environment and Economy on 19/1/2007.
- Advertised Date : 1/2/2007.
- The Proposal : Construction of a Single Storey Children's Centre with Associated Facilities. [Submitted under Regulation 3 of the Town and Country Planning Regulations 1992.]
- Site & Location : 3.95 ha of land at Boughton Leigh Infants School, Hollowell Way, Brownsover, Rugby, [Grid ref: 514.771].
- See plan in **Appendix A**.

1. Application Details

- 1.1 The application proposes the construction of a single storey children's centre as an extension to the existing school with associated access set well within the school site. The extension would have a floor area of 277 m², be constructed of brick with a pitched roof of around 20° and a maximum height of 5.5 m. It is intended that the area around the building would be fenced off to be separate from the main school entrance.

- 1.2 The building would include the following accommodation:-
- (i) Entrance lobby.
 - (ii) A large administration office.
 - (iii) A meeting room.
 - (iv) A dual purpose social space/seminar room.
 - (vi) A health visitors room.
 - (vii) An adult disabled toilet.
 - (viii) A crèche area, incorporating two children's toilets, storage and small cover external play area.
 - (ix) An Early Years Centre comprising of an administration office, entrance lobby, resource library and adult toilet.
- 1.3 It is intended that the centre will be used all year round and will be occupied by Boughton Leigh Children's Centre and the Rugby Early Years Centre. The Children's Centre will be used by the local community for training, health visitor , Job Centre and crèche facilities. Whilst the Early Years Centre will accommodate the Service and Administration team along with their resource library.
- 1.4 Children's Centres were introduced as part of the Government's spending review back in 2002. Their function is to provide an integrated approach to disciplines that provide good outcomes for children. Such disciplines include health, education, care and family support.
- 1.5 The minimum core service for such children's centres include:-
- (i) Good quality early education and full day care for 0-5 year olds (8am to 6pm all year round) and childminding networks.
 - (ii) Parent and family support services.
 - (iii) Child and family health services, including ante-natal services and support for parents/children with special needs.
 - (iv) Links with Job Centre Plus and Children's Information Service.

2. Consultations

2.1 **Rugby Borough Council** - No comments.

2.2 **Councillor Ms K King** - No comments received as at 20/3/2007.

- 2.3 **Councillor J Wells** - No comments received as at 20/3/2007.
- 2.4 **Community Protection** - No objection, subject to a condition.

3. Representations

- 3.1 None.

4. Observations

Site and Surroundings

- 4.1 Boughton Leigh Infant School lies within a spacious larger school campus also containing the adjacent Junior School. The campus is located within the residential area of Brownsover, and is bounded by residential properties, public walkways along the boundary or public highway.
- 4.2 The existing school itself is a single storey, flat roofed, brick built design. The majority of the school has a roof height of 2.9 metres.
- 4.3 The boundary closest to the proposed extension is adjacent to a walkway forming part of the Brownsover Estate, which is 52 metres away. Whilst the nearest residential properties are 58 metres way on Elter Close and Stretton Court.

Visual Amenity

- 4.4 As the centre is located some distance from the public walkways and neighbouring residential properties and the fact that it would be seen in the context of the existing school buildings it would not be prominent when viewed from locations outside of the school or it's access. As such in terms of visual amenity the impact on neighbours' and the public domain would be acceptable.
- 4.5 With regards to building design, the existing school is of a typical single storey, flat roof, brick build. The proposal would be built from sympathetic materials and although it would finished with pitched roof that would stand up to 2.8 metres higher than the existing flat roof, this would not result in an unacceptable appearance. Indeed, the additional scale massing and bulk of the tallest pitched roofs would be broken up by other roofs that are at a height between the proposed maximum and the existing flat roof. This gives a stepped appearance of roofs within the same elevation scenes.
- 4.6 In addition the proposed extension it has a number of design features that would add character to the building. These include a porthole type window and glassed lobby area, therefore, the design of the proposal would be acceptable.

Parking

- 4.7 The school site has existing parking provision, both in the formal car park and around the turning circle of the access road. Most users of the centre would walk to the centre, therefore, the current level of parking is considered acceptable.

Planning Policy

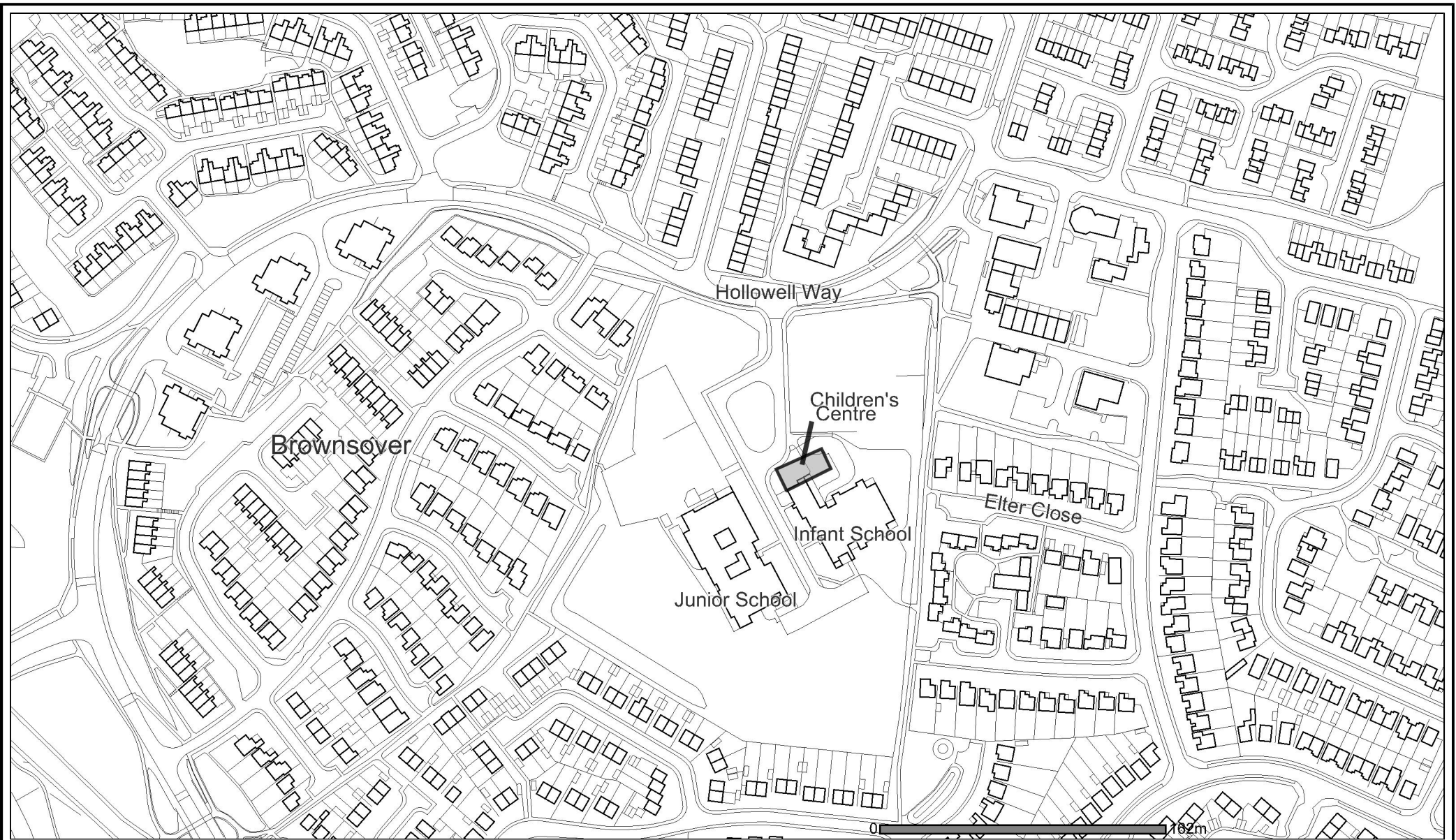
- 4.8 Whilst the school playing fields to the south of the school buildings are designated within the Rugby Borough adopted local plan as Open Space however this does not preclude extensions to the school.
- 4.9 Policy GP1 of the plan addresses the appearance and design of the development. As well as looking at the design of the new building the way it integrates with its surrounding context needs to be considered. Due to the link with the existing school and the intervening open land to the boundary the proposal would accord to this policy.
- 4.10 Policy GP2 – Landscaping requires the provision of high standard hard and soft landscaping. As the proposal is an extension to an existing site it benefits from the schools landscaping. In addition it has been suggested by the applicants that further landscaping would be provided and a condition has been attached.
- 4.11 Policy GP3 relates to the Protection of Amenity. Due to the distance from neighbouring properties and the scale of the proposal the impacts on Amenity would be acceptable. The development therefore accords with policy GP3.

5. Environmental implications

- 5.1 As the proposal is sited well within the site and adjacent to the existing school buildings the environmental impacts would be acceptable.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

20th March 2007



Scale 1: 3000

Ref No. R28/07CC002

Drawn Richard Forbes

Regulatory Committee - 3rd April 2007

Subject

Boughton Leigh School -Children's Centre



John Deegan
Strategic Director for
Environment and Economy
Shire Hall, Warwick, CV34 4SX

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Regulatory Committee - 3rd April 2007

**Children's Centre at Boughton Leigh Infant School,
Brownsover, Rugby**

Application No: R28/07CC002

Commencement Date

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

Reason: To comply with the provisions of section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-commencement

2. The development hereby permitted shall not be carried out other than in accordance with the details submitted with application reference no. R28/07CC002 and in accordance with drawing numbers 0608/05, 0608/04, the plan entitled 'Boughton Leigh Infant School' dated 22/9/2006 at a scale of 1:1250 and in accordance with any samples or details approved in accordance with these conditions.

Reason: To ensure development is carried out in accordance with the planning permission hereby granted.

3. Within 3 months of the commencement of development a scheme of landscaping incorporating native species shall be submitted to the County Planning Authority. Once approved, the scheme shall be implemented during the first available planting season following the commencement of the development. Any tree, shrub or hedge planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: In the interests of the residential and visual amenities of the area.

4. No development shall take place until samples of the external materials to be used in the construction of the 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 approved details.

Reason: To ensure the satisfactory appearance of the completed development.

Development Plan Policies Relevant to this Decision

Rugby Borough Council Local Plan 2006–GP1, GP2, GP3.

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.