

**AGENDA MANAGEMENT SHEET**

**Name of Committee** Regulatory Committee  
**Date of Committee** 24th July 2007  
**Report Title** **Bishopton Primary School - Installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Stratford-upon-Avon**

**Summary** This application is for the installation of a modular building for use as a Children's Centre at Bishopton Primary School, Drayton Avenue, Stratford-upon-Avon.

**For further information please contact** Ruth Bradford  
Student Planner  
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**Would the recommended decision be contrary to the Budget and Policy Framework?** Yes/No

**Background Papers** Planning Application registered on 25/5/07.  
Letter from Stratford on Avon District Council dated 27/6/07.  
Letter from Stratford-upon-Avon Town Council dated 26/6/07.  
Letter dated from Adult Health and Community Services dated 19/6/07.

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

Other Committees  .....

Local Member(s)  Councillor R Hyde – no comments received as at 10/7/07.  
(With brief comments, if appropriate) Councillor M Perry – no comments received as at 10/7/07.

Other Elected Members  .....

- Cabinet Member  .....  
(Reports to The Cabinet, to be cleared with appropriate Cabinet Member)
- Chief Executive  .....
- Legal  I Marriott – agreed.
- Finance  .....
- Other Chief Officers  Libraries, Adult Learning and Culture – observations received see paragraph 2.4.
- District Councils  Stratford on Avon District Council – no objection. Stratford on Avon District Council Environmental Health Officer – no comments received.
- Health Authority  .....
- Police  .....
- Other Bodies/Individuals  Stratford-upon-Avon Town Council – no objection.

**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 - 24th July 2007

### Bishopton Primary School - Installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Stratford-upon-Avon

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

#### Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Drayton Avenue, Stratford-upon-Avon 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: S584/07CC018.

Received by County: 25th May 2007.

Advertised date: 6th June 2007.

Applicant: Strategic Director for Resources on Behalf of Cabinet.

The Proposal: Installation of a Modular Building for use as a Children's Centre.

Site and Location: Bishopton Primary School covers 2.76 ha of land to the west of Stratford, Grid reference: 418397, 255646.

See plan in **Appendix A**.

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## 1. Application Details

- 1.1 This is an application to erect a single storey, free standing (Portakabin type) modular building, with a partially covered external play area, on a site within the grounds of Bishopton primary school. The modular building would be used to provide a Children's centre for the locality.

- 1.2 The building would be 12 metres wide, 18 metres long and 4 metres high and consist of an entrance hall, kitchen, two offices, a meeting room, seminar room, Health visitors room, four toilets and a crèche.
- 1.3 The building will be constructed using 'Plastisol' panels with a contrasting trim. The roof would be approximately two degrees and finished with a waterproof membrane. The building would have white UPVC double glazed windows.

## **2. Consultations**

- 2.1 **Stratford on Avon District Council** – no comments received.
- 2.2 **Stratford Parish Council** – no comments received.
- 2.3 **Stratford on Avon District Council Environmental Health** - no comments received.
- 2.4 **Libraries, Adult Learning and Culture** – no objection, however works should take place outside the main nesting season to avoid disturbance to nesting birds.
- 2.5 **Councillor R Hyde** – no comments received as at 10th July 2007.
- 2.6 **Councillor M Perry** – no comments received as at 10th July 2007.

## **3. Representations**

- 3.1 None.

## **4. Observations**

### **Site and Surroundings**

- 4.1 Bishopton Primary School covers 2.76 ha of land off Drayton Avenue, to the west of Stratford town centre. The development would cover an area of 225 square metres on the eastern boundary of the school.
- 4.2 The school site is generally flat with playing fields to the rear.
- 4.3 The proposed development site is bounded to the east by a new housing development, to the south by a privately owned nursery school and to the west by the main school buildings. Drayton Avenue runs north west along the northern boundary of the school.
- 4.4 The site is currently a mixture of a fenced grass play area and an open grass land with hawthorn trees and bushes. Access to the site is gained via a tarmac road with separate gated vehicular and pedestrian access.
- 4.5 The school site is fenced off from Drayton Avenue by 1.5 metre high wooden fencing. The adjoining residential properties are screened from the development site by 1.8 metre high wooden boundary line fence. There is currently a

1.8 metre high fence dissecting the site to secure the nursery play area. This would be removed to enable the development and new play area will be provided for the nursery school.

### **Visual Impact**

- 4.6 The development would be situated towards the eastern side of the school and would be visible from the road. However, the visual impact would be limited by fencing along the front of the school along with a grassed area with mature trees in front of the fence, partially screening the development site.

### **Impact on Neighbour Amenity**

- 4.7 The development would be approximately 1.4 metres away from the boundary between the school and the neighbouring residential properties. The closest residential properties to the development are 2 and 3 storey houses but the facing walls of the residential properties have no windows so would not over look the development.
- 4.8 The proposed building would be single storey with a low pitched roof. There would be just two obscured glass windows on the elevation of the proposed building facing the new housing. The proposed building will also be screened from the ground floor of the neighbouring housing by a 1.8 metre high wooden fence. Therefore is sufficient to ensure the privacy of the neighbouring housing.
- 4.9 Hard and soft out door play areas affected would be reinstated. There would be no increase in noise from this development as the proposed play areas are smaller than the current play areas.

### **Parking and Traffic Issues**

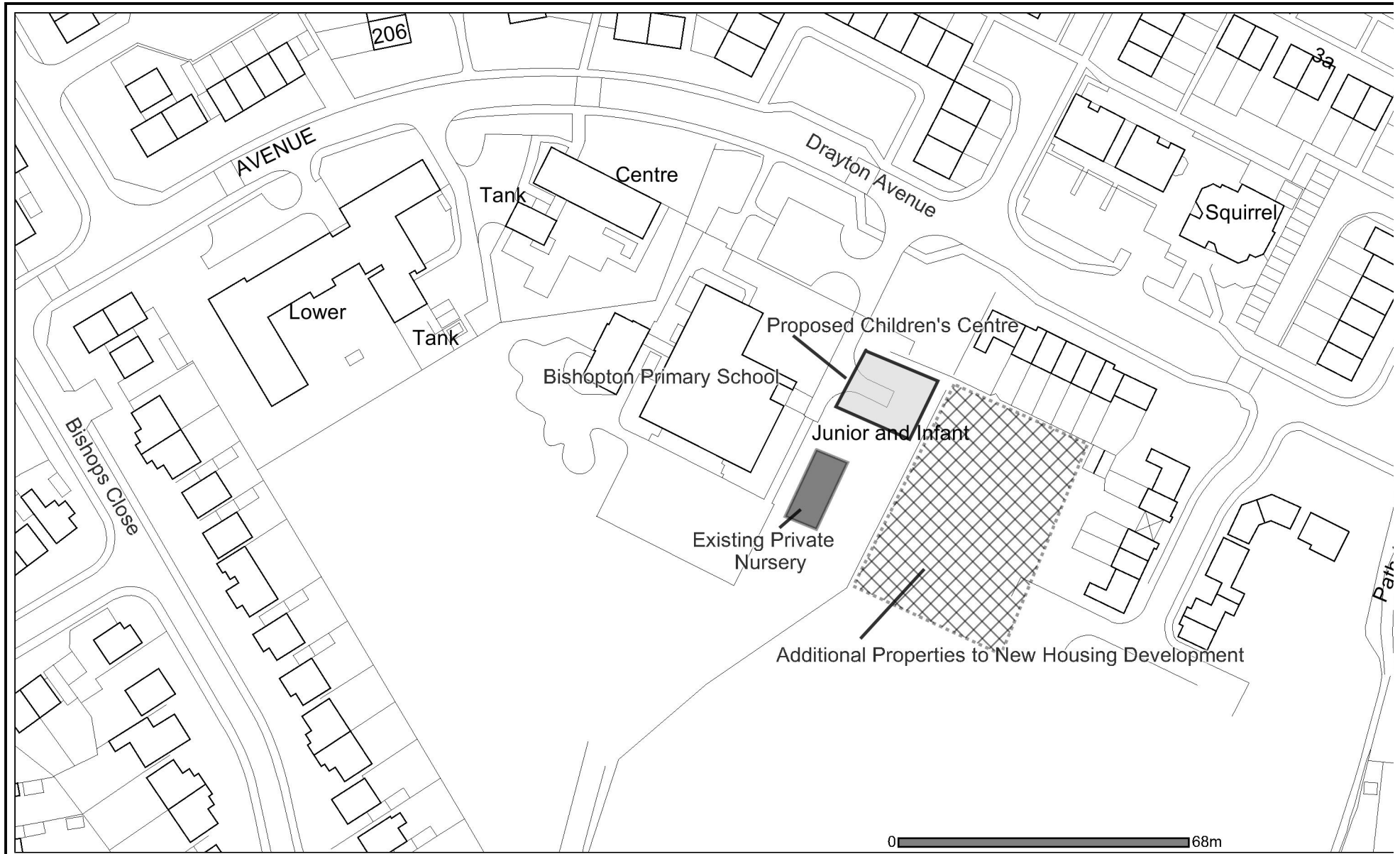
- 4.10 The school is already currently running the majority of the services to be provided by the children's centre using the existing community centre and these services would transfer over to the new building. Therefore, there would not be a significant increase in the number of visitors to the site. There would be an increase of eight staff using the site but they would not work at the same time during the day.
- 4.11 There would be no additional parking provided by this development. The school has a limited number of officially marked parking bays on site and the site is accessible by foot and public transport.
- 4.12 The development would provide services located close to the residential area, which would meet the needs of the local community and would be easily accessible by foot and public transport. The proposed development therefore accords with Policy COM.3 Local Shops and Services of the Stratford on Avon District Local Plan, which states that the provision of new services which meet the needs of the community will be encouraged and they should be located close to existing residential areas and be accessible by foot and cycle.

## **5. Conclusion**

- 5.1 The proposed development accords to the relevant policies in the development plan. It is considered that the benefit of the increase in services offered to the local community, as a result of the development, outweighs any possible negative visual impact and impact on the neighbouring dwellings.

JOHN DEEGAN  
Strategic Director for Environment and Economy  
Shire Hall  
Warwick

10th July 2007



Scale 1: 1250

Ref No. S584/07CC018

Drawn Ruth Bradford



Regulatory Committee - 24 July 2007

Subject

**Bishopton Primary School - Children's Centre**

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John Deegan  
Strategic Director  
Environment and  
Shire Hall, Warw



**Regulatory Committee – 24th July 2007**

**Bishopton Primary School - Installation of a Modular Building for use as a Children's Centre at Bishopton Primary School, Stratford-upon-Avon**

**Application No: S584/07CC018**

1. The development hereby permitted shall be commenced no later than three 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.

2. The development hereby permitted shall be carried out in accordance with the details submitted with application Reference No. S584/07CC018 and in accordance with the approved plans comprising plans Reference Numbers 5534/01C, 5534/06 and 5534/03D and 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.

3. The development hereby permitted shall not be commenced until full details of external colouring for the proposed walls and roof of the building hereby approved have been submitted and approved in writing by the County Planning Authority. The development shall then be carried out in accordance with the said approved colours.

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

**Development Plan Policies Relevant to this Decision**

**The Stratford on Avon District Local Plan Review (2006):**

- (i) Policy COM.3.
- (ii) Policy DEV.5.

## 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 justify refusal of planning permission.

**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.

**Note:** Work should avoid disturbance to nesting birds. Birds can nest in many places including buildings, trees, shrubs, dense ivy, and bramble/rose scrub. Nesting birds are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act 2000. The main nesting season lasts approximately from March to September, so work should take place outside these dates if at all possible. N.B birds can nest at any time, and the site should ideally be checked for their presence immediately before work starts.