

AGENDA MANAGEMENT SHEET

Name of Committee Regulatory Committee

Date of Committee 21 August 2007

Report Title Exhall Grange School, Bedworth - Increase the Height of the 'Gym Block' by 1 metre to comply with Sport England Specifications

Summary This report recommends the grant of planning permission to increase the height of the 'Gym Block' by 1 metre to comply with Sport England specifications at Exhall Grange School and Science College, Wheelwright Lane, Ash Green, Bedworth.

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

Background Papers Submitted applications, plans and design and access statement received 26 June 2007.
 Letter from local resident received 19 July 2007.

CONSULTATION ALREADY UNDERTAKEN:- *Details to be specified*

- Other Committees Regulatory - 26 November 2006.
- Local Member(s) Councillor F McCarney – No comments received (With brief comments, if appropriate) as at 7 August 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 Nuneaton and Bedworth Borough Council – No comments received.
Nuneaton and Bedworth Borough Council, Environmental Health - No comments received.
- 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 - 21 August 2007

**Exhall Grange School, Bedworth - Increase the Height of the
'Gym Block' by 1 metre to comply with Sport England
Specifications**

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

Recommendation

This report recommends the grant of planning permission to increase the height of the 'Gym Block' by 1 metre to comply with Sport England specifications at Exhall Grange School and Science College, Wheelwright Lane, Ash Green, Bedworth, 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 : N109/07CC022

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

Received by: The Strategic Director for Environment and Economy on
26/6/2007.

Advertised Date : 5 July 2007.

The Proposal : Increase the height of the 'gym block'(granted permission
22/11/06) by 1 metre to comply with Sport England
specifications. [submitted under Regulation 3 of the Town and
Country Planning Regulations 1992.]

Site & Location : 10.12 ha of land at Exhall Grange School and Science College,
Wheelwright Lane, Ash Green, Bedworth, Warwickshire [Grid
ref: 335.842].

See plan in **Appendix A**.

1. Application Details

- 1.1 Consent was granted for various buildings and other works at the school by Regulatory Committee on 26 November 2006. These are required as a result of a freehold land transfer of part of the Exhall Grange School site to the Royal National Institute for the Blind, to improve their Rushton Hall School facility. The land transfer would mean that some accommodation would need to be replaced in the southern part of the existing site to ensure that the new Exhall Grange School can operate effectively.
- 1.2 The approved gym block has been subject to further consultation since the planning approval, principally with Nuneaton and Bedworth Sports Trust, Opportunities 2012 and Sport England (West Midlands Region) regarding what changes may be required to make the gym building suitable for grant funding for a further extended to a sports hall sometime in the future.
- 1.3 Sport England has identified the following requirements to facilitate any future extension. These include the following:-
- (i) Raising the height over the badminton courts from 6.7 metres to 7.6 metres.
 - (ii) Keeping the floor level throughout, as such it has not been possible to sink the height of the gym relative to the changing rooms.
 - (iii) Boiler room and weights room increased.
- 1.4 In addition there is an existing flat roof covering a building that will form part of the gym block that is not in good condition and should be treated to ensure that future maintenance is kept to a minimum.
- 1.5 As a result of the above requirements this proposal seeks consent for amendments to the building design involving raising the main roof ridge height from 9 metres to 10 metres. In addition, the existing pitched roof that covers the weights room and changing area is to be expanded to cover the existing single storey flat roofed building. This would result in the pitch height rising from 5.3 metres to 6.6 metres in height, and the roof span increasing from 11.8 metres to 23.5 metres.
- 1.6 The gym block is sited away from the main blocks and would be the southern most building on the site adjacent to the school's playing fields.

2. Consultations

- 2.1 **Nuneaton and Bedworth Borough Council** – No comments received.
- 2.2 **Nuneaton and Bedworth Borough Council, Environmental Health** - No comments received.
- 2.3 **Councillor F McCarney** – No comments received as at 7 August 2007.

- 2.4 **Sport England (West Midlands Region)** – No objection to the proposal and are happy to see that their comments are incorporated in the revised scheme.

3. Representations

- 3.1 One letter from a nearby resident raising no objection to the proposal, but is concerned at the lack of maintenance of a piece of land located close to their property.

4. Observations

Site and Situation

- 4.1 Exhall Grange School campus, including the Royal National Institute of Blind People (RNIB) Rushton Hall School, currently occupies a large area of 25 hectares. Most of the school buildings are sited in the northern part of the site whilst to the south lies extensive open school playing fields bounded by a hedgerow of mature trees, including Poplars.
- 4.2 The development site is bounded by the RNIB school to the north, with Wheelwright Lane Primary School and residential properties to the east, to the south lies an area of open land, whilst to the western boundary lies part of Blackberry Lane, which serves as an access for Grange Farm at this point. The land to the west and south of the school site is largely open and forms part of the Warwickshire Green Belt, however the school site is not included within the designated Green Belt.
- 4.3 The school has been developed in a piecemeal fashion. As such, a number of architectural styles and materials are present, although they have been designed specifically for purpose and are typical of school buildings of their period.
- 4.4 Both single storey and two storey buildings are found around the main buildings. However, the scale, massing and bulk of the two storey buildings is not too evident in some cases as the ground levels on site drop from west to east.

Visual Amenity and Impact on Neighbours

- 4.5 The gym block would be located well within the school with the nearest residential property outside the school site located 70 metres from the proposed increased height building. The school boundary is well screened by mature trees.
- 4.6 Due to the distance to residential properties and the site boundaries from which the gym block would be viewed, the increase in height of the building and the pitched roof extension would not have an overbearing impact. The design with pitched roof would also be acceptable for such a stand alone building.
- 4.7 The proposed external finish materials for the gym block would also be acceptable as the site benefits from a range of buildings of various forms and materials and the materials proposed would compliment that mix.

5. Policy

- 5.1 The local plan for the area is the Nuneaton and Bedworth Borough Local Plan 2006. The site has no specific designation, however, the Borough-wide policies such as the Environmental policies of the plan apply.
- 5.2 Policy ENV31 addresses development in areas where there are no specific proposals or policies to guide development and places the emphasis on the decision maker to take into account the merits of the scheme, their impact on nearby land uses and other material considerations to ensure a properly planned area. It is considered that this development accords with policy ENV31.

6. Conclusion

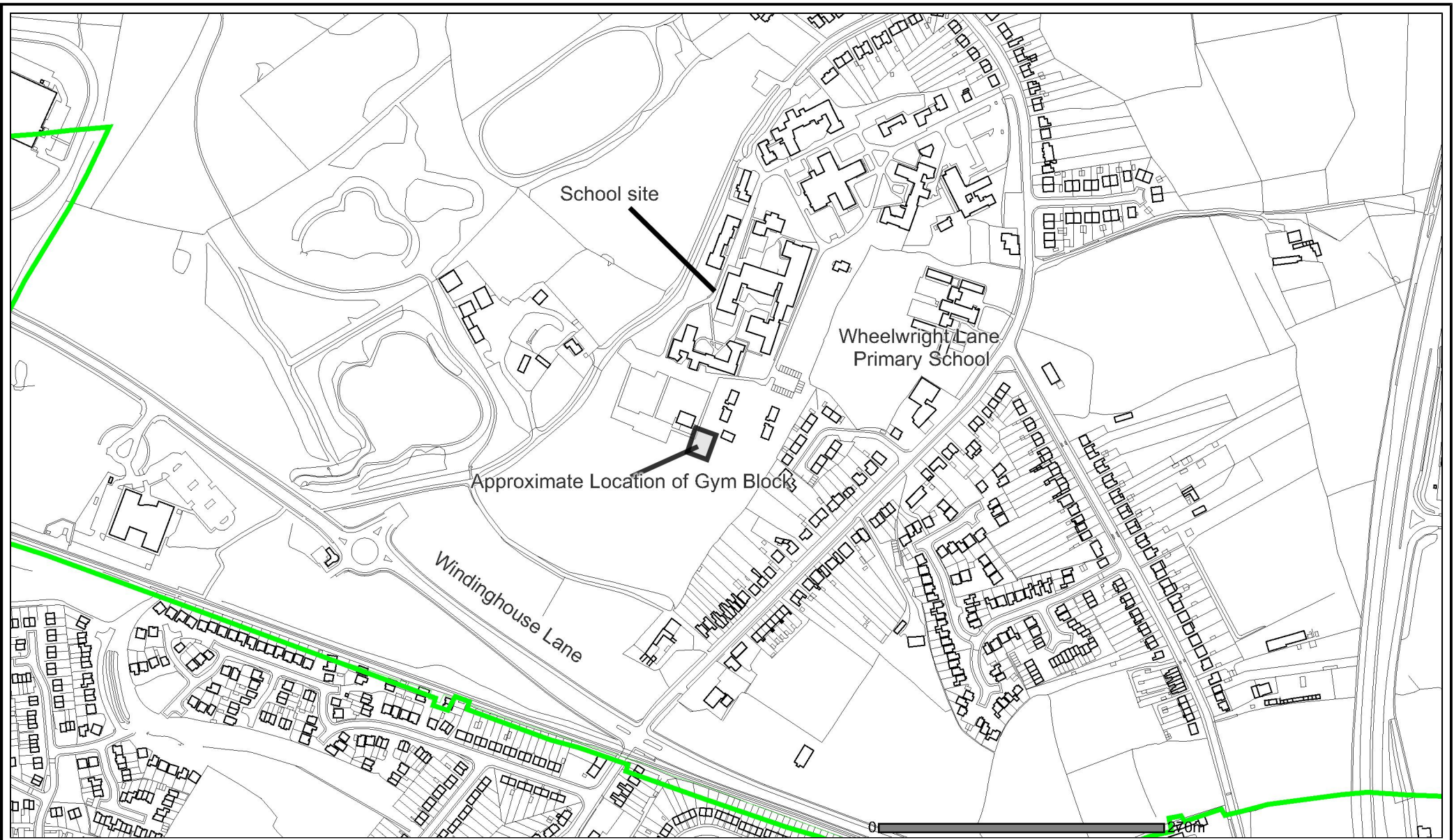
- 6.1 The proposal would accord with the local plan policies and would not have a significant detrimental impact in terms of neighbours' amenity nor on the visual amenities of the surrounding area.

7. Environmental implications

- 7.1 The proposal would have a limited additional impact within the vicinity as it is concerned with additions to an existing school.

JOHN DEEGAN
Strategic Director for Environment and Economy
Shire Hall
Warwick

6 August 2007



Scale 1: 5000

Ref No. N109/07CC022

Drawn Richard Forbes

Regulatory Committee - 21 August 2007

Subject

Exhall Grange School - Gym Block



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'Gym Block' by 1 metre to comply with Sport England
Specifications**

Application No: N109/07CC022

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 section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out other than in accordance with the submitted application ref: N109/06CC031 and drawing numbers 316-03 Rev T, 316-06 Rev N, and the 1:2500 site plan titled Exhall Grange School and Science College dated 25/6/2007 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.

Development Plan Policies and Proposals Relevant to the Decision to Grant Permission

Nuneaton and Bedworth Local Plan 2006-2011, Adopted June 2006

ENV31 - Other Development

This policy says that in areas where there are no specific proposals or policies to guide development, regard will be had to the merits of the proposals, their impact on nearby land uses, the provisions of the Structure Plan and other material considerations to ensure a properly planned area.

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.