

- Legal I Marriott – agreed.
- Finance
- Other Chief Officers
- District Councils Warwick District Council – no comments received.
- Health Authority
- Police No comments.
- Other Bodies/Individuals Environment Agency – no comments.

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

Newburgh Primary School, Warwick - Construction of a Single Storey Extension 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 single storey children's centre extension and associated facilities at Newburgh Primary School, Kipling Avenue, 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 No:	W1460/07CC013
Submitted by:	Strategic Director of Resources
Received by:	Strategic Director for Environment and Economy on 22nd January 2007 (valid 11th April 2007).
The Proposal:	The construction of a single storey children's centre and associated facilities.
Site and Location:	1.92 hectares of land at Newburgh Primary School, Kipling Avenue, Warwick (grid ref: 436478,290803).
	See plan in Appendix A .

1. Application Details

- 1.1 The proposed development is for the erection of a single storey 120m² children's centre and associated facilities to be located on the eastern aspect of the primary school, set back from the highway and on land currently laid to grass adjacent to the hard play areas.

- 1.2 The use of materials on the extensions would largely reflect the existing materials and have cedar panels and powder coated aluminium windows interposed between brickwork panels.
- 1.3 The use of the proposed extensions is for children's centre purposes and is intended for 52 weeks of the year. It will be used by the local community for training, Crèche and Health visitor functions.
- 1.4 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 child minding 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 **Councillor R Randev** – no objections.
- 2.2 **Warwick District Council** – no comments received.
- 2.3 **Environment Agency** – no objection.
- 2.4 **Police Liaison Officer** – no objection.
- 2.5 **Warwick Town Council** – no comments received.

3. Representations

- 3.1 One letter of representation has been received from a local resident. The letter raises concern about an existing willow tree which is located within the school grounds which is blocking light from her property. It is not proposed to fell the tree as part of development.

4. Observations

- 4.1 Newburgh Primary School is located within a residential area to the south east of Warwick. The site, the subject of this application, is currently occupied by a Primary School and associated playing fields. The main vehicular and pedestrian access to the school is located off Kipling Avenue, with the application proposing to relocate the pedestrian entrance to the east of the existing pedestrian entrance.
- 4.2 The site is surrounded by residential properties to the south, west and east and to the north by highway with residential properties beyond. The proposed

development is located 11 metres from the closest residential boundary, and set some 40m from the highway boundary.

- 4.3 The concern raised by a local resident refer wholly to the existing willow tree sited within the school grounds on the eastern boundary of the site. The concern relates to the tree blocking light to the adjoining residential property due to the scale of the tree. The applicant has advised that they wish the willow tree to be retained.
- 4.4 There have been no objections to the siting, location, design or appearance of the proposed development. The development has been designed to complement 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). The siting and design approach are considered to be acceptable in this location.
- 4.5 The only concern raised in relation to this application is the existing willow tree, which the applicant does not intend to remove as part of this development. The willow tree is located on the school boundary, and will be approximately 10 metres from the proposed extension. The extension does not require the felling of the tree, nor will the tree impact on the proposed development in anyway, it is therefore not appropriate to refuse the application on grounds that the applicant wishes the willow tree will remain.
- 4.6 The development would not have an unacceptable impact on the amenity or appearance of the area as a whole, and should not have a detrimental impact on surrounding properties.

5. Planning Policy

5.1 Warwickshire Structure Plan 1996 – 2011:

- (i) Policy GD3 – Overall development strategy.

5.2 Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005:

- (i) Policy DP1 – Layout and Design.
- (ii) Policy DP2 – Amenity.

6. Conclusion

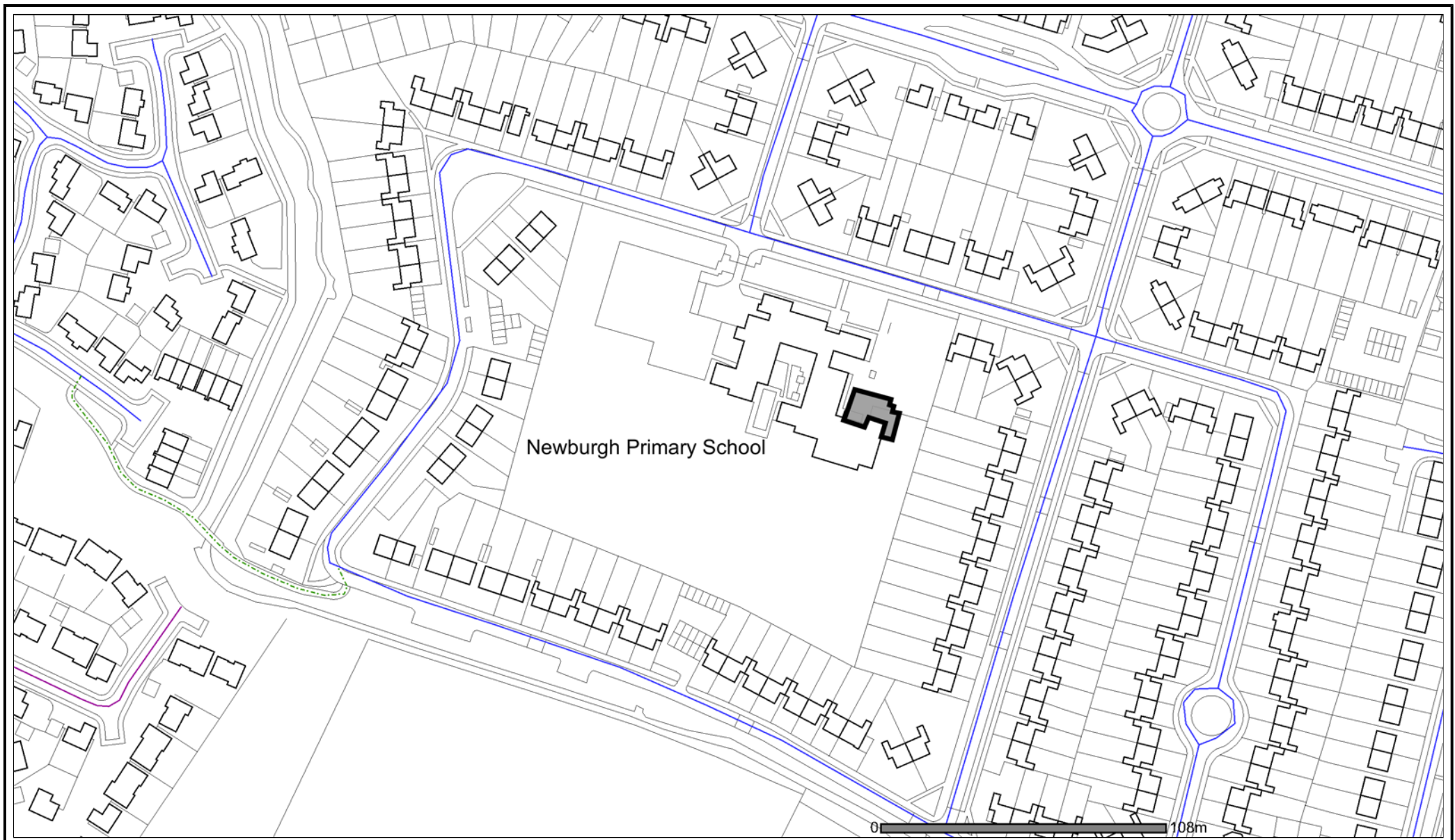
- 6.1 The proposed development is considered to be in accordance with development plan policies and would not have an adverse impact on the amenity of the locality as a whole. The extension is considered to be in keeping with the existing development on site and will provide increased facilities in accordance with the Disability Discrimination Act. It is not considered that concerns raised in relation to an existing tree on site would justify refusal of the application.

7. Environmental Considerations

- 7.1 It is considered that there are no significant adverse environmental considerations associated with the proposed development the subject of this application.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

10th July 2007



Scale 1: 2000

Ref No. W1460/07CC013

Drawn Sue Broomhead

Regulatory Committee - 24 July 2007

Subject
Nweburgh Primary School - Extension



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

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APPENDIX A OF AGENDA NO.

Regulatory Committee - 24th July 2007

**Newburgh Primary School, Warwick - Construction of a
Single Storey Extension to Create a Children's Centre with
Associated Facilities**

Application No: W1460/07CC013

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.

General Operations

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: W1460/07CC013, the 1:1250 site plan 2275-01 rev A, drawing numbers 2275-02 rev C and 2275-03 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.

3. 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.

Development Plan Policies Relevant to this Decision

Warwickshire Structure Plan 1996 – 2011:

Policy GD3 – Overall development strategy.

Warwick District Local Plan 1996 – 2011 (Revised Deposit Version) May 2005:

Policy DP1 – Layout and Design.

Policy DP2 – Amenity

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. It is not considered that concerns raised in relation to an existing tree on site would justify refusal of the application.

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.