Regulatory Committee

23 February 2010

Etone Community School and Technology College, Leicester Road, Nuneaton - Variation of Condition 5 of Planning Permission N5/09CC018 to Extend the Timescale for Submission of a Landscaping Scheme

The application proposes the Variation of Condition 5 of Planning Permission N5/09CC018 to extend the timescale for submission of a landscaping scheme at Etone Community School and Technology College, Leicester Road, Nuneaton.

Sue Broomhead
Senior Planner
Tel. 01926 412934
suebroomhead@warwickshire.gov.uk

Yes/No

Submitted application and plans, received 2/12/2009. Letter from Nuneaton and Bedworth Borough Council (Planning) dated 30/12/2009. Neighbour representation.

Councillor A Farnell – No comments received as at 9/2/2010.

Details to be specified
Legal  
X I Marriott – agreed.

District Councils  
X Nuneaton and Bedworth Borough Council (Planning) – No objection.

FINAL DECISION  YES/NO  (If ‘No’ complete Suggested Next Steps)

SUGGESTED NEXT STEPS:
Details to be specified

Further consideration by this Committee

To Council

To Cabinet

To an O & S Committee

To an Area Committee

Further Consultation
Regulatory Committee – 23 February 2010

Etone Community School and Technology College, Leicester Road, Nuneaton - Variation of Condition 5 of Planning Permission N5/09CC018 to Extend the Timescale for Submission of a Landscaping Scheme

Report of the Strategic Director for Environment and Economy

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the Variation of condition 5 of planning permission N5/09CC018 to extend the timescale for submission of a landscaping scheme at Etone Community School and Technology College, Leicester Road, Nuneaton, subject to the conditions and for the reasons contained in Appendix B of the report of the Strategic Director for Environment and Economy.

Application No: N5/09CC053

Submitted by: BBLB Architects LLP on behalf of Warwickshire County Council.

Received by: Strategic Director for Environment and Economy on 2 December 2009.

The Proposal: Variation of Condition 5 of Planning Permission N5/09CC018 to extend the timescale for submission of a landscaping scheme [submitted under Regulation 3 of the Town and Country Planning Regulations 1992.]

Site and Location: 0.377 ha of land at Etone Community School and Technology College, Leicester Road, Nuneaton.

See plan in Appendix A.
1. Application Details

1.1 The proposed development seeks consent for the Variation of Condition 5 of Planning Permission N5/09CC018 to extend the timescale for submission of a landscaping scheme.

1.2 The current conditions states: ‘Within six months of the date of this permission, a detailed planting and landscaping scheme for the site shall be submitted to the County Planning Authority for approval in writing. These details should include details of the height and form of the proposed and existing screening, and a planting plan showing existing trees to be retained along with new planting, written specification, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate’.

1.3 It is now proposed that the aforementioned condition be replaced with:- ‘Within 6 months of commencement on site, a detailed planting and landscaping scheme for the site shall be submitted to the County Planning Authority for approval in writing. These details should include details of the height and form of the proposed and existing screening, and a planting plan showing existing trees to be retained along with new planting, written specification, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate’.

2. Consultations

2.1 Councillor A Farnell – No comments received as at 9/2/2010.

2.2 Nuneaton and Bedworth Borough Council (Planning) – No objection.

3. Representations

3.1 One email of objection has been received from a local resident concerned about the access and parking at the Post 16 Centre. This matter was fully assessed and reported to Regulatory Committee in July 2009 and therefore is not the subject of this variation.

4. Observations

4.1 Planning permission was granted 2 July 2009 for the erection of a new Post 16 centre with associated landscaping and car parking to be located on land at Etone Community School and Technology College. Conditions were attached to that planning permission requiring schemes to be submitted for approval. Condition 5 of the permission required a detailed planting and landscaping scheme to be submitted for approval within 6 months of the date of the permission.

4.2 The applicant has advised that due to delays in the final design process and a decision that the development will not open until September 2011 they will not be in a position to submit the planting and landscaping scheme in accordance
with the condition and therefore wish to vary the condition to allow for extra time for submission.

4.3 The concern raised by a local resident refers to the access and parking provision at the Post 16 Centre. This matter was fully assessed and reported to Regulatory Committee in July 2009 with the proposed development at the time being accepted. This application does not include any changes to the access or parking and therefore the representation at this time does not relate to the current application.

4.4 It is considered that the proposed variation of condition is acceptable and would enable the final design of the development to be completed. The timescales for implementation of the scheme will not change and the amendment to the timetable for the condition to be submitted will not affect the amenity of local residents or appearance of the site.

5. Conclusions

5.1 The proposed extension in time for submission of a planting and landscaping scheme would result in the development having no greater impact on the amenity of nearby residents than those currently approved. Therefore, there are no policy reasons why the application should not be supported.

PAUL GALLAND
Strategic Director for Environment and Economy
Shire Hall
Warwick

9 February 2010
Regulatory Committee: Regulatory Committee 23rd February 2010

Etone Community School & Technology College, Landscaping Scheme

Produced using Warwickshire Online Mapping Browser and Toolkit (WOMBAT) Corporate GIS.
Appendix B of Agenda No

Regulatory Committee – 23 February 2010

Etone Community School and Technology College, Leicester Road, Nuneaton - Variation of Condition 5 of Planning Permission N5/09CC018 to Extend the Timescale for Submission of a Landscaping Scheme

Application Number - N5/09CC053

All conditions and limitations relating to Planning Permissions N5/09CC018 in effect at the date of this permission shall continue to apply except Condition 5 of Planning Permission N5/09CC018 shall be amended to:-

1. Within 6 months of commencement on site, a detailed planting and landscaping scheme for the site shall be submitted to the County Planning Authority for approval in writing. These details should include details of the height and form of the proposed and existing screening, and a planting plan showing existing trees to be retained along with new planting, written specification, schedules of plants noting plant locations, species, sizes and proposed numbers and densities where appropriate.

Reason: In the interests of the amenities of nearby residents

Reasons for the Decisions to Grant Permission

The proposed extension in time for submission of a planting and landscaping scheme would result in the development having no greater impact on the amenity of nearby residents than those currently approved. Therefore, there are no policy reasons why the application should not be supported.

Note: The policies, proposals and reasons given above are only summaries of the considerations set out more fully in the application report and minutes of the Regulatory Committee.