

Regulatory Committee

Date: Tuesday 8 December 2020
Time: 10.30 am
Venue: Committee Room 2, Shire Hall

Membership

Councillor Mark Cargill (Chair)
Councillor Neil Dirveiks (Vice-Chair)
Councillor John Cooke
Councillor Anne Parry
Councillor Caroline Phillips
Councillor David Reilly
Councillor Clive Rickhards
Councillor Kate Rolfe
Councillor Jill Simpson-Vince
Councillor Adrian Warwick
Councillor Chris Williams

Items on the agenda: -

1. General

(1) Apologies

To receive any apologies from Members of the Committee.

(2) Disclosures of Pecuniary and Non-Pecuniary Interests.

Members are required to register their disclosable pecuniary interests within 28 days of their election or appointment to the Council. A member attending a meeting where a matter arises in which they have a disclosable pecuniary interest must (unless they have a dispensation):

- Declare the interest if they have not already registered it
- Not participate in any discussion or vote
- Must leave the meeting room until the matter has been dealt with (Standing Order 39).
- Give written notice of any unregistered interest to the Monitoring Officer within 28 days of the meeting Non-pecuniary interests must still be declared in accordance with the Code of Conduct. These should be declared at the commencement of the meeting.

2. Delegated Decisions

There are no new delegated decisions to note.

Planning Applications

- 3. Planning application NBB/20CC007- Exhall Grange School, CV7 9JG - Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings.** 11 - 24

Planning Application details, including all documents and plans, can be found via the following link - [Planning application NBB/20CC007](#)

- 4. Change of use of existing disused car park to form school external recreation space and car park, land adjoining Stratford High School, Alcester Road, Stratford-upon-Avon, CV37 9NH. SDC/20CC006** 25 - 40

Planning Application details, including all documents and plans, can be found via the following link – [Planning application SDC/20CC006](#)

Monica Fogarty
Chief Executive
Warwickshire County Council
Shire Hall, Warwick

Disclaimers

Webcasting and permission to be filmed

Please note that this meeting will be filmed for live broadcast on the internet and can be viewed on line at warwickshire.public-i.tv. Generally, the public gallery is not filmed, but by entering the meeting room and using the public seating area you are consenting to being filmed. All recording will be undertaken in accordance with the Council's Standing Orders.

Disclosures of Pecuniary and Non-Pecuniary Interests

Members are required to register their disclosable pecuniary interests within 28 days of their election of appointment to the Council. A member attending a meeting where a matter arises in which s/he has a disclosable pecuniary interest must (unless s/he has a dispensation):

- Declare the interest if s/he has not already registered it
- Not participate in any discussion or vote
- Must leave the meeting room until the matter has been dealt with
- Give written notice of any unregistered interest to the Monitoring Officer within 28 days of the meeting

Non-pecuniary interests must still be declared in accordance with the Code of Conduct.

These should be declared at the commencement of the meeting

The public reports referred to are available on the Warwickshire Web

<https://democracy.warwickshire.gov.uk/uuCoverPage.aspx?bcr=1>

Public Speaking

Any member of the public who is resident or working in Warwickshire, or who is in receipt of services from the Council, may speak at the meeting for up to three minutes on any matter within the remit of the Committee. This can be in the form of a statement or a question. If you wish to speak please notify Democratic Services in writing at least two working days before the meeting. You should give your name and address and the subject upon which you wish to speak. Full details of the public speaking scheme are set out in the Council's Standing Orders.

This page is intentionally left blank

Regulatory Committee

Tuesday 3 November 2020

Minutes

Attendance

Committee Members

Councillor Mark Cargill (Chair)
Councillor John Cooke
Councillor Anne Parry
Councillor Caroline Phillips
Councillor David Reilly
Councillor Clive Rickhards
Councillor Kate Rolfe
Councillor Jill Simpson-Vince
Councillor Adrian Warwick
Councillor Chris Williams

Officers

Helen Barnsley, Democratic Services Officer
Ian Marriott, Legal Service Manager
Sally Panayi, Senior Planning Officer
Matthew Williams, Senior Planning Officer
Scott Tompkins, Assistant Director for Environment Services

Others Present

Jasbir Kaur

1. General

- 1) Before the meeting started the Chair advised the Committee that in view of the current restrictions in place as a result of the Covid-19 pandemic, officers had been investigating the possibility of using drone footage in place of site visits.
- 2) The Committee welcomed Jasbir Kaur to the meeting. Jasbir retired in September 2020 after 30 years at Warwickshire County Council. The Chair thanked Jasbir for joining the meeting as the Committee had not had the chance to say goodbye to her before she left. The Chair thanked her on behalf of all Committee members for all the invaluable help, support and good guidance provided over the years.

Jasbir thanked the Committee for inviting her to the meeting and giving her the chance to say goodbye. She thanked the members for always working with officers to get the best outcomes for Warwickshire residents. Jasbir also thanked officers, including Ian Marriott, Legal Service Manager, for their work over the years.

(1) Apologies

Apologies were received from Councillor Neil Dirveiks.

(2) Disclosures of Pecuniary and Non-Pecuniary Interests.

None.

(3) Minutes of the Previous Meeting

In relation to Item 3 (Planning Application SDC/20CC003) the following amendment was recorded –

Councillor Anne Parry attended a meeting of the Snitterfield Parish Council (SPC). It was confirmed that Councillor Parry is not a member of SPC.

Following the above change, the minutes were agreed as a true and accurate record of the meeting on 4 August 2020. There were no matters arising.

2. Delegated Decisions

The Committee noted the delegated decisions made by officers since the last meeting as presented in the report.

3. Planning application RBC/20CM002: Land at Ling Hall Quarry Landfill Site, Coalpit Lane, Lawford Heath, Rugby, CV23 9HH

Sally Panayi, Senior Planner, presented the report to the Committee confirming the location and site area. It was noted that the site was in the Green Belt.

It was confirmed that permission was sought for the variation of condition 53 of planning permission R16/890805 which was granted in 1991. As a result of a reduction in landfill rates due to increased recycling following changes to Government policy, there remains a 4 million cubic metre void space on site. The application is seeking to extend the life of the landfill for an additional 10 years to comply with the landfill restoration and profiling agreed by the original planning permission in 1991. It was proposed that Condition 3 (relating to a Landscape and Environmental Management Plan) be redrafted and that Conditions 15 and 16 (relating to restoration and aftercare) be removed to avoid duplication and for technical clarification.

The following points were highlighted to the Committee –

- Odour; Environmental Health (EA) investigated complaints relating to odour from the site over the summer of 2020 but they were found to be unsubstantiated. Control of odours from the site is managed under the EA Permit.
- Dust & Asbestos; EA advised that no additional conditions were needed, and that sufficient controls and adequate procedures are already in place.
- Litter; complaints have been received regarding litter from the site. It was confirmed that severe storms early in 2020 caused damage to the litter fence which resulted in the release of litter from the site. It was confirmed that following this, the site had arranged for litter pickers to collect the litter. It was noted that when bad weather, particularly high winds, were forecast, the site shuts down operations completely. The EA confirmed that it had no further recommendations.
- HGV movements; concerns were raised in relation to vehicle movement to and from the site. The Committee noted that there is a S106 agreement in place to control the movement of vehicles. Complaints were also raised about parking of vehicles on the highway before the site opens. The applicant has written to operators to ask them not to do this, but this issue is not always within the applicant's control.
- Flooding/Surface Water; following concerns in relation to flooding and surface water on site, it was confirmed that a Surface Water Management Plan was in place as part of the permit from the EA. Following a question from Councillor Caroline Phillips, it was confirmed that some of the ditches that flood are part of the public highway and out of the control of the applicant. The applicant fulfils their duty in relation to the ditches and water ways on their land.

Public Speaker

Mr. Dale Aston from Lawford Lodge Farm spoke in objection to the application. Concerns were raised by Mr. Aston in relation to the systematic checks carried out by the Environment Agency and that they did not appear to be completed following complaints or concerns from local residents. Mr. Aston stated that he was disappointed that there were no representatives from the EA at the meeting and suggested that a site visit would allow members of the Committee to see the condition of the site. Mr. Aston questioned how Warwickshire County Council was monitoring the issues that were raised such as litter and odour and requested conditions on these matters.

Chris Lowden (SLR Consulting) spoke in support of the application. Mr. Lowden confirmed that a comprehensive Environmental Impact Assessment had been completed for the application and that the site is important for disposing of residual waste. Mr. Lowden stated that all objections had been fully examined and that the vast majority were not the fault of the applicant. It was confirmed to the Committee that the issue of litter at the start of the year was as a result of unprecedented weather conditions and that litter nets had been damaged. Litter pickers were employed to resolve the situation and the site is closed during bad weather if needed.

Following debate, it was agreed by the Committee that the conditions should be amended as proposed by Sally Panayi, following consultation with the Chair, and that the Chair would consider with the officers further changes to the S106 to strengthen the discipline exerted over vehicle routes. A revised version of the conditions can be found on the [Warwickshire County Council website](#).

The recommendation was proposed by Councillor Clive Rickhards and was seconded by Councillor Adrian Warwick. A vote was held, and the Committee voted unanimously in favour of the recommendation to grant planning permission.

Resolved

That, subject to the completion of satisfactory modifications to the section 106 obligations, the Regulatory Committee authorises the grant of planning permission for the variation of condition 53 to extend the life of the landfill and the associated waste management facilities, for a further 10 years until 14th May 2031, subject to the conditions (amended as proposed by Sally Panayi) and for the reasons contained within Appendices B and C of the report of the Strategic Director for Communities .

4. Planning Application : SDC/20CM008 - Edgehill Quarry, Edgehill

Matthew Williams, Senior Planner, presented the report to the Committee confirming the application sought permission to vary conditions imposed in 2018 in relation to the date upon which screening and processing operations must cease and the date upon which a restoration scheme must be submitted.

It was confirmed that the extension was required as a result of there being more recoverable material on site than originally thought. Operations were also delayed as a result of bad weather and the impact of the Covid-19 pandemic.

The extensions requested are as follows –

- The processing of existing stockpiles of overburden to continue until 31 March 2021
- The removal of processed material from the site to continue until 31 November 2021
- The date by which a detailed restoration scheme must be approved to be extended to 31st November 2021

The Committee was asked to note that a second application has been submitted in relation to infilling, restoration and after use of the site. This application will be reported to a later meeting of the Regulatory Committee.

It was noted that concern had been raised by local residents in relation to noise from machinery on the site. The complaint was investigated and the cause was found to be issues with one of the machines; following vehicle maintenance the issue was resolved.

The Committee noted that there were several concerns raised by residents such as noise, vehicle movement and dust from the site. It was confirmed that restrictions are in place as part of the conditions attached to the existing planning permission which it is proposed to repeat. If a cause for complaint does arise these conditions provide a means to remedy any issues.

It was agreed that following consultation with the Chair, additional conditions would be drafted in relation to the following –

- controlling turning movements into and out of the site
- requiring that a sign be erected at the access regarding turning movements
- enhancing the wheel washing facilities/procedures.

Following a question in relation to vehicle movements and mud on the highway, it was confirmed that as proposed, conditions 7 and 9 would allow Warwickshire County Council to take enforcement action in both matters.

Councillor Chris Williams spoke on behalf of the local Parish Council and stated that the application would not be supported. HGV's are going through the local village which goes against current conditions. It was also stated that residents believe that the requirement to use a wheel washer or high-pressure washer in order to keep the highway clean is not being done. The Parish Council stated that they believe these conditions, and others, are ignored by the site owner.

Following a question from Councillor Caroline Phillips it was confirmed that in order for Warwickshire County Council to take enforcement action against alleged breaches of conditions, details would need to be sent to officers. Councillor Williams confirmed that he would pass this message on to residents to ensure they contacted the Council with information on any future breaches of conditions.

The recommendation was proposed by Councillor Clive Rickhards and was seconded by Councillor Adrian Warwick. A vote was held, and the Committee voted 9 in favour of the recommendation to grant planning permission with one abstain vote.

Resolved

That the Regulatory Committee authorises the grant of planning permission to allow the variation of conditions 2 (Date upon which screening and processing operations must cease) and 3 (date upon which a restoration scheme must be submitted) of Planning Permission SDC/19CM001 in order to allow processing of existing stockpiles of overburden to continue until 31st March 2021, the removal of processed material from the site to continue until 31st November 2021 and the date by which a detailed restoration scheme for the site must be submitted for approval extended to 31st November 2021 subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

5. SDC/20CC004 for Proposed Development at Stratford Upon Avon High School, Alcester Road, Stratford-upon-Avon, CV3 9DH

Matthew Williams, Senior Planner, presented the report to the Committee confirming that the application was for an additional dining and kitchen space.

The school has had previous expansions, but the kitchen and dining facilities were not expanded at the same time and as a result the school was finding it difficult to operate. The kitchen and dining facilities need to be brought in line with the DfE guidelines.

The Committee noted that the design of the proposed expansion was in keeping with the structures already on site.

It was confirmed that six young trees would be lost during the expansion but there were conditions in place to replace them elsewhere on site. The County Ecologist had raised concerns about the mix of tree planned and had requested a better mix to ensure the impact of the development is offset. This has been secured by a condition.

The following additional condition was agreed by the Committee –

Before the building approved by this planning permission is first occupied a combined ecological and landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include proposed native species planting, at least one integrated bat or bird box and one fitted to a nearby appropriate tree and details shown on plan drawings including tree planting locations and the make and location of the bat and bird boxes. The agreed scheme shall be fully implemented in the first available planting season.

Reason: In accordance with NPPF, ODPM Circular 2005/06.

The recommendation was proposed by Councillor Clive Rickhards and was seconded by Councillor Adrian Warwick. A vote was held, and the Committee voted unanimously in favour of the recommendation to grant planning permission.

Resolved

That the Regulatory Committee authorises the grant of planning permission for an extension to form additional dining and kitchen spaces adjacent to existing, associated external works and relocated bin storage, subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities and subject to the additional condition recommended by Matthew Williams.

Regulatory Committee – 8 December 2020

Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings

**Exhall Grange School, Easter Way, Off Pro Logis Park,
Coventry, CV7 9JG**

NBB/20CC007

Application No.: NBB/20CC007

Advertised date: 04 November 2020

Applicant(s) Mr Craig Cusack
Warwickshire County Council
Shire Hall
Warwick
CV34 4RL

Agent(s) Mr David Lillico
Portakabin Ltd
141, Hinckley Road
Coventry
CV2 2QL

Registered by: The Strategic Director for Communities on 22 October 2020

Proposal: Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings.

Site & location: Exhall Grange School, Easter Way, Off Pro Logis Park, Coventry, CV7 9JG. [Grid ref: 433455.284143].

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a Portakabin building to provide 2 temporary classrooms for a period of two years subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

1. Application details

- 1.1 The application seeks consent for the temporary installation of a Portakabin building to provide two classrooms for a period of two years. The classrooms are required to provide accommodation for pupils while asbestos is removed from the classrooms in the main school building.
- 1.2 The flat roofed single storey modular building would be 9.8 metres by 16.8 metres and 3.5 metres in height.
- 1.3 External walls of the building would be a durable one-piece construction with high-performance, low maintenance plastisol-coated galvanised steel cladding.
- 1.4 The building would provide two classrooms, each 64 m² in area, with two toilets, one suitable for wheelchair access, and a storeroom for each classroom all accessed from the entrance lobby.
- 1.5 Access to the building would be via a ramp constructed to comply with Part M of the Building Regulations.
- 1.6 The proposed building would be located on the school's overflow car park located to the south-east of the school buildings.
- 1.7 Green bow top metal fencing, 1.8 metres in height, to match the existing school security fencing is proposed to be erected to the west of the temporary building to secure the classrooms from the publicly accessible school car park. Access gates are to be provided in the fencing to enable access for emergency vehicles.

2. Consultation

- 2.1 **Nuneaton & Bedworth Borough Council – Planning:** There are no in principle objections to the above-mentioned application for temporary classrooms for a period of 104 weeks at the Exhall Grange School site. The classrooms are located several metres away from any residential properties, and is set within the boundary of the Exhall Grange School, so does not have an overall detrimental impact on the visual or residential amenity.

The nearest property is 16 Carsal Close which is located over 50 metres away from the application site. You may wish to consult NBBC Planning Policy due to the greenbelt on the outskirts of the site, however this is unlikely to impact the development site over all. The site is also located within a low risk Coal authority area.

2.2 **Nuneaton & Bedworth Borough Council – Environmental Health:** No comments received.

2.3 **Councillor Pete Gilbert:** No comments received.

2.4 **WCC Equality and Diversity:** No comments received.

2.5 **WCC Fire & Rescue Service:** No objection. The minimum access criteria must be met:

- Minimum width of the access road is 3.7 metres along the entire length
- Minimum width of any gateways – 3.1 metres
- A fire appliance to gain access to within 45 metres of all points within the footprint of the Portakabin,

Where compliance cannot be met, please provide details of alternative measures you intend to put in place.

2.6 **WCC Highways:** No objection. The proposal is not going to result in more permanent vehicle movements, just movements associated with the removal workforce for the temporary period, which should not be significant.

The location of the temporary classrooms is an existing car parking area. According to the information provided the car park is no longer required, due to changes in pupil accommodation and reduced staffing. But even if more parking is required, there is space on site for overflow parking. As such, the public highway should not be relied on to provide parking.

Therefore, the Highway Authority's response in regard to the above application is one of no objection, as the proposal should not have a significant impact on the public highway network.

2.7 **WCC Archaeology:** No comments to make on this application.

2.8 **WCC Ecology:** Recommend a note relating to hedgehog as a protected species and a note relating to biodiversity enhancements be attached to any permission granted.

2.9 A site notice was displayed at the main entrance gate to the school on 04 November 2020.

2.10 Neighbour consultation letters were posted to the 3 nearest residential properties on 04 November 2020

3. Representations

- 3.1 No comments have been received in response to the neighbour consultation.

4. Previous Planning History

- 4.1 Planning permissions have been granted for a variety of works at the Exhall Grange site the most recent in 2018 was the approval of a single storey modular teaching unit following the demolition of an existing single storey building (Ref: NBB/18CC012).

5. Assessment and Observations

Location

- 5.1 Exhall Grange School is a community-maintained specialist school located to the north of Coventry; west of the Ricoh Arena and east of Prologis Park. The school site is located on Easter Way and accessed from Winding House Lane to the south.
- 5.2 The school occupies a large site with open land to the north-west and south including the Grange Farm local wildlife site. Land to the south-east of the school is predominantly residential. To the east and north-east of the Exhall Grange site are the grounds of Wheelwright Lane Primary and Nursery School and the buildings of the Pears Centre for Specialist Learning, previously occupied by the Royal National Institute for the Blind (RNIB). The car park areas serving the school site are located to the south of the main school buildings.
- 5.3 The temporary classroom building is proposed to be located on the overflow area of the school car park to the south-east of the main school building.
- 5.4 The closest residential properties are those located in Carsal Close, some 50 metres to the east.
- 5.5 No trees or vegetation are required to be removed or impacted as a result of the installation of the temporary building.

Planning Policy

- 5.6 Paragraph 11 of the National Planning Policy Framework (NPPF) February 2019 explains that there is a presumption in favour of sustainable development and what that means. Where proposals accord with an up to date development plan it means that development should be approved without delay.

- 5.7 In this case the up to date plan is the Nuneaton and Bedworth Borough Plan 2011 – 2031 adopted in June 2019. The application should therefore be determined (as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004) in accordance with those policies unless material considerations indicate otherwise. The courts have made it clear that for the purposes of section 38(6) it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy in the plan. It is a matter of judgement for your Committee whether the proposal accords with the plan, considered as a whole, bearing in mind such factors as the importance of the policies which are complied with or infringed, and the extent of compliance or breach.

National Planning Policy

- 5.8 The NPPF states that the planning system has three overarching objectives; economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.9 Paragraph 94 states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.
- 5.10 Paragraph 127 states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive, sympathetic to local character and create places that are safe, inclusive and accessible.

The Development Plan

Nuneaton and Bedworth Borough Plan 2011 – 2031 (adopted June 2019)

- 5.11 **Policy DS1 – Presumption in favour of sustainable development -** When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

- 5.12 **Policy DS3 – Development principles** – requires that all new development is sustainable and of a high quality. New development within the settlement boundaries will be acceptable subject to there being a positive impact on amenity, the surrounding environment and local infrastructure.
- 5.13 **Policy NE4 – Managing Flood Risk and Water Quality:** Sustainable Drainage Systems (SuDS): New development will be required to implement appropriate SuDS techniques to manage surface water run-off. For all sites, surface water discharge rates should be no greater than the equivalent site-specific greenfield run-off rate, unless otherwise agreed by the LLFA.
- 5.14 **Policy BE3 – Sustainable design and construction** – requires that development proposals are designed to a high standard and contribute to local distinctiveness and character by reflecting the positive attributes of the neighbouring area.

Need for the temporary classroom.

- 5.15 The proposed temporary modular building would be required for a period of two years to provide two classrooms for pupils while their classrooms in the main school building are out of use as asbestos is removed. A condition is recommended for the removal of the classroom within 2 years of the date of the decision.
- 5.16 There would be no change to the numbers of pupils or staff attending the school as a result of the proposed development.

Amenity and Environmental Issues

- 5.17 The proposed single storey classroom would be positioned close to the existing buildings on an area of the school car park. There would be a separation distance of some 60 metres between the temporary building and the rear elevation of the closest property at 14 Carsal Close. The area of landscaping to the south-east of the car park would serve to screen any view of the application site from the residential properties in Carsal Close.
- 5.18 There are only limited views into the school grounds from the public highway, Winding House Lane 270 metres to the south of the school buildings. While the design and construction of the temporary building would be utilitarian and not suitable as a permanent building, it would be seen in only limited views against the backdrop of the existing school buildings and would not appear out of character for a school site.

- 5.19 The installation of the temporary classrooms would allow the maintenance of the school buildings with a significant benefit to the amenity of the school and its users by the removal of asbestos. The siting and design of the temporary building is not considered to have an adverse impact on the character of the area or on the visual amenities of the closest residents and is considered to accord with the aims of policies DS3 and BE3 of the local plan.
- 5.20 The application site is not within the Green Belt. The line of the Green Belt boundary runs along the western and southern boundaries of the Exhall Grange School site, with the school and the residential areas to the south-east, east and north-east of the school grounds excluded from the Green Belt.
- 5.21 The site for the proposed classroom is currently a hardsurfaced car park area. There would be no impact on trees, protected species or on the net biodiversity of the area as a result of the installation of the building in this location.

Highway and Parking Issues

- 5.22 Access to the school site is from Winding House Lane to the south. There is no increase in pupil numbers or staff as a result of the proposed temporary classrooms. The classrooms are required for the period of time while maintenance works are undertaken at the school to remove asbestos from the buildings. While there will be vehicle movements associated with the operation to remove asbestos, they would not be significant in number. The necessary maintenance work would not require planning permission and does not form part of this application.
- 5.23 The site of the temporary classrooms is the overspill car park which has capacity for 24 cars. The car park is currently used by a small number of vehicles which may be easily accommodated in the main car park. The school has a large car park with capacity for over 150 cars. The buildings on the school site have previously been shared by other users including WCC Occupational Health Service, Children's Community Nurses and Integrated Disability Services. These other users left the site some three years ago. As a result, the car park has more spaces available than required by the school alone.
- 5.24 The metal fence proposed to be erected to secure the classrooms would have a gated access to enable emergency vehicles to enter the site if necessary. A condition is recommended to ensure the provision of the access gates as detailed by the Fire Service.
- 5.25 Highways have raised no objection to the proposed temporary classrooms.

Heritage

- 5.26 There are no heritage assets including Listed Buildings or scheduled ancient monuments within the vicinity of the application site.

Flood Risk and Drainage

- 5.27 The application site is located within Flood Zone 1 and not considered to be at risk of flooding. The application site is less than 1 hectare in area and as such did not require the submission of a Flood Risk Assessment. Drainage for the building would be linked to the school's existing foul and surface water drainage system.

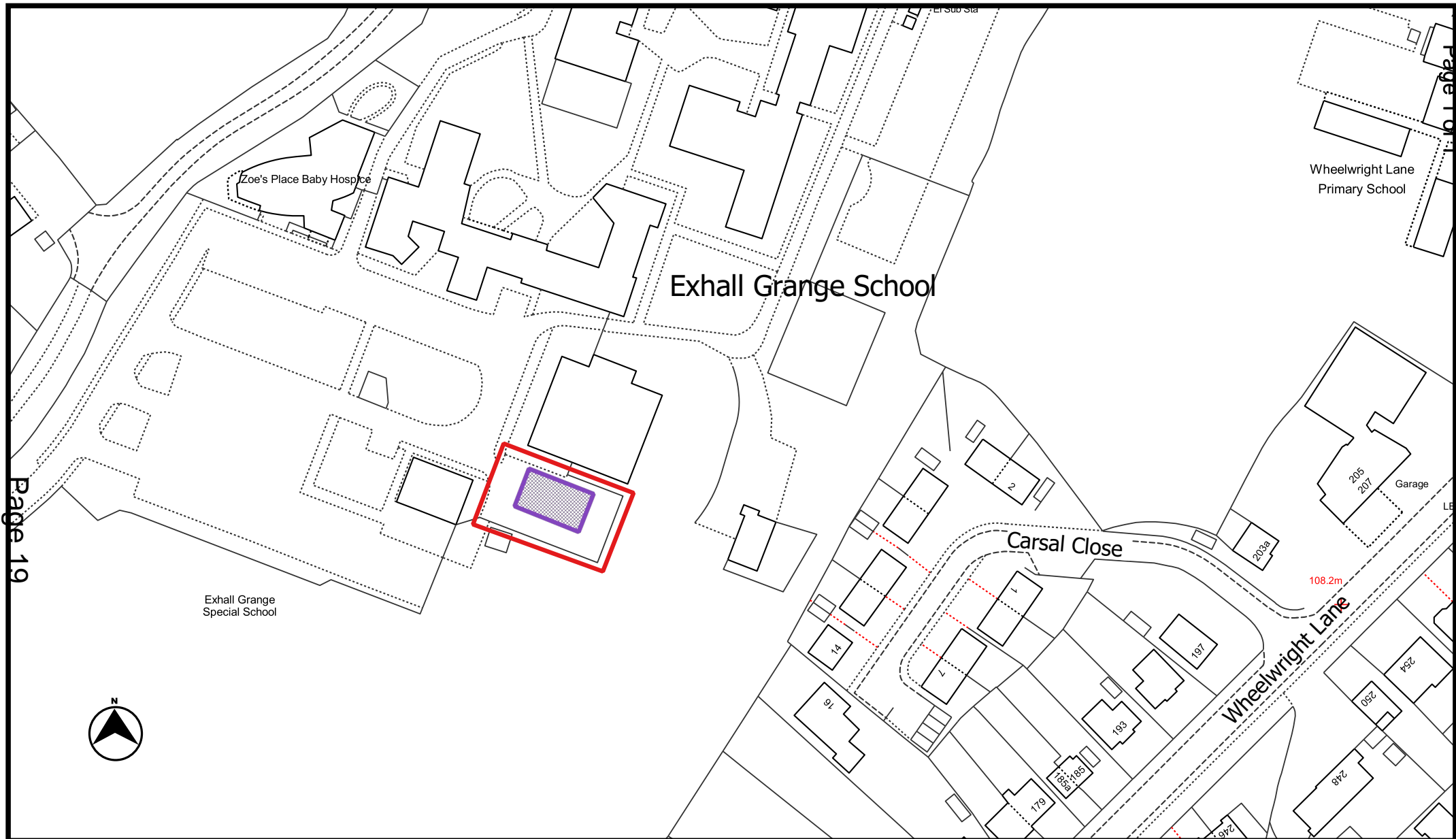
6. Conclusions

- 6.1 The proposed building would be in position for a temporary period of two years while maintenance works are undertaken on the main school buildings. After that time the building would be removed, and the area restored to car park.
- 6.2 There is considered to be no significant adverse impact on the amenities of local residents or the appearance of the area as a result of the development and the application is considered to accord with the NPPF and policies DS3 and BE3 of the Local Plan and with the Local Plan overall.

7. Supporting Documents

- 7.1 Submitted Planning Application – Planning reference NBB/20CC007
- 7.2 Appendix A – Map of site and location.
- 7.3 Appendix B – Planning Conditions.

	Name	Contact Information
Report Author	Sally Panayi	sallypanayi@warwickshire.gov.uk 01926 41 2692
Assistant Director for Environment Services	Scott Tompkins	scotttompkins@warwickshire.gov.uk
Strategic Director for Communities	Mark Ryder	markryder@warwickshire.gov.uk
Portfolio Holder	Cllr Jeff Clarke	



Application No: NBB/20CC007

Exhall Grange School

Installation of temporary classroom for 2 years while
asbestos is removed from school buildings

Regulatory Committee 08 December 2020

Scale 1:1250 Drawn by: SP Dept: Communities

Warwickshire County Council

Shire Hall

Warwick, CV34 4SA

Telephone (01926 410410)

www.warwickshire.gov.uk

© Crown Copyright and database right 2018. Ordnance Survey 100019520.



This page is intentionally left blank

Appendix B

Proposed installation of Portakabin building to provide 2 temporary classrooms for a period of 104 weeks whilst asbestos removal takes place to the existing school buildings,

**Exhall Grange School, Easter Way, Off Pro Logis Park,
Coventry, CV7 9JG**

NBB/20CC007

Planning Conditions.

1. The development hereby approved shall be carried out in accordance with the documents and drawings:

- Design and Access Statement – Exhall Grange School – prepared by Portakabin;
- Supporting Statement prepared by Portakabin to show fencing detail;
- DLEGSBP Rev B - Proposed Location and Block Plan dated 16.11.20;
- DLEGSPE – Proposed Plan and Elevations dated 23.09.20,

and any samples or details approved in accordance with the conditions attached to this permission, except to the extent that any modification is required or allowed by or pursuant to these conditions.

Reason: In order to ensure a satisfactory standard of development.

2. On or before the 08 December 2022, the building approved by this permission, and its associated ancillary works and structures, shall be removed from the site and within two months of their removal, the site shall be restored to car park.

Reason: The development hereby approved is not considered suitable for permanent retention by reason of the design, external appearance and type of construction.

3. The development hereby approved shall not be occupied until the following have been provided: (a) a gateway with a minimum width of 3.1 metres in the security fencing erected between the temporary classroom and the main car park and (b) an access route through the gateway and the school site to a space adjacent to the building hereby permitted with a minimum width of 3.7 metres along the entire length and suitable for use by an emergency vehicle. The access and the space adjacent to the building shall be kept clear and available for use by emergency vehicles until the building is removed.

Reason: To ensure a fire appliance has adequate access to the building in case of emergency.

Notes

Warwickshire Fire and Rescue Authority:

Please note the Warwickshire County Council Guide 2001, Transport and Roads for Developments, Section 5.18; Access for Emergency Vehicles.

The development needs to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service. Full details including the positioning of access roads relative to buildings, the arrangement of turning circles and hammer heads etc. regarding this can be found at; www.warwickshire.gov.uk/fireguidance-commercialdomesticplanning

Warwickshire Fire and Rescue Authority fully endorse and support the fitting of Sprinkler installations, in accordance with the relevant clauses of BS EN 12845: 2004, associated Technical Bulletins, and or to the relevant clauses of British Standard 9251: 2014, for residential premises.

Warwickshire Fire and Rescue Authority ask you to consider and ensure that access to the site, during construction and once completed, are maintained free from obstructions such as parked vehicles, to allow Emergency Service vehicle access.

Ecology:

Hedgehog note

In view of the nearby hedgehog records and suitable habitat, care should be taken when clearing the ground prior to development, particularly piles of deadwood /leaves /bonfire mounds. If a hedgehog is found, work should stop until WCC Ecological Services is contacted. Hedgehogs are of high conservation concern and are a Species of Principal Importance under section 41 of the NERC Act. Habitat enhancement for hedgehogs can easily be incorporated into development schemes, for example through provision of CD sized gaps in fencing and purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

Biodiversity Enhancements

Where possible enhancements should be incorporated into the development to improve the habitats and opportunities for the local wildlife and increase biodiversity. Enhancements could include bat and bird boxes which may be used by a variety of species, native species planting and enhancement of existing hedges and wild flower planting, habitat piles of rubble, logs and earth which can be used by reptiles, amphibians and invertebrates are also welcomed. The WCC Ecological Services (tel: 01926 418060) would be pleased to advise further if required.

Development Plan Policies Relevant to the Decision.

Nuneaton and Bedworth Borough Plan 2011 – 2031 (adopted June 2019)

Policy DS1 – Presumption in favour of sustainable development

Policy DS3 – Development principles

Policy NE4 – Managing Flood Risk and Water Quality

Policy BE3 – Sustainable design and construction

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015

In considering this application the County Council has complied with paragraph 38 contained in the National Planning Policy Framework 2019

This page is intentionally left blank

Regulatory Committee – 8 December 2020

**Change of use of existing disused car park to form
school external recreational space and car park.
Land adjoining Stratford High School, Alcester Road,
Stratford-upon-Avon. CV37 9NH**

SDC/20CC006

Application No.: SDC/20CC006

Advertised date: 7 October 2020

Applicant(s) Mr Craig Cusack
Warwickshire County Council
Shire Hall
Market Place
Warwick
CV34 4RL

Agent(s) Mr Mark Wolverson
YMD Boon Ltd
6b Anson House
Compass Point
Market Harborough
LE16 9HW

Registered by: The Strategic Director for Communities on 5 October 2020

Proposal: Change of use of existing disused car park to form school external recreational space and car park.

Site & location: Land adjoining Stratford High School, Alcester Road, Stratford-upon-Avon. CV37 9NH [Grid Ref: 419347 255204]

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the proposed change of use of the existing disused car park to form a school external recreational space and car park, subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

1. Site and Surroundings

- 1.1 The application site is located on the south side of the Alcester Road A422, approximately one third of a mile west of the town centre, and immediately east of Stratford High School. It is currently owned by Stratford-upon-Avon College, and is due to be purchased by the County Council for use by the High School, subject to planning permission for this proposed development.
- 1.2 The application site area is 6,375 square metres. It is an inverted L-shape with its short boundary alongside Alcester Road extending to the Alcester Road/Willows Drive North roundabout. Willows Drive North is a vehicular cul-de-sac that forms the longer eastern boundary of the application site. From North to South the site is approximately 180 metres, and from East to West it varies from approximately 80 metres alongside Alcester Road, where the car parking is proposed, to approximately 40 metres across the area of the proposed sports courts.
- 1.3 The Holy Trinity C of E Primary School (formerly The Willows C of E Primary School) is immediately south of the site, and Stratford-upon-Avon College is on the opposite side of Willows Drive North. There are vacant government offices on the opposite side of Alcester Road. Both the primary school and the college have accesses in Willows Drive North, as does the application site. There are residential properties further along the A422 Alcester Road, the nearest being approximately 65 metres from the proposed car park.
- 1.4 The site was previously used as a car park by the college, with spaces for approximately 115 cars. The car park was closed in October 2019 due to being surplus to requirements, caused by a reduction in vehicle movements on the college site and alternative arrangements for buses and pick-ups/drop offs. The decision to close the car park was taken following agreement with Stratford-on-Avon District Council.
- 1.5 There is a bus layby and national cycle route in Alcester Road alongside the northern boundary of the site. A short spur off this cycle route crosses the application site from Alcester Road to Willows Drive North where it ends. This spur does not continue in alongside Willows Drive North.

- 1.6 There is a narrow and secluded footpath immediately within the eastern boundary of the site, at the back of the High School. This links into Alcester Road.
- 1.7 Severn Trent Water Authority owns a small triangle of land fronting Alcester Road, immediately adjacent to the site. This contains an underground pumping station, pipes from which cross below the application site in a north-south direction. There is an electrical substation on-site, adjacent the existing northern access into the site from Willows Drive North.
- 1.8 There are currently two vehicular accesses into the site from Willows Drive North. Both are closed by metal barriers. There is a mature hedgerow within the site alongside Willows Drive North

2. Application Details

- 2.1 The Design Objectives for the application site are:
 - * Provide additional hard landscape recreational spaces to the High School.
 - * Maintain the visual appearance of this area, maintaining foliage and landscaping around the site.
 - * Provide a secure enclosure to the new spaces whilst including this new area within the overall High School site.
 - * Maintain access to third party authority services and maintain the national cycleway across the site.
- 2.2 The reason for the proposal is to improve the facilities at the High School, which are also available for hire by the community. It also in part anticipates an increase in numbers of pupils attending the school. A planning application for the extension of the school buildings is expected shortly.
- 2.3 The majority of the site would be used for sports courts, at the back of the existing High School. These would comprise two dual-use tennis/netball courts in the central and southern area of the site. There would be 4.1 metres high weld-mesh sports fencing on the Willows Drive North side, and on the northern and southern extents of the sports courts area, and between the two courts.
- 2.4 The northern area of the site would be car parking for 45 cars, using the existing northern access into the disused car park. 35 of these car park spaces would be fenced off with 1.5 metres high bow top metal railings to match the existing fencing alongside Alcester Road.

- 2.5 The existing cycle route through the site would be maintained. The existing electrical substation would remain. This requires unrestricted access and is located within the remaining 10 space car park area that would have 1.8 metres high bow top metal railings erected on the western side, and alongside the existing High School boundary, to provide High School security.
- 2.6 An existing pedestrian access to the Primary School, within the southern boundary of the site, would be retained. The narrow footpath within the site boundary next to the High School would be closed for High School security reasons. There would be three CCTV cameras mounted on 4-metre-high poles, but no floodlighting. These cameras would be located in the northern, central and southern parts of the application site.
- 2.7 The sports courts area could be used informally by High School students during lunchtime and other breaks. It could also be used as an overflow car park for occasional special events such as parent evenings.
- 2.8 There would be no changes in levels, except for surface renovations. Existing trees and bushes would be retained, except for an 18 metres length of bushes where there would be pedestrian access from the existing High School into the centre of the sports courts area.

3. Consultee Responses

3.1 Stratford District Council – Planning

No reply received.

3.2 Stratford District Council – Environmental Health

No reply received.

3.3 Stratford Town Council

No reply received

3.4 Councillor Jenny Fradgley

No objection. Has concerns however about the existing traffic situation in Willows Drive North, in relation to the safety of children attending Holy Trinity Church of England Primary School to the immediate south of the application site.

The WCC Safety Engineering Team in the Traffic and Road Safety Group, has responded advising that school keep clear markings, railings, bollards, renewing vehicle protection markings and renewing double yellow lines, are being considered.

3.5 Councillor Dominic Skinner

No reply received

3.6 WCC Fire Officer

No reply received.

3.7 **WCC Highways**

WCC Transport Planning was concerned that if the existing national cycle route across the application site is closed, then a replacement would be needed in Willows Drive North from the roundabout with Alcester Road. It also requested that a short section of land parallel to the bus layby in Alcester Road, be made available to widen the existing cycle route in Alcester Road. The Rights of Way Team confirmed that there are no recorded public rights of way crossing the site, and has no objection to the proposals.

4. **Representations (Neighbours)**

- 4.1 Two site notices were posted on 7 October 2020
- 4.2 55 nearest properties were individually notified on 5 October 2020. These included all immediately adjacent properties and all nearby housing.
- 4.3 No representation has been received.

5. **Planning Policy**

- 5.1 Paragraph 11 of the National Planning Policy Framework (NPPF) February 2019 explains that there is a presumption in favour of sustainable development and what that means. What the presumption means in relation to a planning application is that proposals which accord with the development plan should be approved without delay and, where the development plan is absent, silent or relevant policies are out-of-date, then permission should be granted unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in the NPPF indicate development should be restricted.

Paragraph 12 goes on to explain that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

- 5.2 In this case, there is a development plan in place which has relevant policies that are considered to be up to date so far as they relate to this proposal. Therefore, the application should be determined (as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004) in accordance with those policies unless material considerations indicate otherwise. The Development Plan relevant to the proposal consists of the Stratford-on-Avon District Council Core Strategy (Adopted July 2016)
- 5.3 The courts have made it clear that for the purposes of Section 36 (6) it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy in the plan. It is a matter of judgement for your Committee whether the proposal accords with the plan, considered as a whole, bearing in mind such factors as the importance of the policies which are complied with or infringed, and the extent of compliance or breach.

National Planning Policy

- 5.4 The National Planning Policy Framework (NPPF) states that the planning system has three overarching objectives; economic, social and environmental which are interdependent and need to be pursued in mutually supportive ways. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.5 **Paragraph 94** of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and
 - b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.
- 5.6 **Paragraph 108** of the NPPF states that in assessing specific applications for development, it should be ensured that:
- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users; and
 - c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 5.7 **Paragraph 109** of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.8 **Paragraph 127** of the NPPF states that planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive, sympathetic to local character and create places that are safe, inclusive and accessible.
- 5.9 **Paragraph 163** of the NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.
- 5.10 **Paragraph 170** states that planning decisions should contribute to and enhance the natural and local environment by means including minimising impacts on and providing net gains for biodiversity.

Stratford-on-Avon District Council Core Strategy (Adopted July 2016)

- 5.11 **Policy CS1 Sustainable Development:** states that the Council supports and will apply the principle that planning to secure a high-quality environment, managed economic growth and social equity are of equal importance. All development proposals should contribute towards the character and quality of the District and to the well-being of those who live and work in and visit the District. Development should be located and designed so that it contributes towards the maintenance of sustainable communities within the District.
- 5.12 **Policy CS.4 Water Environment and Flood Risk** – states that all development proposals will take into account, dependent on their scale, use and location, the predicted impact of climate change on the District's water environment. Measures will include sustainable use of water resources, minimising water consumption, protecting and improving water quality, and minimising flood risk from all sources, as set out in the most up-to-date Strategic Flood Risk Assessment (SFRA).

B. Surface Water Runoff and Sustainable Urban Drainage Systems – states that all development proposals should ensure there is no increase in the rate of surface water runoff from the site as a result of development and, where possible, should seek to reduce the rate of surface water runoff generated from the development to the equivalent Greenfield runoff rates.

Sustainable Urban Drainage Systems (SUDS) will be proportionately incorporated in all scales of development, supported by a groundwater risk assessment. Infiltration SUDS will be promoted where it is practical. Where evidence is supplied to demonstrate that infiltration SUDS are not applicable, the SUDS hierarchy will be followed. Where SUDS are proposed, arrangements will be put in place for their whole life management and maintenance. Making space for water should be incorporated into the design layout to allow for a full range of SUDS measures.

5.13 Policy CS.6 Natural Environment:

A. Biodiversity states that proposals will be expected to minimise impacts on biodiversity and, where possible, secure a net gain in biodiversity by safeguarding and, where possible, enhancing existing habitats.

Where a development will have a negative impact on a biodiversity asset, mitigation will be sought in line with the mitigation hierarchy. Impacts should be avoided and, if this is not possible mitigated. Where there would be a residual impact on a habitat or species and mitigation cannot be provided on site in an effective manner, developers will be required to offset the loss by contributing to appropriate biodiversity projects elsewhere in the area. Where an impact cannot be fully mitigated or, as a last resort, compensated for, then planning permission will be refused.

5.14 Policy CS.9 Design and Distinctiveness:

B. Ensuring High Quality Design – states that high quality design will be achieved by ensuring that all development is:

1. Attractive: Proposals will be of a high-quality architectural design and include appropriate landscaping.
2. Sensitive: Proposals, including layout and orientation, will be sensitive to the setting, existing built form, neighbouring uses, landscape character and topography of the site and locality.
5. Environmentally Sustainable: Proposals will respond to climate change. Measures should include energy efficiency technologies, low carbon and renewable energy sources, the use of local materials where possible, effective water management and flood protection, and appropriate landscaping.
8. Healthy: Proposals will ensure a good standard of space and amenity for occupiers. Occupants of new and neighbouring buildings will be protected from unacceptable levels of noise, contamination and pollution, loss of daylight and privacy, and adverse surroundings.

6. Previous Planning History

SDC/20/004 Stratford-upon-Avon High School, Dining Hall and Kitchen Extension. Approved 3 November 2020
No previous records are currently available.

7. Assessment and Observations

Site and Surroundings

- 7.1 The site is currently a derelict car park that is owned by Stratford-upon-Avon College, but is surplus to the college's requirements as a car park. The proposal is essentially for a change of use of part of the site to two dual-use tennis/netball courts, and associated fencing. It does not include the construction of any buildings.
- 7.2 Only two issues have been raised by consultees. The first relates to the existing short national cycle route spur that crosses the site from Alcester Road to Willows Drive North, where it terminates. Following discussions, it is proposed to maintain this spur in its present location, and to allow unrestricted access to electricity and water services in the vicinity of this cycle route.
- 7.3 The proposal would provide additional outdoor sports facilities for both the High School and for community use, as well as additional car parking for the High School, and a recreation area during school breaks. It would replace a derelict use and would have no adverse impacts. As such it accords with Policy CS.1: Sustainable Development.

Amenity Issues

- 7.4 There would be no floodlighting for the sports courts or car parking. The main visual impact would be the proposed dark green fencing. In the northern part of the site this would match existing fencing alongside Alcester Road, in both colour and height. The proposed higher fencing around the sports courts would also be dark green and would help prevent tennis balls and netballs escaping into Willows Drive North. This 4.1 metres high fencing would be overlooked by Stratford College buildings on the opposite side of Willows Drive North and is an appropriate use in an educational area. Foliage and landscaping around the site would be maintained, and a Condition for an Ecology and Landscaping Scheme to be approved prior to occupation is recommended.

- 7.5 The sports courts, as are other High School facilities, are available for community use, and are an appropriate amenity to replace the derelict car park. Without floodlighting, the sports courts would not be used after dusk. There would be no adverse impact on nearby residential properties, the nearest of which is on the opposite side of the A422 Alcester Road approximately 65 metres from the proposed car park. The proposal meets the requirements of Policy CS.9: Design and Distinctiveness.

Ecology

- 7.6 The submitted Preliminary Ecological Appraisal found no evidence of European Protected Species, and that no further species-specific surveys are deemed necessary. It concluded that the site's greatest assets are its trees and shrubs. No observations have been received from the Ecology Team. It is however required practice to seek biodiversity gain in new developments, and a Condition on the permission to require a pre-occupation ecology and landscaping scheme to be approved is recommended. This accords with Policy CS.6: Natural Environment.

Flood Risk and Drainage

- 7.7 No significant changes are proposed to the hard and soft surface areas of the site. Severn Trent Water Authority owns a small triangle of land fronting Alcester Road, immediately adjacent to the site. This contains an underground pumping station, pipes from which cross below the application site in a north-south direction. These existing flood prevention measures are sufficient for the proposed development as no changes are proposed that would affect the situation. There would be no increase in the rate of surface water runoff from the site as a result of development, and the proposal meets Policy CS.4: Water Environment and Flood in this regard.

Access and Highway Issues

- 7.8 The second issue raised by consultees is the safety of children attending Holy Trinity C of E Primary School to the immediate south of the application site. The proposal would however result in less vehicular traffic in Willows Drive North, a cul-de-sac, than was the case when the site was used as a car park by the college, and following Councillor Jenny Fradgley's instigation, the WCC Safety Engineering Team in the Traffic and Road Safety Group, is considering installing school keep clear markings, railings, bollards, renewing vehicle protection markings, and renewing double yellow lines, in Willows Drive North.

- 7.9 The two existing access locations into the site from Willows Drive North would be maintained. The access to the sports courts area would be replaced by 6 metres wide double gates within the proposed 4 metres high sports fencing. The existing 6 metres wide vehicle barrier at the northern access would be retained. Gates and barrier would be operated by a key fob supplied to authorised users. There would be much less use by vehicles than was the case when the site was fully used as a car park.
- 7.10 Security at the High School is also a current issue, following recent break-ins. The present narrow and secluded footpath next to the High School complex, and within the application site, is proposed to be closed, and three CCTV cameras installed within the application site. This should help ensure better security for both the High School, and for children using the remaining footpath in the south of the application site which gives access to a side gate to the Primary School, and which is visible from within the Primary School site, unlike the secluded length to the rear of the High School which would be closed..
- 7.11 The Rights of Way Team has confirmed that there are no recorded public rights of way crossing the site, and has no objection to the proposals. The request that a short section of land parallel to the bus layby in Alcester Road, be made available to widen the existing cycle route in Alcester Road, is a matter that can be pursued once the site is within County Council ownership.
- 7.12 There is no specific proposal for disabled car park spaces. Such spaces exist in more convenient locations at the front of the High School building.
- 7.13 As the application in part anticipates an increase in numbers of pupils attending the school, and a planning application for the extension of the school buildings is expected shortly, a full transport assessment will be required then. This should include pupil and staff numbers, policies on sustainable travel, planning standards, disabled provision, cycle provision, traffic impacts and any amelioration measures necessary.
- 7.14 Although the application anticipates a future expansion, approval will not pre-empt a decision on any future application, and the proposal is recommended on its own merits as an improvement to the facilities and in the security of the High School, as well as improvement in the access arrangements to the Primary School.

8. Conclusions

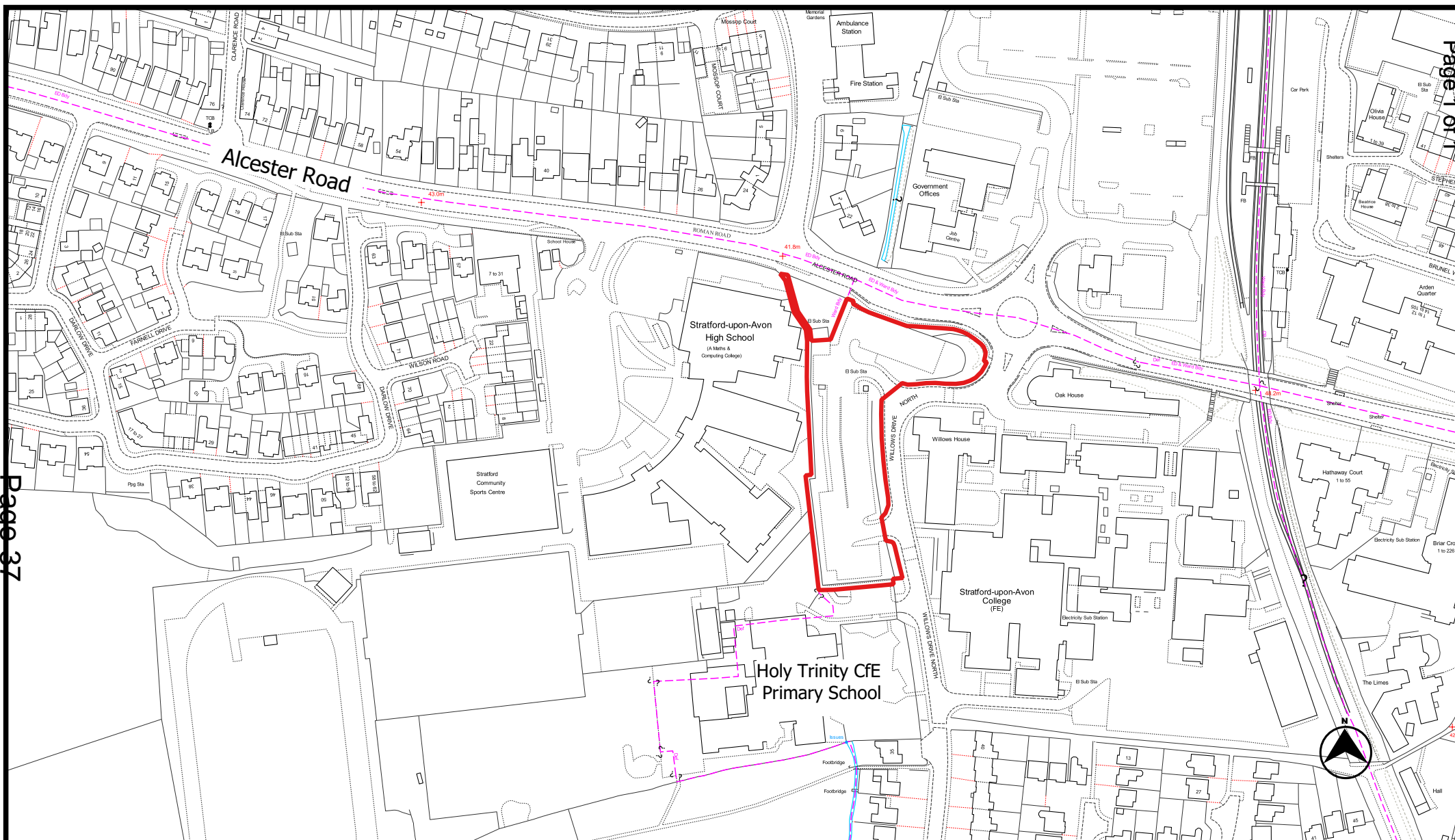
- 8.1 The proposal would provide additional outdoor sports facilities for both the High School and for community use, as well as additional car parking for the High School, and a recreation area during school breaks. It would replace a derelict use and would have no adverse impacts.

- 8.2 There have been no consultation objections and no representations from members of the public. The proposal accords with development plan policies, given in Appendix B, and with the National Planning Policy Framework February 2019.
- 8.3 The proposal is recommended for approval, subject to Conditions related to:
1. Three-year time limit for commencement.
 2. Approved documents.
 3. Pre-occupation approval of an ecological and landscaping scheme.

9. Supporting Documents

- 9.1 Submitted Planning Application – Planning reference SDC/20CC006
- 9.2 Appendix A – Map of site and location.
- 9.3 Appendix B – Planning Conditions.

	Name	Contact Information
Report Author	Peter Anderson	peteranderson@warwickshire.gov.uk 01926 41 2645
Head of Service	Scott Tompkins	scotttompkins@warwickshire.gov.uk
Strategic Director	Mark Ryder	markryder@warwickshire.gov.uk
Portfolio Holder	Cllr Jeff Clarke	cllrclarke@warwickshire.gov.uk



Application No: SDC/20CC006

Land adjoining Stratford on Avon High School, Alcester Road, Stratford on Avon
Change of use of disused car park to recreational space and car park

Regulatory Committee 08 December 2020

Scale 1:2500 Drawn by: SP Dept: Communities

© Crown Copyright and database right 2018. Ordnance Survey 100019520.

Warwickshire County Council
 Shire Hall
 Warwick, CV34 4SA
 Telephone (01926 410410)
www.warwickshire.gov.uk



This page is intentionally left blank

Appendix B

Change of use of existing disused car park to form school external recreational space and car park. Land adjoining Stratford High School, Alcester Road, Stratford-upon-Avon. CV37 9NH

SDC/20CC006

Planning Conditions

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

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. The development hereby approved shall be carried out in accordance with the details submitted with application reference no. SDC/20CC006 and in accordance with the following documents, and any details or samples approved in accordance with the conditions attached to the planning permission, except to the extent that any modification is required or allowed by or pursuant to these conditions:

- a) The application form
- b) Location Plan, Drawing No. J4616-01 dated August 2020
- c) Proposed Layout, Drawing No. J4616-11 Revision A dated 26 August 2020
- d) Bow Top Fencing 1500 mm, Drawing No. J4616-12 dated August 2020
- e) Sports Fencing, Drawing No. J4616-13 dated August 2020
- f) Bow Top Fencing 1800 mm, Drawing No. J4616-14 dated August 2020
- g) Gate Details, Drawing No. J4616-15 dated September 2020
- h) Design and Access Statement, Revision A dated 26 August 2020

Reason: In order to secure a satisfactory standard of development.

3. Before the development approved by this planning permission is first occupied, a combined ecological and landscaping scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented in the first available planting season.

Reason: In accordance with National Planning Policy Framework ODPM Circular 2005/06.

Notes

None.

Development Plan Policies Relevant to the Decision

Stratford-on-Avon District Council Core Strategy (Adopted July 2016):

Policy CS1 Sustainable Development

Policy CS2 Climate Change and Sustainable Construction

Policy CS.4 Water Environment and Flood

Policy CS.6 Natural Environment

Policy CS.9 Design and Distinctiveness

Compliance with the Town and Country Planning (Development Management Procedure) (England) Order 2015

In considering this application the County Council has complied with Paragraph 38 contained in the National Planning Policy Framework, that requires local planning authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.