

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee

**Date of Committee** 8th May 2007

**Report Title** Wellesbourne CE Primary School Annex, Wellesbourne - Construction of a Single Storey Extension to Create Three Classrooms, Additional Hard Play Area and Car Parking

**Summary** The application proposes the construction of a three classroom single storey extension with associated facilities, parking and additional hard play facilities at Wellesbourne CE Primary Annex, Mountford Close, Wellesbourne. The proposed development is to replace two existing temporary classrooms based on the main Wellesbourne Primary School site.

**For further information please contact** Sue Broomhead  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Planning Application registered 1st March 2007.  
Wellesbourne Parish Council letter dated 7th March 2007.  
Environment Agency letter dated 30th March 2007.  
Letters of representation from local residents.

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

Other Committees  .....

Local Member(s)  Councillor Mrs S Main – No comments received  
(With brief comments, if appropriate) as at 24/4/2007.

Other Elected Members  .....

- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott – comments noted and incorporated.
- Finance  .....
- Other Chief Officers  .....
- District Councils  Stratford on Avon District Council – No comments received as at 11/4/07. The application is to be reported to their Committee.
- 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 - 8th May 2007**

**Wellesbourne CE Primary School Annex, Wellesbourne -  
Construction of a Single Storey Extension to Create Three  
Classrooms, Additional Hard Play Area and Car Parking**

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

**Recommendation**

That the Regulatory Committee authorises the grant of planning permission for the erection of a single storey extension to create three classrooms, an office, meeting room, staff room and additional hard play area and parking at Wellesbourne CE Primary Annex, Mountford Close, Wellesbourne, 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 : S777/07CC010.

Submitted by: The Strategic Director of Resources on behalf of Cabinet.

Received by: The Strategic Director for Environment and Economy on 1/3/2007.

Advertised Date : 6/3/2007.

The Proposal : Replacement of two temporary classroom units with the construction of a single storey extension to the annex building. Extensions to create three new classrooms and improve existing facilities, plus the enlargement of existing hard play area and creation of additional teacher parking. [submitted under Regulation 3 of the Town & Country Planning Regulations 1992.]

Site and Location : 0.5 ha of land at Wellesbourne CE Primary School Annex, Mountford Close, Wellesbourne [Grid ref: 282.554].

See plan in **Appendix A**.

## **1. Application Details**

- 1.1 The application proposes the erection of a single storey extension to the side and rear of the existing Wellesbourne CE Primary School Annex, together with an additional parking space on site and enlarged hard play area. The extension would provide an additional three classrooms, office, meeting room and staff room on the site, and is proposed to replace two temporary classrooms currently located on the main Wellesbourne School Site. It is proposed to use materials to match the existing school.
- 1.2 The accommodation will provide facilities for an additional 25 pupils overall at the school as a whole, however two of the classrooms will be occupied by pupils currently located on the main school site in temporary classroom accommodation.

## **2. Consultations**

- 2.1 **Stratford on Avon District Council** - No comments received as at 11/4/2007 (to be reported to their Committee).
- 2.2 **Wellesbourne Parish Council** - Raises objections to the application on the grounds that the infrastructure of Mountford Close does not support the expansion of the annex.
- 2.3 **Councillor Mrs S Main** – No comments received as at 24/4/2007.
- 2.4 **Environment Agency** – No objections.

## **3. Representations**

- 3.1 The application was advertised by the posting of two site notices and the direct notification of 27 neighbouring properties.
- 3.2 Three letters of representation have been received from local residents.
- 3.3 The main grounds of objection from the letters are as follows:-
- (i) Existing and proposed traffic and transport issues around the school, and the omission of a drop off/pick up area on the site.
  - (ii) Surface water runoff.
  - (iii) Noise associated with the increased hard play facilities.

## **4. Observations**

### **Site and Surrounding Area**

- 4.1 Wellesbourne CE Primary School is a split site school, with both sites located on the north eastern fringe of the built up area of Wellesbourne. Pedestrian and

vehicular accesses to both sites are off Mountford Close, with the proposed development being located on the Annex site. The annex site is bounded to the south by residential properties, with open aspect fields to all other elevations. The total area of the annex site is 0.5 hectares.

- 4.2 The built development is proposed to be constructed to the eastern side and rear of the existing Wellesbourne CE Primary Annex, with the parking space to be located near to the vehicular entrance and existing hard play area extended to the east.

### **Traffic and Transport**

- 4.3 Vehicular access to the annex site is via a narrow single track road from Mountford Close. It is not proposed to change this access, and not proposed to allow any parent parking on site. One additional parking space is proposed for teachers on the annex site. In total there will be 25 parking spaces available for teachers and assistants across the two sites.
- 4.4 The development is expected to increase the overall numbers at the school by 25 pupils, and 1 teacher, although the annex site will be accommodating up to 75 additional pupils due to the pupils from the two temporary classrooms currently located on the main site being relocated to the proposed accommodation at the annex.
- 4.5 Concern and objections to the proposed development have been raised by local residents in relation to the existing traffic and transport problems and the potential impact that the development could have on the traffic and congestion in the area.
- 4.6 There is an existing traffic and congestion issue at the school, mainly as a result of the schools being located on a close, with narrow roads and limited parking. However, the proposed development is not intended to substantially increase the pupil or teacher numbers at the site. An additional parking space is proposed to accommodate the increase in teacher provision and the travel plan identifies the school is pro-active in trying to mitigate on street parking by trying to encourage parents and pupils to take their journeys to the school by alternative, more sustainable, means of travel.
- 4.7 The travel plan indicates that 40.8% of pupils arrive by either foot or cycle, with a further 23.5% opting to car share. It is reasonable to assume that this trend would continue if planning permission were to be granted for the additional accommodation, and by applying the percentage figures in relation to current car usage (34.6%) this would equate to an estimated additional 9 vehicles.
- 4.8 It is considered that the increase in pupil numbers and the associated traffic would have a negligible impact on the surrounding streets, and would not justify raising an objection to the application on highway impact grounds. Both the main school and the annexe site are accessed via an enclosed road system (Mountford Close) with only one access egress to the wider road network. Thus whilst this development will result in some traffic transfer from the main site to the annexe it will not result in significant extra traffic on the overall road network.

## **Surface Water Drainage**

- 4.9 Concern relating to surface water drainage and the increase surface water run off has been raised by local residents due to an existing water run off issue at the site. The planning application is supported by a flood risk assessment and the Environment Agency have raised no objection to the proposed development. A condition is proposed to be attached to any planning permission granted requiring a scheme for the provision and implementation of the surface water regulation system.

## **Noise**

- 4.10 Noise from the increased hard play facility adjacent to the neighbouring properties has been raised as an objection to the proposed development. It is considered that although there will be an increase number of pupils on site, and the hard play area is proposed to be extended, that the site is in educational use and the location is currently used by the school as play facilities. The hard play area will be no more frequently used than currently, and should not adversely impact on the surrounding residents. Overall the impact on neighbours' amenity would be acceptable.

## **Design and Appearance**

- 4.11 The proposed development has been designed to match the external appearance of the existing building in both design and materials, and will be constructed to ensure that the building is compliant with the Disability Discrimination Act (DDA). There are no trees to be felled in association with the development and the design approach is appropriate to the area, and considered to be acceptable in the location.

## **Planning Policies**

- 4.12 Policy ER1 of the adopted Warwickshire Structure Plan 1996–2011 seeks to protect environmental assets and ensure development respects the character and quality of its towns and countryside. The proposed development would not have an adverse impact on the local landscape and therefore complies with policy.
- 4.13 Policy DEV.1 and DEV.5 of the Stratford-on-Avon District Local Plan Adopted July 2006 sets out the general principles of acceptable development and provision of car parking. It is considered that the development is in accordance with these policies.

## **5. Conclusions**

- 5.1 The proposed development is considered to be in accordance with development plan policies and would not have an adverse impact on the amenity of the locality as a whole. The extension is considered to be in keeping with the existing development on site and will provide increased facilities in accordance with the Disability Discrimination Act. The proposed increase in vehicular

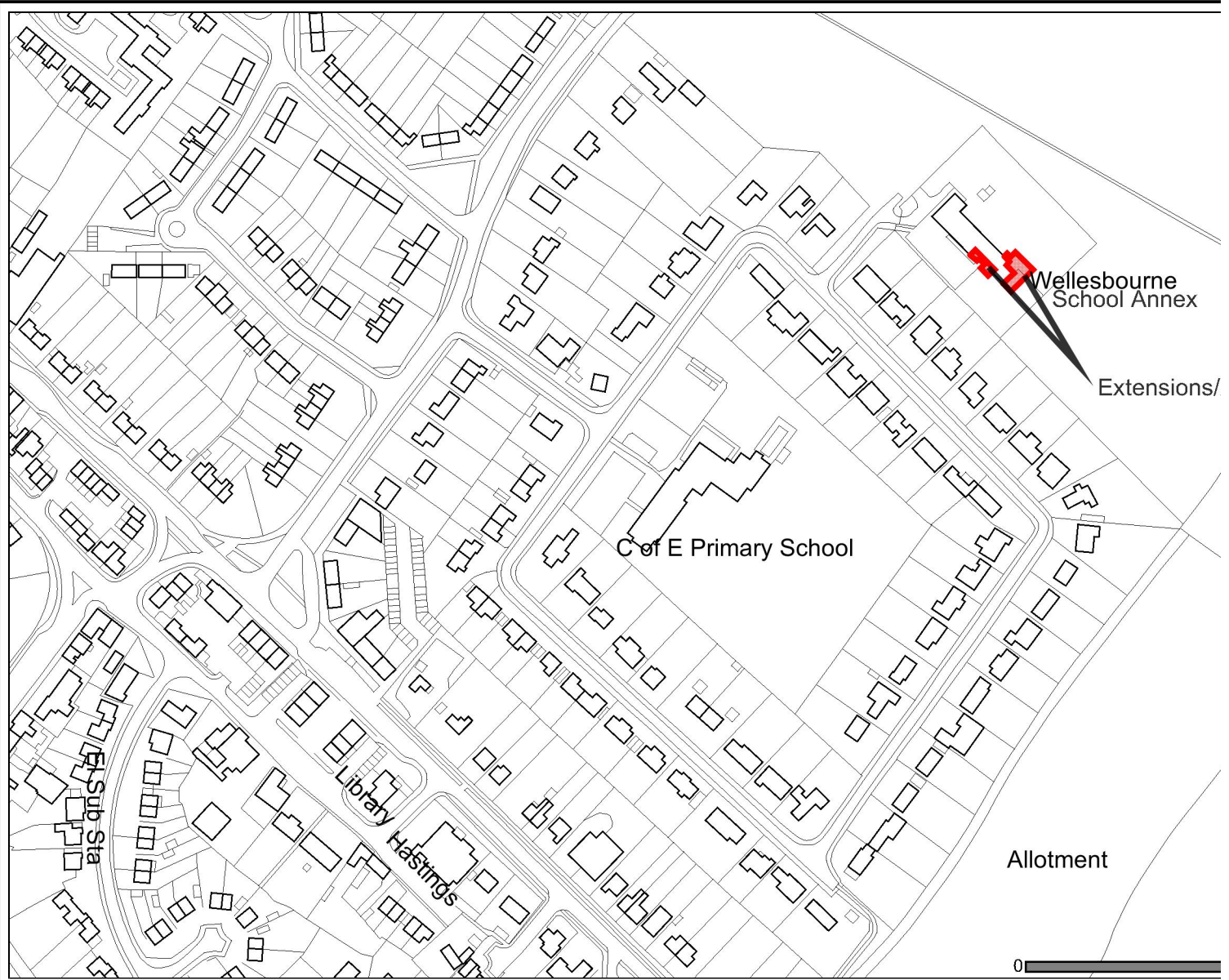
numbers will not adversely impact the highway network sufficiently to justify an objection to the application on highway impact grounds.

## **6. Environmental Considerations**

- 6.1 It is considered that there are no significant environmental considerations associated with the proposed development.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

24th April 2007



Scale 1: 3000

Ref No. S777/07CC010

Drawn Richard

Regulatory Committee - 8 May 2007

Subject

**Wellesbourne Primary Annex - Extensions and Alterations**

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**Regulatory Committee - 8th May 2007**

**Wellesbourne CE Primary School Annex, Wellesbourne -  
Construction of a Single Storey Extension to Create Three  
Classrooms, Additional Hard Play Area and Car Parking**

**Application No: S777/07CC010**

**Commencement Date**

1. The development hereby approved shall be commenced no later than 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**Pre-Commencement**

2. Prior to the commencement of development a scheme for the provision and implementation of a surface water regulation system including the use of Sustainable Urban Drainage Systems, as detailed within the Flood Risk Assessment dated 22/12/06, shall be submitted to and approved in writing by the County Planning Authority. The scheme shall then be implemented in accordance with the approved details.

**Reason:** To reduce the risk of flooding resulting from the development of the site.

**General Operations**

3. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: S777/07CC010, the 1:1250 site plan, location plan dated Dec 06, drawing numbers 2199-09 rev D, 2199-010 rev D, 2199-11 and 2199-12 unless otherwise agreed in writing by the County Planning Authority.

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

4. The external brick facing of the development hereby approved shall closely match in colour and texture those of the existing building. If the existing building consists of a variety of materials or a near match cannot be found, the written approval of County Planning Authority shall be obtained for the external finish materials to be used prior to the commencement of development.

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

5. Within 3 months of occupation of the new teaching accommodation the two mobile classrooms, their bases and associated paving sited on the main school shall be removed from the site and the land reinstated to grass.

**Reason:** To protect the residential amenities of the area.

6. Within 3 months of the occupation or use of the development hereby permitted, the existing School Travel Plan shall be reviewed and updated and submitted to the County Planning Authority for its approval in writing. Upon approval, the reviewed School Travel Plan shall be fully implemented and an annual monitoring report on its effectiveness submitted to the County Planning Authority.

**Reason:** In the interest of highway safety.

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

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

ER.1 – Natural and Cultural Environmental Assets.

#### **Stratford District Local Plan Review 1996 – 2011 July 2006**

- (i) DEV.1 – Layout and design.
- (ii) DEV.5 – Parking.

### **Reasons for the Decision to Grant Permission**

The proposed development is considered to be in accordance with development plan policies and would not have an adverse impact on the amenity of the locality as a whole. The extension is considered to be in keeping with the existing development on site and will provide increased facilities in accordance with the Disability Discrimination Act. The proposed increase in vehicular numbers will not adversely impact the highway network sufficiently to recommend refusal.

**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.