

Application No: 12/2172C

Location: WHEELOCK COUNTY PRIMARY SCHOOL, CREWE ROAD,
SANDBACH, CHESHIRE, CW11 3RT

Proposal: 1 Modular Classroom Unit with Associated Store Room and wcs and
Cloaks to Provide Additional Teaching Accommodation

Applicant: Cheshire East Council

Expiry Date: 06-Aug-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle – Protected Area of Open Space

Design

Amenity

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee as the school is owned by Cheshire East Council which also the determining Authority.

DESCRIPTION OF SITE AND CONTEXT

The application relates to Wheelock Primary School which is situated within a predominantly residential area within the Sandbach Settlement Boundary, as defined by the Congleton Borough Local Plan First Review 2005.

DETAILS OF PROPOSAL

The application seeks planning permission for a temporary mobile classroom. This would be sited to the front of the site on a grassed area, adjacent to the infant playground.

POLICIES

Regional Spatial Strategy (NW)

Policy DP7 Promote Environmental Quality

Policy L1 Health, Sport, Recreation, Cultural and Educational Services Provision

Borough of Crewe and Nantwich Replacement Local Plan 2011

GR1 (New Development)
GR2 (Design)
GR6 (Amenity and Health)
RC2 Protected Areas of Open Space)

Other Material Considerations

National Planning Policy Framework

CONSULTATIONS

Environmental Health:

No comments received at time of report preparation.

OTHER REPRESENTATIONS

No representations received at time of report preparation.

OFFICER APPRAISAL

Principle of Development

As a school, the application site is designated as an area of protected open space under Local Plan policy RC2 (Protected Areas of Open Space). The policy however, does allow for development associated with the use of the site or extensions to existing buildings.

The proposed mobile would be sited on an area of amenity grassland / soft play area to the front of the site. The proposal would however be for a temporary period and as such there would be no permanent loss of open space. As such it is considered that the principle of development is accepted, provided that it accords with other Local Plan policies GR1 (New Development), GR2 (Design) and GR6 (Amenity and Health).

Design

The application seeks temporary planning permission for a mobile classroom to the front of the site which would be sited on an area of amenity grassland /soft play. This would measure 12.2m by 6.8m, with a height of 3.5m. The mobile would be a typical portakabin style building of a relatively standardised design, however such features have become commonplace within school sites. Nonetheless the proposal would be sited in a prominent position to the front of the site and as such there would be more of an impact on the streetscene. The site would be screened to a degree by existing trees and would be seen against the back drop of the existing school building.

A temporary permission of 2 years would however be acceptable given the need for the proposal and to ensure that the Local Planning Authority can retain control over such forms of

development in the interest of the character and appearance of the streetscene. Subject to the proposal being temporary, there would be no significant conflict with Local Plan policies GR1 (New Development) and GR2 (Design).

Amenity

The nearest residential property is number 1 Chartwell Park which is just over 30 metres in distance from the proposed siting of the mobile. The property is also separated from the site by Chartwell Park road itself, and given the existing use of the school site and the small-scale nature of the proposal, there would be no adverse impacts on the amenity of this property. It is not considered that there would be any adverse impacts on the residential amenity of other nearby properties along Crewe Road or Blenheim Park given their siting and distances away from the development.

Having regard to the above it is not considered that there would be any additional residential amenity impacts over and above the existing site arrangements. The proposal would accord with Local Plan policy GR6 (Amenity and Health).

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application is for a temporary period and as such the design of the proposal is acceptable in this regard. There would be no adverse impacts on neighbouring residential amenity over and above the existing site arrangements. The proposal would comply with the relevant policies of the Development Plan and is therefore recommended for approval accordingly, subject to the following conditions:

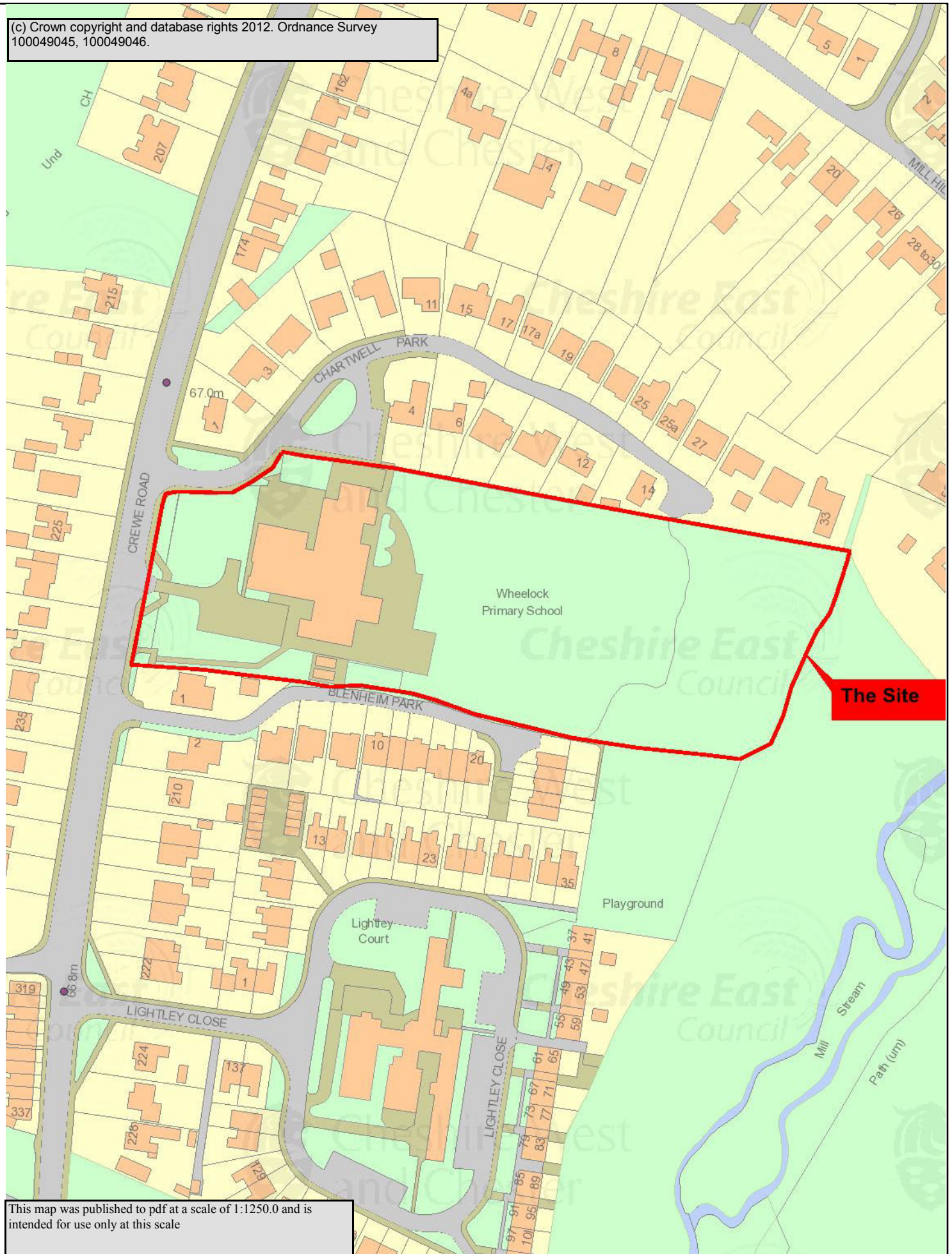
RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Materials as application
3. Temporary Period of 2 years
4. Colour of Mobile to be agreed
5. Restoration of Playing Field

6. A01AP - Development in accord with approved plans
7. A06EX - Materials as application
8. Temporary Period of 2 years
9. Colour to be agreed



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