

Regulatory Committee - 03 September 2019

The installation of a single storey modular building for a temporary period (52 weeks) to provide interim accommodation, High Meadow School, Norton Road, Coleshill, B46 1ES

NWB/19CC007

Application No.: NWB/19CC007

Advertised date: 05 June 2019

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Registered by: The Strategic Director for Communities on 03 June 2019

Proposal: The installation of a single storey modular building for a temporary period (52 weeks) to provide interim classroom accommodation.

Site & location: High Meadow Infant School, Norton Road, Coleshill, B46 1ES. [Grid ref: 419750.289888].

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the installation of a single storey modular building for a temporary period (52 weeks) to provide interim accommodation subject to the conditions and for the reasons contained within Appendix B of the report of the Strategic Director for Communities.

Additional Information following deferment from Regulatory Committee meeting on 6th August 2019.

A decision on this application was deferred from the 6th August meeting in order that a revised position for the temporary classroom, re-orientating it by 90 degrees in order to reduce the impact on the neighbours in Rose Road. Details have been added to this report to reflect the information received from the applicant and the response from neighbours to the proposed re-positioning.

Key Issues

1. Application details

- 1.1 The application seeks planning consent for the installation of a single storey modular classroom building for a temporary period of time.
- 1.2 In September 2019 the school is expanding from a one form entry Infant School to a one form entry Primary School. The current Year 2 pupils will remain at the school rather than moving on to Coleshill Primary School as would have previously been the case. As a result the temporary classroom is required to accommodate the 30 Year 3 pupils. There would be one additional member of staff as a result of the installation of the additional class.
- 1.3 The classroom is 6 metres in width by 12 metres in length and 3.5 metres in height with an overall floor space of 74 m². In order to be available when pupils return to school in September 2019 to start Year 3 the modular building was installed on site during the school summer holiday.
- 1.4 Temporary classroom buildings are generally finished in a grey plastisol coated finish. However, in this case the appearance of the external wall vinyl wrap is to be based on a design prepared by the school pupils. The detail is still to be finalised by the school at the time of report writing and the applicant has advised that the final design of the wrap should be the subject of a planning condition. The windows would be grey coloured uPVC frames.

- 1.5 Access to the building from the playground would be via a set of steps. Internally there are no level changes within the building. The applicant has stated that it is not anticipated that any disabled pupils would access the building and that there are existing disability provisions within the main school buildings.
- 1.6 High Meadow Infant School has been approved by Education to be converted from a one form entry (1FE) Infant School (Reception to Year 2) to a 1FE Primary School (Reception to Year 6). In order to provide the necessary accommodation for the additional 120 pupils a planning application has been submitted for the permanent extension to the school to provide 4 additional classrooms, a quiet room, associated facilities and alterations to the existing building. If planning consent is granted for the permanent extension, the construction of the building would not be completed and available for occupation until September 2020. For this reason it would be necessary to provide a temporary classroom during the construction period which would be anticipated to be required for a minimum of 52 weeks.
- 1.7 As a result of the discussions at Regulatory Committee on 6th August the planning application was deferred for the submission of a revised location for the temporary classroom. The classroom is now proposed to be repositioned to the western side of the playground. Access into the building would be from the western side of the building. One window on the rear elevation would face towards 29 Norton Road. There would be no windows on the southern elevation facing towards Rose Road. The windows on the front/west facing elevation would look towards the existing school buildings. The rear elevation of the classroom would be 10 metres from the boundary fence with 29 Norton Road. There would be a distance of 15 metres between the rear of number 29 Norton Road and the rear of the classroom. The side elevation of the classroom would be 20 metres from the rear elevation of houses in Rose Road, and 8.1 metres from the rear boundary fence of those houses.**

2. Consultation

2.1 **North Warwickshire Borough Council – Planning:** No objection. (In response to the temporary classroom application and the permanent extension) the Council's Planning and Development Board state that:

- There are existing significant highway and parking issues at the site. This extends not only to the immediate neighbouring roads but also to the safety of the Norton Road and Station Road junction. No planning permission should be granted until there are measures in place to properly mitigate the increased pressure that will inevitably arise from the current proposals. These measures could include staggered starting times.
- Any planning permission for the temporary classroom be time limited to the opening of the new block and that the land on which it to stand is restored to amenity grassland or made available for car parking

2.2 **North Warwickshire Borough Council - Environmental Health:** No comments received.

2.3 **Coleshill Town Council:** No comments received.

2.4 **Councillor David Reilly:** Objection.

Councillor Reilly made a comment on both the permanent extension to the school (NWB/19CC006) and the temporary classroom subject of this report in the same correspondence.

In response to the temporary classroom he stated that:

Residents feel that the siting of the temporary classroom on the sole school playground adjacent to the school onsite parking bays will displace staff vehicles and add to the road safety concerns about parking in Norton Road. Residents are also concerned that any growth in pupil numbers arising from the use of the temporary classroom will also exacerbate road safety risks.

Councillor Reilly's comments in relation to the road safety impact of the expansion to the school apply to both planning applications:

Residents believe that there are errors within the evidence base of both the published transport Assessment and Travel Plan which at the current time do not satisfactorily demonstrate that there is not a road safety risk to pupils, staff and residents or that the identified risks are capable of being mitigated under current proposals.

The key locations of risk are: Norton Road, Ennersdale Road and Rose Road, together with the entrance to the school site on Norton Road. The risks that are identified relate to the actions of parents who drive pupils to and from the school and who park their cars outside the school. The fundamental problem is that Norton Road and Ennersdale Road are not of sufficient width to facilitate the safe parking of vehicles in the roadway. With the current base of 90 pupils this currently causes significant problems of unlawful parking on the pavement, hence forcing pupils walking to walk in the road, and also anti-social behaviour directed to residents who are directly impacted upon by having their driveways blocked and indeed even parked on by parents dropping pupils off. In addition there is an evidenced incident of a fire engine being obstructed by parent parking. Residents' concerns are that there are current an ongoing problems with parking with a pupil base of 90 pupils, they are concerned that these will be exponentially exacerbated with a growth of pupil numbers to over 200 pupils that the new classrooms will facilitate. In addition there are concerns about footpath width along a walking route to school together with carriageway width to enable the safe and lawful parking of vehicles on the highway. WCC Highways and WCC Safe Routes to School officers are actively considering these issues and it is hoped that a solution can be found. However, on the basis of current proposals within the published Transport Assessment and Travel Plan it is not believed that the risks are properly evidenced and hence understood and mitigated.

Residents are also concerned about construction vehicle movements to and from the building site. Construction access is proposed to be along Rose Road, Ennersdale Road and Norton Road. There is a concern that construction vehicle movements will take place during school drop off and pick up times and that the existing built entrance onto the school site is not of sufficient width to enable the safe movement of vehicles. There was an incident two weeks ago concerning contractor vehicle movements that highlighted these risks. It is hoped that construction routes and delivery times can be conditioned to ensure safety of pupils, staff and residents.

It is important to state that local residents do not object to the growth of pupil numbers or the improvement of facilities on the school site. Recognising that High Meadow is the only local school in Coleshill North residents support the growth in pupil numbers and the significant improvement of facilities at the school site that are for the benefit of current and future local children and families. Their request is that the objections as listed are mitigated through design and the use of statutory highway powers.

- 2.5 **WCC Fire and Rescue Service:** No objection subject to the inclusion of an advisory note drawing the applicant's attention to the need for the development to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service.
- 2.6 **WCC Equality and Diversity:** Concern expressed at the step access to the facility. There may not be any disabled pupils, teachers or parents currently but that does not mean there won't be over the next 52 weeks. Would the school be prepared to swap round whole classrooms for example if a disabled pupil or teacher applied to join the school or if a disabled parent was coming to parents evening? Proper consideration needs to be given to this.
- 2.7 **WCC Archaeology:** There is considered to be no significant impact on the historic environment and therefore no archaeological comment to make on this application.
- 2.8 **WCC Highways:** No objection – A technical note was submitted for consideration. The document states that there is plenty of space to accommodate potentially 20 more vehicles parking in the highway within reasonable walking distance of the school. Please note that a no parking zone is planned for a distance of 43 metres either side of the vehicular access to the school on both sides of the carriageway. That will significantly reduce the amount of parking spaces available near the school, but there still should be enough parking for the extra pupils. The Highway Authority has no objection as the proposed development should not have severe impact on the public highway network, even if the temporary building has to be there for several years.
- 2.9 **WCC Ecology:** A note relating to hedgehogs as protected species should be attached to any planning consent.
- 2.11 3 site notices posted on 05 June 2019
- 2.12 11 nearest residential properties individually notified on 05 June 2019

3. Representations

3.1 33 emails and letters have been received in support of the temporary classroom making the following comments:

- The temporary classroom will enable my daughter to stay at the school longer, this increasing the likelihood of our walking to school as opposed to driving to alternative school
- My son is due to start in year 3 in September. This temporary impact is very much worth tolerating so he can continue at this outstanding school, which is the only one within walking distance from my house and where he's settled.
- This temporary building is essential to the current year 2 class whilst awaiting their permanent classrooms. It should not cause any problems to neighbours and is essential for our children and their continued education.
- The temporary classroom will not impact anyone's views in the long term and only partially in the short term.
- I understand that you may get some objections regarding the view from their properties. The view will be from a rear bedroom, a room of occasional use.
- I support the temporary classroom to allow the children to be taught the outstanding level of education that they are entitled to. This is such an important opportunity to the current pupils of the school and is needed in a continuously expanding area.

3.2 2 objections received directly for this planning application, providing photos to illustrate the issues they have raised. Some of the points relate to both the planning application for the temporary classroom and the permanent expansion of the school (Ref NWB/19CC006):

- The building is directly at the back of my garden and will have significant and lasting issues for my privacy and quality of life.
- The building at 3.5 metres will be double the height of my fence – I have no reassurance that they will not be able to see from the classroom window into my garden.
- There is significant flooding in that corner (of the playground) when it rains.
- The site is not suitable for expansion.
- The roads around the school become blocked by parents' cars. Parents park anywhere, blocking the pavement, on a bend and often on any neighbour's drive that is available, without permission.
- Fire engines have been blocked access through Norton Road by parent's cars on a couple of occasions recently.
- A lot of elderly residents live in Norton Road so it is not uncommon to have emergency ambulances attending properties – blockages will in time cause the loss of a life.
- The 'working party' have been used good and proper – Curtins have reported that we agreed many things, like a voluntary one-way traffic flow, etc, but this is not the case.
- You should be aware of all the unattended run-away vehicles outside the school, many of which have crossed the main footpath. Despite Police and Ambulance attendance, nothing is highlighted in Curtins report. The school is aware of the incidents, including one injury, but is keeping very quiet.
- There is no safe way of this development proceeding without first addressing the parking/traffic/safety issues in Norton Road, Bateman Road, Ennersdale Road and Rose Road.
- In April a coach reversed the whole length of Norton Road as it failed to get through higher up beyond the school. It was unable to reverse into Bateman Road as a car was parked opposite so it continued to reverse all the way down to Ennersdale Road where it had to reverse out blind into Ennersdale Road.
- Coaches regularly block the road.
- In May a 30 tonne lorry tried to deliver building materials to High Meadow School at 08:40. It started to attempt to reverse through the school gates at 08:50 with children also walking through the vehicle access gates due to the main pedestrian gate being closed.
- Norton Road is bad in the winter. Two days of below 3 °C and the frost remains on this shaded side of the road, the cars trying to get up the hill polish the surface to form a shiny ice surface.

- 3.3 Objections from local residents have been received in relation to the planning application for the permanent expansion of the school (NWB/19CC006) which also apply to the application subject of this report. In particular one from a resident of Rose Road whose house is located adjacent to the site of the temporary classroom, concerned at the impact of the proposed development in terms of noise, dust and disturbance from the erection of the classroom block and the loss of light as their garden is very small.
- 3.4 The other objections submitted for application NWB/19CC006 are concerned with the significant parking problems in the area, the impact of the increase in pupil numbers and the impact of the developments on trees within the school site. The increasing pupil numbers and the parking issues do apply to the current application. There is no impact on trees within the site as a result of the installation of the temporary classroom.

Comments received from 29 Norton Road following deferral at meeting on 6th August

- 3.5 On hearing that it had been suggested at the meeting that the temporary classroom should be rotated by 90 degrees, the neighbour at 29 Norton Road sent an email to raise an objection. If placed parallel and close to the boundary fence between 29 Norton Road and the school's eastern boundary the classroom would cause overlooking of the garden and would obliterate a fair bit of light in the afternoons as it would be west of the garden. It was suggested that rotation in the opposite direction, taking the classroom closer to the school be a more suitable solution. No objection has been received from this neighbour in relation to the revised plan as submitted at the time of amending this report.

Comments received in response to revised site plan following deferral of the planning application from August Committee Meeting

3.5 Following the deferral of the planning application at the Regulatory Committee on 6th August, a revised site plan was submitted by the applicant indicating the temporary classroom re-positioned by a 90 degree turn to the west from the originally proposed (and installed) position. A consultation was undertaken and received the following comments from 4 neighbouring residents of Rose Road at the time of updating the report (any additional comments will be reported at the September meeting):

- The classroom is now closer to our property than before, with the entrance door and window facing towards us where before the classroom was away from us and facing away so the noise level for us is increased.
- Our bathroom and bedroom are at the back of our property are we expected to check our blinds are pulled down and lights turned off before we use our own facilities?
- The school's big silver birch tree is at the back of our garden, moving the classroom closer restricts us with even less natural light.
- Moving the classroom, you are just taking the problem from one property and moving it to another is this fair. We have supported the neighbours in their objection only to find it has now been moved on to us.
- This has affected us healthwise and emotionally. At the age of 71 we do not appreciate this. Has this been taken into consideration?
- Turning the classroom closer to the fences in the corner of Ennersdale Road would be the answer. If it cannot be moved closer to Ennersdale Road we would prefer it to remain where it is now and would invite you to come to our property to discuss.
- Turning the classroom will only increase the noise levels as it is moving closer to our property. If it cannot be moved to the far corner then I would prefer it to be kept where it is.
- At the planning meeting we attended a minimum of 12 metres from the boundary of our property was requested. The proposed location is still very close to our boundary. We are concerned at loss of privacy, loss of light and overshadowing, visual impact and increased noise.
- Request a condition that imposes a maximum time limit after which the temporary classroom is removed.
- We invited interested parties to visit our property to see for themselves the impact this temporary classroom will have on us, but as yet this hasn't been taken up by anyone.

- I object to the second location, the separation amenity from the boundary fence of residents Rose Road to the classroom has not been met. The rule of thumb re separation amenity is 21m from boundary not property. It was agreed at committee planning meeting was a minimum of 12m from boundary fence from residents Rose road to the classroom. The plans confirm it is 8.17m which is not acceptable. There is room to move the classroom further along the playground towards Norton road.
- It is not acceptable for the residents of number 27 Rose Road to have the width of their garden taken up with the end of the building at this distance.
- Windows overlooking any property to be glazed and fixed. I cannot see that this has been applied to the window overlooking Norton Road, from this window houses of Rose Road are also visible and have a direct impact on the privacy of residents of Rose Road.
- Children's artwork/graffiti: this has not been resolved satisfactorily with the colour of the building grey and no artwork to overlook residents.
- The road safety concerns have not been met. The spaces at Aldi are not conditioned but a recommendation. The problem of 'run away' cars has not been addressed.
- Can assurance be given that the 20 car park spaces will be conditioned.

4. Previous Planning History

- 4.1 The school was constructed during the late 1960s using a timber modular construction. There have been no extensions to the school and there is no planning history relevant to this application.

5. Options and Proposal

Site and Surroundings

- 5.1 High Meadow School is located in the Grimstock Hill area to the north of the centre of Coleshill, positioned north-east of the roundabout on the A446 junction with the B4117, Gilson Road and Lichfield Road. The application site is currently an area of the hard-surfaced playground located within the grounds of school to the east of the school buildings. The area is not within the Green Belt and is not a Conservation Area.
- 5.2 The boundaries of the site are adjacent to the rear gardens of houses in Norton Road and Rose Road. The south-eastern boundary is marked by the rear garden boundaries of numbers 27, 29 and 31 Rose Road. This boundary has a 1.0 metre high wooden palisade fence on the school side while each of the houses on Rose Road have their own parallel timber fencing over 1.5 metres in height. The rear gardens of these houses are approximately 12 metres in length. The north-eastern boundary of the site is marked by a 1.8 metre high green metal security fence on the school site and a parallel 1.8 metre timber fence running along the side boundary of the rear garden of 29 Norton Road.

- 5.3 The school is positioned on a hill with a significant change in levels across the site, however, the application site for the temporary classroom is located on an area that is relatively level both across the area of the playground and in relation to the immediately neighbouring houses.

Planning Policy

- 5.4 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:

(c) proposals which accord with an up-to-date development plan should be approved without delay; and

(d) where there are no relevant development plan policies or the policies most important for determining the application are out-of-date, then permission should be granted unless:

i. the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or

ii. 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.

Where the presumption in (d) applies, it is often referred to as the “tilted balance” in favour of the application.

- 5.5 **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.

- 5.6 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 is the North Warwickshire Local Plan Core Strategy, saved policies of North Warwickshire Local Plan 2006 and Coleshill Neighbourhood Plan 2015 – 2030.

National Planning Policy

- 5.7 The NPPF February 2019 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.
- 5.8 **Paragraph 72** relates specifically to schools and states that the Government attaches great importance to ensuring 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:

- Give great weight to the need to create, expand or alter schools; and
 - Work with schools promoters to identify and resolve key planning issues before applications are submitted.
- 5.9 **Paragraph 91** states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction; are safe and accessible, so that crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion.

- 5.10 **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. 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.
- 5.11 **Paragraph 108** 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.
- 5.12 **Paragraph 109** states the development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.13 **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.
- 5.14 **Paragraph 163** 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.

North Warwickshire Local Plan Core Strategy – Adopted Oct 2014

- 5.15 **NW2 Settlement Hierarchy:** Defines Coleshill as a Green Belt Market Town where development will be permitted within the development boundary.

- 5.16 **NW10 - Development Considerations:** States that development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life to that the present generation aspires to. Development should:
- encourage sustainable forms of transport focussing on pedestrian access and provision of bike facilities; and,
 - provide for proper vehicular access, sufficient parking and manoeuvring for vehicles in accordance with adopted standards; and,
 - avoid and address unacceptable impacts upon neighbouring amenities through overlooking, overshadowing, noise, light, fumes or other pollution
- 5.17 **NW12 - Quality of Development:** states that all development proposals must demonstrate a high quality of sustainable design that positively improves the individual settlement's character; appearance and environmental quality of an area.
- 5.18 **NW14 – Historic Environment:** states that the Council recognises the importance of the historic environment to the Borough's local character and distinctiveness. The quality, character, diversity and local distinctiveness of the historic environment will be conserved and enhanced, including Listed Buildings.

North Warwickshire Borough Local Plan 2006

- 5.19 The following saved policies of the North Warwickshire Local Plan are considered to be relevant in the assessment of the proposed development.
- 5.20 **ENV11 - Neighbour Amenity:** seeks to protect the amenities of neighbouring occupiers from significant loss of amenity, including overlooking, loss of privacy or disturbance due to traffic, offensive smells, noise, light, dust or fumes.
- 5.21 **ENV12 - Urban Design:** states that development will only be permitted if all elements of the proposal are well related to each other and harmonise with both the immediate setting and wider surroundings to present a visually attractive environment.
- 5.22 **ENV13 - Building Design:** seeks to secure satisfactory standards of design and external appearance requiring that materials and detailing used respect and enhance local distinctiveness
- 5.23 **ENV14 - Access Design:** requires safe and convenient access arrangements.

- 5.24 **ENV16 – Listed Buildings, Non-Listed Buildings of Local Historic Value and Sites of Archaeological Importance:** states that development that would detract from the character, appearance or historic value of a Listed Building in terms of historic form and layout or its setting, will not be permitted.
- 5.25 **TPT3 – Access and Sustainable Travel and Transport:** requires the provision of safe and convenient pedestrian and vehicular access and circulation.
- 5.26 **TPT6 – Vehicle Parking:** On-site parking provision in connection with development proposals are required not to exceed the maximum standards set out in the car parking standards at Appendix 4 of the Local Plan.
- 5.27 **Appendix 4 – Parking Standards - D1 Schools and Colleges:** Requires the maximum provision of 1 car space per classroom or teaching area. In addition the standard requires the minimum provision of 1 cycle space per 10 staff and 1 space per 5 students.

Coleshill Neighbourhood Plan 2015 - 2030

- 5.28 **Policy ENP2** – Existing green open spaces set out in the schedule will be preserved. All current school fields will be protected from development.

Amenity and Environmental Issues

- 5.29 The proposed design and choice of materials for the temporary classroom, while not appropriate for a permanent building on the school site are not considered to have an adverse impact on the character and appearance of the area (policy NW12) to a degree that would warrant a recommendation of refusal for the installation for a temporary period.
- 5.30 **The side elevation of the proposed temporary classroom as repositioned would be some 8 metres from the southern boundary of the school adjoining Rose Road with 20 metres between the rear of the houses in Rose Road and the side elevation of the classroom. There are no windows in this side elevation.**

- 5.31 **The classroom would be a distance of 10 metres from the eastern boundary and 15 metres from the rear elevation of 29 Norton Road. The rear elevation of the classroom would have one window facing towards 29 Norton Road. Discussions at the Committee meeting in August concluded that this window should be fixed and obscure glazed when it faced towards Rose Road. It is recommended that this requirement should also apply to the revised location in order to reduce any potential for overlooking (condition 3).**
- 5.32 **The two windows on the front elevation of the classroom would face towards the existing school buildings to the west. Comments have been received from neighbours in Rose Road concerned at the overlooking that could result from these windows and a loss of privacy for those residents. The relationship between the west facing windows and the houses to the south is however an oblique one.**
- 5.33 **There is no adopted standard at North Warwickshire Borough Council for a separation distance between buildings against which to judge this development. In other local authority areas a back to back separation distance of 22 metres would be required between the rear elevations of a bungalow and /or two storey dwelling in order to prevent any overlooking. This distance is measured back to back between buildings and is not taken from the boundary fence.**
- 5.34 **Given the separation distance between the repositioned classroom location and the houses in Rose Road and the single storey height of the building positioned to the north of the houses, it is considered that there would be no overshadowing of those houses and that the space between the building and the houses is sufficient to protect privacy and amenity.**

Need and Pupil Numbers

- 5.35 Pupils from High Meadow Infant School have traditionally left the school on completing Year 2 and predominantly moved on to Coleshill Primary School. Coleshill Primary School previously had a One Form Entry (1FE) in Reception, Year 1 and Year 2 while Years 3, 4, 5 and 6 have a two form entry (2FE) which provided the capacity for High Meadow Infant pupils to move on to complete their Primary education. Coleshill Primary has now increased to a 2FE for the Reception, Year 1 and Year 2 to meet the increased demand for places at the school. The result has been that there are no longer places available at Coleshill Primary for the pupils from High Meadow Infant School.

- 5.36 WCC Education Department has approved the expansion of High Meadow Infant School to a Primary School to enable attending pupils to continue their primary education on site. As a result pupils currently on the school roll in Year 2 at High Meadow have been offered places from September 2019 for the new Year 3 class. The school anticipate that the proposed temporary classroom would accommodate these 30 pupils until a permanent extension to the school buildings has been constructed.
- 5.37 If it were the case that planning consent is not forthcoming for the permanent extension to the school (NWB/19CC006), it would be necessary either for the temporary classroom to be retained for a period of four years until the current Year 2 class completes Year 6 and move on to Secondary School. Alternatively those pupils allocated places in Year 3 from September 2019 would have to be accommodated at an alternative primary school immediately or be educated for one year on the school site and then moved to an alternative school to continue their primary education. In that case the temporary building would be installed for a period of approximately 52 weeks and removed during the summer break in 2020. A further planning application would need to be submitted if for any reason the temporary classroom was required on the school site after September 2020.
- 5.38 The proposed temporary classroom would be installed on the playground area as that is the only location within the school site that could accommodate the building during the construction phase of the permanent extension with the result that the play area for pupils would be temporarily reduced. The school does have a play area to the west of the existing school buildings but this would be unavailable during the construction period. In addition a Forest School is located in the north-western corner at the highest point of the school site. The playground is also currently used for some staff parking. This use for parking would no longer be available while the temporary classroom is on site.

Highway and Parking Issues

- 5.39 High Meadow School is located in a residential area. The residential roads surrounding the school are narrow and the area experiences traffic congestion at peak times as is the case for schools generally across Warwickshire and indeed across the country. As a result of parents dropping off and picking up pupils there is an increase in parked vehicles for a period of time at the beginning and end of the school day.

- 5.40 There is a single entrance to the school from Norton Road via a gated entrance with a single carriageway for vehicles and an adjacent pedestrian gate. The access is positioned between 29 and 41 Norton Road with a pinch point between the two houses of only 9.3 metres. As a result there is no scope to increase the width of the access to enable two vehicles to pass.
- 5.41 The school have 8 parking spaces designated within the site, including one disabled space. In addition vehicles double park, park on the grass or on parts of the playground area close to the vehicular entrance. A revised layout to the car parking area proposed as part of the planning application to expand the school would increase the number of parking spaces for staff. However, installation of the temporary classroom would reduce the parking for staff for the duration as the building would reduce the play area for pupils and to compensate, vehicles could no longer park on the area of the playground currently used for parking.
- 5.42 The school runs before and after school clubs, with a breakfast club available to pupils between 07:30 and 08:50. School commences at 08:50 and finishes at 15:00. After school clubs are run from 15:00 with each extra-curricular activity accommodating some 15 pupils. The latest after school club finishes at 16:00. As a result there is some staggering of the arrival and departure of pupils.
- 5.43 In addition to its own pupils, pupils from other schools are registered to use the before and after school clubs. The head teacher explained in a meeting that while there are 40 children in total registered for the clubs approximately 7 of these attend Coleshill C of E Primary School. These are mainly children who have previously been pupils of High Meadow who have moved on to Coleshill Primary to complete their junior schooling. Pupils arrive at the school from 07:30 for the breakfast club. The school gates are open and it is possible for pupils to be dropped off in the playground between 07:30 and 08:30. The gates are locked at 08:30. At 08:30 a privately contracted minibus transports pupils from High Meadow to Coleshill School. In the afternoon, the same minibus drops off pupils from Coleshill School to attend the after school club. Several of these children have siblings who still attend High Meadow School. If the permanent expansion of the school is approved, the attendance of the clubs by pupils from elsewhere would reduce over 4 years as pupils would continue their education on the one school site with siblings staying on the same site for their Primary education.
- 5.44 The installation of the temporary classroom would result in an additional 30 pupils attending the school, but as stated by Highways would not mean an additional 30 vehicle movements. From the information in the Transport Assessment and the Travel Plan submitted with the planning application for the expansion of the school, the temporary classroom could result in another 20 vehicles parked on the highway at drop-off and pick-up.

- 5.45 The planning application for the expansion to the school is proposing an increase in staff parking to accommodate the 8 additional staff members. There would be no additional provision for the one additional member of staff required for the temporary classroom.
- 5.46 The Transport Assessment submitted with the planning application NWB/19CC006 makes the suggestion that a 'Park and Stride' facility could be provided at the recently opened Aldi store located on Station Road. Parents/Guardians would be encouraged to park at the car park of the supermarket and to walk to school using the recently installed signalised crossing on Station Road.
- 5.47 In a meeting with Councillor Reilly he explained that he had been part of a working party with the school, local residents and the County Council Safer Routes to School Team. He explained that discussions had taken place with Aldi who indicated informally that they would enable their car park to be used for the purpose of a 'Park and Stride'. However, the company made clear that it would not be able to enter a formal arrangement for such an operation.

Highway Information updated since application deferred at Regulatory Committee meeting on 6th August

- 5.48 The Highway objection to this planning application was withdrawn following the submission of additional information by the applicant. This input took the form of a peak time survey of the local streets to see how much parking capacity existed during peak time. The survey indicated that there is capacity to accommodate 170 vehicles. The technical note outlined that a total of 20 additional cars would be generated as a result of the 30 Year 3 pupils using the temporary classroom. Given that 69 of the 170 possible spaces are used as parking when pupils are collected from school at present this would leave adequate on street capacity for the 20 additional vehicles. This on-street parking information in relation to the temporary classroom was accepted and Highways concluded that there would be sufficient on street capacity to accommodate those 20 additional vehicles within a reasonable walking distance and that the proposed development should not have a severe impact on the public highway network even if the temporary building has to be there for several years. The Highway response to the temporary classroom was changed to one of no objection.

Flood Risk and Drainage

- 5.49 The application site slopes generally down to the south with levels across the site falling by almost 16 metres from the highest area at the north-western corner of the site to the lowest point at the south-western corner.

- 5.50 The application site is within Flood Zone 1 and is not therefore expected to be affected by fluvial flooding. A comment received from a neighbouring resident has indicated that there is some flooding in the playground area which would be the result of poor surface water drainage of rainfall (pluvial).
- 5.51 The temporary classroom development would be linked to the existing surface and foul drainage on the school premises.

Heritage

- 5.52 Coles Bridge, the road bridge of the Lichfield Road (B4117) where it crosses the River Cole, located 400 metres to the south-east of the school site is a grade II listed structure and also a Scheduled Monument. The school is not seen in the same setting as the listed bridge and is considered to have no visual impact.

The Coleshill Conservation Area is located 75 metres to the south of the application site. There is no impact on the character and appearance of the Conservation Area as a result of the installation of the temporary classroom.

Access

- 5.53 The proposed classroom is accessed via steps from the playground on the northern side of the building. Internally the classroom is on one level. The application is supported by a statement that through discussions with the school it was established that a ramped access would not be required as the school did not anticipate any pupils or staff with access or mobility issues or wheelchair users would be using the proposed temporary classroom facilities. The school is able to provide facilities and cater for pupils and staff with disabilities in the main building. It is considered that for the temporary period required for the classroom the stepped access provided would be acceptable.

Analysis

6. Conclusions

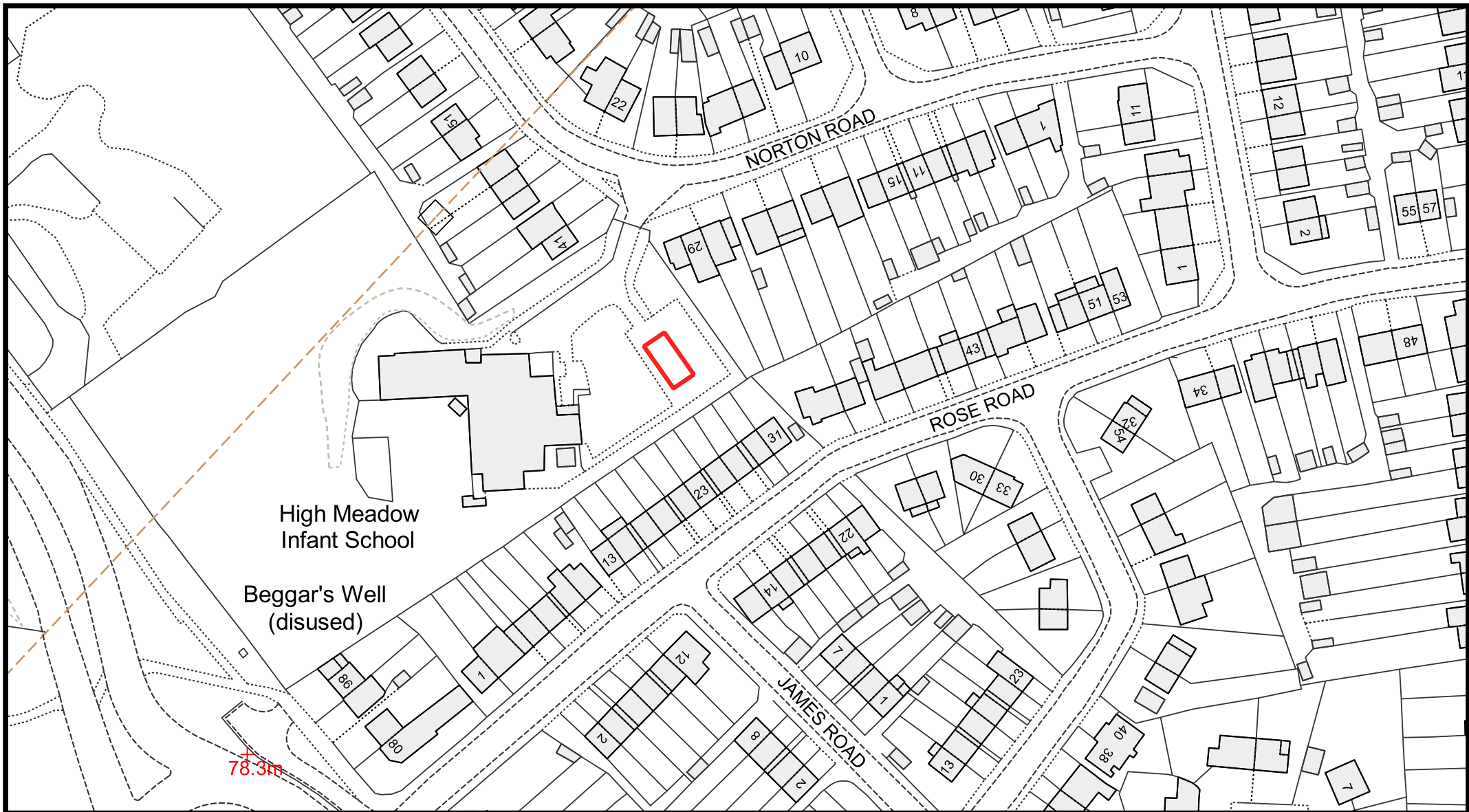
- 6.1 Regulatory Committee deferred this planning application in response to the concerns raised by local residents. The revision to the scheme has been devised to balance the views and requirements of both neighbours of the school and the needs of the school and its users.
- 6.2 While it is acknowledged that as a result of the revised location of the temporary classroom there would again be some detrimental impact on the neighbouring residents in terms of visual appearance and to a lesser degree overlooking, as evidenced by the further objections received, it is considered that the impact would not be so severe as to warrant a recommendation of refusal.

- 6.3 The building is proposed to be in situ for a period of one year after which the playground would be restored on removal of the building and as such the impact on neighbours in Rose Road and Norton Road would be for a temporary period of time.
- 6.4 The Highway Authority accepted the detail of the technical note stating that adequate on-street car parking spaces within a reasonable walking distance of the school are available for the 20 additional vehicles that would be generated by the temporary classroom. The temporary classroom development would not have a severe impact on the public highway network and the Highway Authority gave a response of no objection.
- 6.5 It is considered that on balance the revised position of the classroom would be acceptable and the scheme recommended for approval.
- 6.6 Granting temporary consent for the classroom for a period of a year (52 weeks) should not however prejudice the outcome of the planning application for the permanent extension of the school which is also to be considered by Regulatory Committee.

7. Supporting Documents

- 7.1 Submitted Planning Application – Planning reference NWB/19CC007
- 7.2 Appendix A – Map of site and location.
- 7.3 Appendix B – Planning Conditions.

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Application No: NWB/19CC007
High Meadow Infant School, Norton Road, Coleshill, B46 1ES
Installation of temporary classroom for minimum of 52 weeks

Regulatory Committee 03 Sept 2019
Scale 1:1250 Drawn by: SP Dept: Communities



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Appendix B.

The installation of a single storey modular building for a temporary period (52 weeks) to provide interim accommodation, High Meadow School, Norton Road, Coleshill, B46 1ES

NWB/19CC007

Planning Conditions.

1. The development hereby approved shall be carried out in accordance with the drawings numbered:
 - AC00444-1001 Rev P3 Proposed Location & Site Plan
 - AC00444-101 Proposed Floor Plan
 - AC00444-201 Proposed Elevations

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 design.

2. This permission shall be for a temporary period of one year, expiring on 30 September 2020. At the end of this period the use shall cease and the temporary classroom shall be removed from the site.

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 north-east facing window on the rear elevation of the classroom shall at all times be non-opening and the glazing obscured so as to prevent the features of any physical object from being visible from either side of the window.

Reason: To protect the privacy and amenity of users and occupiers of nearby properties.

4. Notwithstanding the information submitted, the details of the colour and final design of the vinyl wrap for the temporary classroom shall be submitted to the County Planning Authority for written approval prior to implementation.

Reason: In the interests of the amenity of local residents.

NOTES

Hedgehog note

In view of the nearby hedgehog record and suitable habitat, care should be taken when clearing the ground prior to development. If any hedgehogs are found, these should be moved carefully to a suitable adjacent habitat. 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 purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

Warwickshire Fire and Rescue Authority draws the applicant's attention to the need for the development to comply with Approved Document B, Volume 2, Section B5 – Access and Facilities for the Fire Service (as amended). 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.

Development Plan Policies Relevant to the Decision.

North Warwickshire Local Plan Core Strategy – Adopted Oct 2014

NW2 - Settlement Hierarchy
NW3 - Green Belt
NW10 - Development Considerations
NW11 – Renewable Energy and Energy Efficiency
NW12 - Quality of Development
NW14 – Historic Environment

North Warwickshire Borough Local Plan 2006

ENV2 - Green Belt
ENV11 - Neighbour Amenity
ENV12 - Urban Design
ENV13 - Building Design
ENV14 - Access Design
ENV16 – Listed Buildings, Non-Listed Buildings of Local Historic Value and Sites of Archaeological Importance
TPT3 – Access and Sustainable Travel and Transport
TPT6 – Vehicle Parking
Appendix 4 – Parking Standards - D1 Schools and Colleges

Coleshill Neighbourhood Plan 2015 - 2030

Policy ENP2 – Green open spaces

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