

Regulatory Committee - 13 June 2017

Application for variation of condition 13 of planning permission NBB/16CC002 to allow for the permanent retention of the temporary staff car park, All Saints Church of England School, Knebley Crescent, Nuneaton, CV10 7AT.

NBB/17CC006

Application No.: NBB/17CC006

Advertised date: 22 March 2017

Applicant Mr Steve Smith,
Warwickshire County Council
Head of Physical Assets - Resources Group,
Warwickshire County Council
Shire Hall, Market Place
Warwick
CV34 4RL

Agent Mrs Jane Painter
All Saints C of E Primary School
Knebley Crescent
Nuneaton
Warwickshire
CV10 7AT

Registered by: The Joint Managing Director (Communities) on 14 March 2017

Proposal: Application for variation of condition 13 of planning permission NBB/16CC002 to allow for the permanent retention of the temporary staff car park.

Site & location: All Saints C of E Primary School, Knebley Crescent, Nuneaton, Warwickshire, CV10 7AT. [Grid ref: 436313.290248].

See plan in Appendix A

Recommendation

That the Regulatory Committee authorises the grant of planning permission for the variation of condition 13 of planning permission NBB/16CC002 to allow for the permanent retention of the temporary staff car park at All Saints C of E School subject to the conditions and for the reasons contained within Appendix B of the report of the Joint Managing Director (Communities).

1. Application details

- 1.1 The application seeks consent for the permanent retention of the temporary car park within the grounds of All Saints School. The 12 metre by 19 metre car park which currently has a temporary surface of aggregate would be replaced by a tarmac surface.
- 1.2 A 1.2 metre (4 foot) timber fence is proposed to be installed to the perimeter of the car parking area, to match the existing timber fencing within the school grounds.
- 1.3 The surface drainage for the car park would be via ACO gullies along the edge of the parking area. The ACO gullies would be connected to a secondary ACO by means of underground pipework to carry surface water to a soakaway positioned to the south-east of the car park
- 1.4 The car park would continue to be used for staff parking.

2. Consultation

- 2.1 **Nuneaton & Bedworth Borough Council Planning:** No comments.
- 2.2 **Nuneaton & Bedworth Borough Council Environmental Health:** No comments.
- 2.3 **Councillor Clare Golby:** No objection.
- 2.4 **Warwickshire County Council Highways:** No objection as the proposed extra car parking should reduce competition for on-street parking in the area, and reliance on on-street parking, which cannot be guaranteed.
- 2.5 **Sport England:** In response to a pre-application consultation Sport England commented that the nature of this specific proposal is such that it does not consider it would fall under any requirement to consult Sport England as a statutory or non-statutory consultee. As such Sport England did not provide detailed pre-application comments and stated that they did not expect to be consulted on the planning application.
- 2.6 Site notices posted – 22 March 2017
- 2.7 12 nearest residential properties individually notified on 22 March 2017

3. Representations

3.1 No comments received.

4. Previous Planning History

- 4.1 Planning permission was granted in 1995 (N/95/CC034) for the construction of a single storey extension consisting of a library, one classroom, practical area, girls changing room, cloakroom and store rooms plus the provision of a new tarmac playground and the re-siting of two temporary classrooms.
- 4.2 Planning permission was granted in November 2000 for a single storey extension to form cloakroom and two classrooms (N/00/CC052).
- 4.3 The creation of an additional hard play area was approved in 2001 (N/01/CC032).
- 4.4 Planning consent was granted in 2016 (NBB/16CC002) for a single storey extension to provide two classrooms, cloakroom stores and toilet facilities to replace the existing temporary timber classrooms. The approval was subject to a condition requiring the provision of a temporary staff car park area to prevent an exacerbation of the on-street parking problems in Knebley Crescent during the construction period.
- 4.5 Construction of the 2016 approved classroom extension had been completed at the time of the Officer's site visit for the current application. The classrooms were occupied by pupils and the timber temporary classroom had been removed from the site. The site cleared of the temporary building was scheduled to be seeded with grass and the steep banks to the west of the new classroom to be laid with turf.
- 4.6 The temporary car park facility has been retained on the school site following the completion of the building works in order to increase the number of car spaces available for staff parking. The surface is currently an aggregate finish and the area fenced from the school playing field by temporary has metal fencing panels.

5. Assessment and Observations

Location

- 5.1 All Saints Primary School is located within the predominantly residential area to the south of Nuneaton town centre. The school is on a sloping site with a fall in ground level of some seven metres across the site from the western to the eastern boundary adjoining the Coventry Canal. The hardsurface play area and the sloping grassed play area on the eastern side of the site are at a lower ground level than the school buildings. The school site has no street frontage with

the sole pedestrian and vehicular access positioned between houses numbered 20 and 24 Knebley Crescent. The southern boundary of the school site is formed largely by the rear garden boundaries of dwellings in Knebley Crescent. The temporary staff car park is positioned on the grass play area to the east of the school buildings and north of the rear elevations of numbers 26 and 28 Knebley Crescent.

Amenity Issues

- 5.2 The car park is located some 30 metres beyond the rear elevation of the dwellings in Knebley Crescent. Construction of the car park has introduced vehicle movements within the site to a point further east than was previously the case. However, there has historically been a car park area for staff close to the entrance and the southern boundary of the site. No lighting is proposed for the permanent car park. The permanent retention of the 10 additional car spaces would not have a significantly greater detrimental impact on the neighbouring dwellings than the original staff parking area or to a degree that would warrant a recommendation of refusal.
- 5.3 As a result of the provision of the additional parking facility within the school premises, the level of on-street parking by staff vehicles on Knebley Crescent has been reduced to the benefit of the local residents.

Environmental Issues

- 5.4 The area of the school grounds used for the car park subject of this application was previously laid to grass. The limited size and sloping nature of All Saint School's grounds resulted in this area of the site being unsuitable to be laid out as a sports pitch. While the site for the car park will no longer be available as part of the informal play space for pupils, there remains an area of grass and play equipment to the east. In addition, following the recent completion of the extension to the school and the subsequent removal of a large temporary classroom in the north-western area of the school site, an additional play space has been made available which is considered to mitigate for the loss of the area for the car park.

Planning Policy

- 5.5 Section 38(6) of the 2004 Planning and Compensation Act requires that planning applications are determined in accordance with the provisions of the Development Plan 'unless material considerations indicate otherwise'.
- 5.6 The Development Plan relevant to the proposal is the Nuneaton and Bedworth Borough Local Plan and the saved local plan policies.

- 5.7 **Policy 19 of the Nuneaton and Bedworth Borough Council's Car Parking Standards SPG dated 2003** – states that the County Council will be urged to provide for the dropping of and collecting of children at education premises off the public highway. Traffic congestion associated with 'the school run', and dropping off and collecting of children at school is becoming an increasing problem at school entrances. In many cases school grounds no longer have sufficient space for safe parking and turning areas, and as a result safety on adjacent highways is becoming an increasing problem for pedestrians and vehicles. Educational institutions will be encouraged to produce a School Travel Plan providing evidence of alternative methods of transport such as car sharing schemes, or school buses in order to reduce parking facilities.

Analysis

- 5.8 Knebley Crescent is used for the dropping off/collection of school pupils and for on-street parking by staff and visitors to the school when the car spaces within the school site are full. The temporary provision of the staff car park during the period of construction of the school extension proved to be a considerable benefit both to the school and to local residents by reducing the levels of on-street parking during school hours. The permanent retention of the additional car parking spaces for staff parking would continue to provide this benefit and is considered to make a positive contribution to the amenity of the area and to accord with Policy 19.
- 5.9 A condition of the planning permission for the extension to the school required a Green Travel Plan to be prepared within six months of the occupation of the extension. The provision of the Green Travel Plan is in accordance with Policy 19.

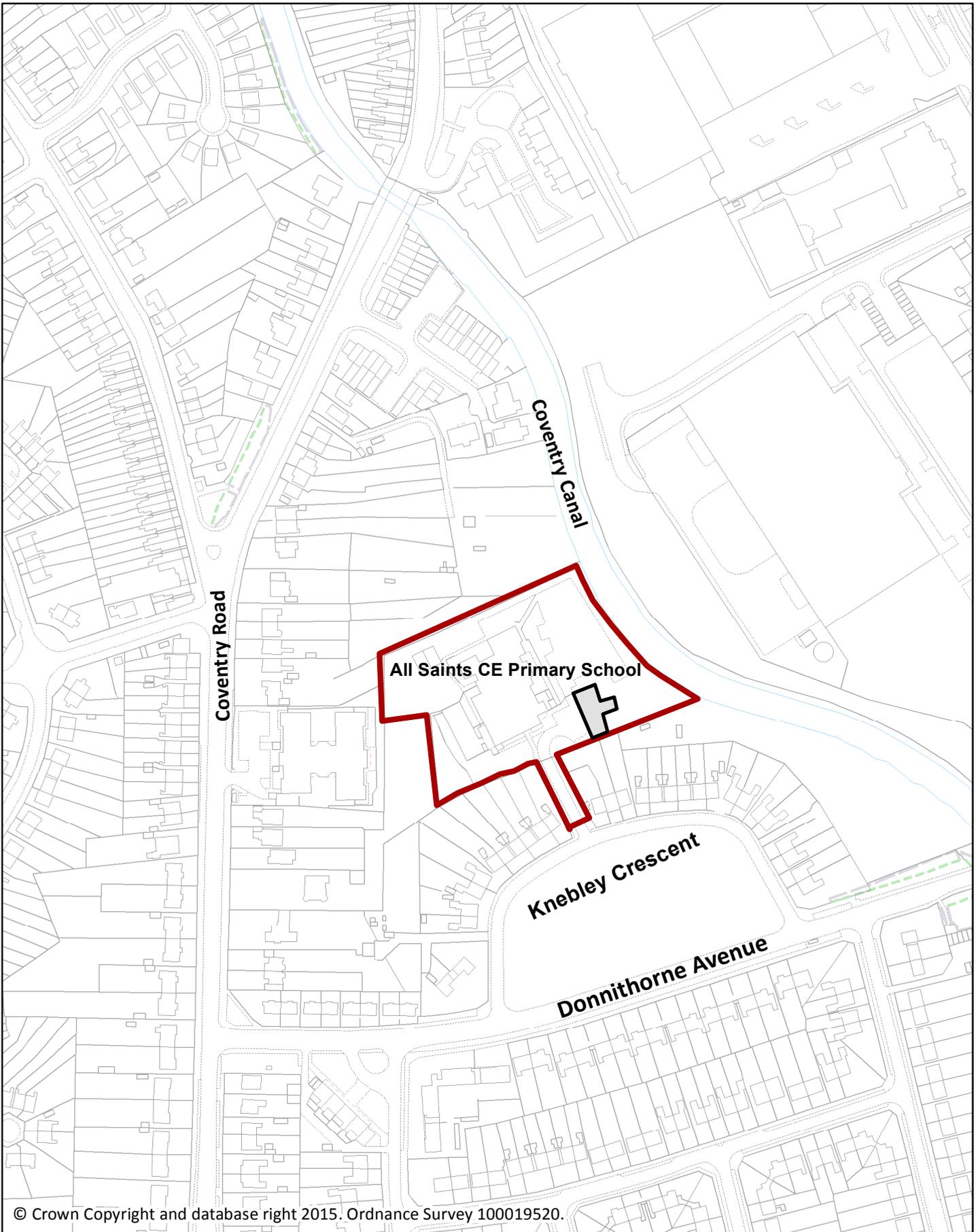
6. Conclusions

- 6.1 The permanent retention of the temporary car park has a limited but acceptable impact on the amenity of local residents when viewed from the school site. There is a significant benefit to the amenity of the local area in the retention of the parking spaces within the school site and the resulting reduction in the numbers of cars parking on-street in Knebley Crescent. The permanent retention of the car park is considered to be in accordance with the provisions of the development plan and the NPPF, therefore the application is recommended for approval.

7. Supporting Documents

- 7.1 Submitted Planning Application – Planning reference NBB/17CC006
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
Head of Service	Mark Ryder	markryder@warwickshire.gov.uk
Joint Managing Director(Communities)	Monica Fogarty	monicafogarty@warwickshire.gov.uk
Portfolio Holder	Cllr Alan Cockburn	alancockburn@warwickshire.gov.uk



All Saints CE Primary School Nuneaton
Application No: NBB/17/CC006

Regulatory Committee: 13th June 2017

Scale: 1:2500

Drawn by: Bee Yew-Booth

Dept.:Communities



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

Appendix B.

Application for variation of condition 13 of planning permission NBB/16CC002 to allow for the permanent retention of the temporary staff car park, All Saints C of E School, Knebley Crescent, Nuneaton, CV10 7AT.

NBB/17CC006

Planning Conditions.

1. The development hereby approved shall be commenced no later than 3 years from 20 June 2016, the date of the previous permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the planning application forms and drawing numbered J3093-31 submitted to the County Planning Authority on 14 March 2017 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: To define the permission and to ensure the permission is retained in all respects in accordance with the submitted details.

3. Within three months of the date of this decision the installation of the tarmac surface for the car park and the drainage as indicated on drawing number J3093-31 shall be completed.

Reason: To ensure the car park is suitably surfaced and drained within a reasonable period to protect the amenities of the local area.

4. The movement of construction materials, plant and equipment to or from the site shall during the term times of the school be prohibited between the following hours:

Monday to Friday 07:00 to 9:30 and 15:00 to 17:00 hours

Reason: To ensure that conflict between construction traffic, staff/parental traffic, peak time traffic and pedestrians does not occur.

5. All reasonable measures shall be taken to prevent mud or other detritus being deposited on the highway by vehicles visiting the site in connection with the construction works and any such matter so deposited within 100 metres (in any direction) of the site access shall be removed forthwith.

Reason: In the interest of highway safety

6. Within six months of the occupation of the approved extensions the applicant shall submit a Green Travel Plan to promote sustainable transport choices to the site and secure the written approval of the County Planning Authority. The measures (and any variations) so approved shall continue to be implemented in full at all times. The plan shall:
 - (i) specify targets for the proportion of pupils, employees and visitors travelling to and from the site by foot, cycle, public transport, shared vehicles and other modes of transport which reduce emissions and the use of non-renewable fuels;
 - (ii) set out measures designed to achieve those targets together with timescales and arrangements for their monitoring, review and continuous improvement;
 - (iii) identify a senior manager of the school with overall responsibility for the plan and a scheme for involving staff, pupils and visitors of the school in its implementation and development.

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

7. No external lighting shall be used on the application site until details of external lighting have been submitted to and approved in writing by the County Planning Authority. The details shall include times of operation and a site layout plan showing luminaire types, location, intensity and profiles, mounting heights, beam angles and orientation. All external lighting on the site shall be installed, maintained and operated in accordance with the details (or any subsequent variation) so approved.

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

Notes:

Pursuant to Section 149 and 151 of the Highways Act 1980, the applicant/developer must take all necessary action to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's/developer's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Grass verge note:

The applicant/developer is required to inspect the grass verges in the vicinity of the application site on completion of the approved works and ensure that any damage that may have occurred as a result of the works being undertaken is repaired and the grassed area restored to a satisfactory standard.

Biodiversity enhancements note:

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

Bat and nesting bird tree note:

If it is essential to fell or lop any trees or part of the hedgerows, it should be ensured that this work does not disturb nesting birds, with work ideally being conducted outside the main breeding season (March-September). All nesting birds are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. In addition, if mature trees are likely to be affected by the development, (e.g. by felling or lopping work), it is important to survey these trees for the presence of bats, prior to work commencing. Bats and their roost sites are protected under the 1981 Wildlife and Countryside Act and the Countryside and Rights of Way Act, and are also deemed a European Protected Species. Local Authorities are bound by the Conservation of Habitats and Species Regulations 2010 to have regard to the Habitats Directive when exercising their functions.

Development Plan Policies Relevant to the Decision.**Nuneaton and Bedworth Borough Local Plan.**

Policy 19 - Car Parking Standards SPG dated 2003.

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

In considering this application the County Council has complied with paragraphs 186 and 187 contained in the National Planning Policy Framework.