

Appendix B

Installation of a 2nd Temporary Classroom and Retention of Existing Temporary Classroom Until September 2022

High Meadow Infant School,
Norton Road, Coleshill, B46 1ES.

NWB/20CC002

Planning Conditions.

1. The development hereby approved shall be carried out in accordance with the drawings numbered:
 - AC00652-1001 Proposed Location and Site Plan
 - AC00652-101 Classroom Building 1 (Existing Retained) & Classroom Building 2 (Proposed) – Floor Plan
 - AC00652-201 Classroom Building 1 (Existing Retained) & Classroom Building 2 (Propose) – 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 and the two temporary classrooms shall be removed:
 - Before 05 September 2022 or,
 - At the first practicable opportunity following the completed construction of the standalone 4 classroom block (NWB/19CC006)

whichever is the earlier.

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

3. Notwithstanding the approved details, the second classroom shall not be occupied until details of appropriate screening around the stepped entrance to the second classroom have been submitted to and agreed in writing by the County Planning Authority.

Reason: To prevent overlooking of neighbouring residents.

4. No later than first occupation of the approved second classroom a Green Travel Plan shall have been submitted to and approved by the planning authority.

Reason: In order to minimise traffic, congestion and potential parking issues in and around the school site and to preserve highway safety.

5. Prior to and following delivery and collection of the classroom(s) a survey shall be undertaken in consultation with the Highway Locality Officer to agree the condition of the public highway. Should the public highway be damaged as a consequence of the movement of the classroom carrying vehicles, the damage shall be repaired.

Reason: For highway safety.

6. The development hereby approved shall not be occupied until a detailed Landscape and Ecological Management Plan has been submitted to and approved in writing by the County Planning Authority. The plan should include details of planting and maintenance of all new planting. Details of species used and sourcing of plants should be included. The plan should also include details of trees to be planted in compensation for those removed. Such approved measures shall thereafter be implemented in full.

Reason: To ensure a net biodiversity gain in accordance with NPPF.

7. The development hereby approved shall either:
 - Be timetabled and carried out to avoid the bird breeding season (March to September inclusive) to prevent possible disturbance to nesting birds.
 - Not commence until a qualified ecologist has been appointed by the applicant to inspect the trees/vegetation to be cleared on site for evidence of nesting birds immediately prior to works. If evidence of nesting birds is found works may not proceed in that area until outside of the nesting bird season (March to September inclusive) or until after the young have fledged, as advised by ecologist.

Reason: To ensure that protected species are not harmed by the development.

8. The two temporary classrooms hereby approved shall not be used by pupils outside the hours of 07:30 to 16:00 Monday to Friday, unless otherwise agreed in writing by the County Planning Authority.

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

Notes

Hedgehog note:

In view of the nearby hedgehog record(s)/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 purpose-built hedgehog shelters. More details can be provided by the WCC Ecological Services if required.

Development Plan Policies Relevant to the Decision.

North Warwickshire Local Plan Core Strategy – Adopted Oct 2014

NW 2 - Settlement Hierarchy
NW10 - Development Considerations
NW12 - Quality of Development

North Warwickshire Borough Local Plan 2006

ENV11 - Neighbour Amenity
ENV12 - Urban Design
ENV13 - Building Design
ENV14 - Access Design

Coleshill Neighbourhood Plan 2015 – 2030

No policies relevant to this application

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