

Application No: 12/2883M

Location: BEXTON PRIMARY SCHOOL, BLACKHILL LANE, KNUTSFORD, CHESHIRE, WA16 9DB

Proposal: Application to Vary Condition 7 (Removal of Existing Classrooms) of Planning Permission 12/0313M

Applicant: Mr P Yeomans, Cheshire East Council

Expiry Date: 20-Sep-2012

Date Report Prepared: 22nd August 2012

SUMMARY RECOMMENDATION: Approve subject to conditions

MAIN ISSUES

- Impact of the development on the Green Belt
- Design considerations
- Impact on residential amenity
- Highway safety

REASON FOR REPORT

The application has been referred to the Northern Planning Committee in line with the Cheshire East Borough Council Scheme of Delegation as the landowners and the applicants are Cheshire East Borough Council.

DESCRIPTION OF SITE AND CONTEXT

The application site relates to a Primary School which currently consists of two main buildings, five temporary classroom units, four of which are clustered together on the southern boundary. The main entrance and car park is accessed from Blackhill Lane, with a segregated pedestrian entrance on the north-east corner of the site. An additional pedestrian access is sited on Bexton Lane, which via a suburban housing estate connects to the A50 main road on the southern edge of Knutsford.

The site is bordered by residential development, but with open fields to the west.

Planning permission was granted under reference 12/0313M, approved on the 14th March 2012, for the erection of 2no classrooms and associated facilities and a link block between the currently unconnected halves of the school. Three of the four temporary classrooms units already on the site were proposed to be demolished.

DETAILS OF PROPOSAL

The proposal is to vary condition 7 on application 12/0313M. This condition states:

Upon occupation of the development hereby approved, the existing temporary classrooms as shown on plan number (2-)101 shall be completely removed from site.

Reason: In the interest of the visual amenities of the site and to comply with policy GC1 of the Macclesfield Borough Local Plan 2004.

The conditions required three of the five temporary classrooms on site to be demolished.

This application seeks to vary this condition so that one of the classrooms specified to be demolished is retained and vice-versa. The number of temporary classroom resulting on the site would be unchanged (one).

Classroom unit C is now proposed to be retained, with unit D to be demolished instead of unit C. The reason for requiring unit C to remain and unit D to be demolished is that it is considered that unit C is in better condition and would have a longer service life than unit D.

POLICIES

The North West Regional Spatial Strategy

DP1- Spatial Principles
DP2 Promote Sustainable Communities
DP7- Promote Environmental Quality
L1 Health, Sport, Recreation, Cultural and Educational Services Provision

Macclesfield Borough Local Plan Policy

GC1 Green Belt (New Build)
BE1 Design Guidance
DC1 Design - New Build
DC2 Alterations and Extensions
DC3 Amenity
DC6 Circulation and Access
DC8 Landscaping

Other Material Considerations

National Planning Policy Framework

CONSULTATIONS (External to Planning)

Highways:

No Objection.

COMMENTS FROM THE TOWN COUNCIL

Knutsford Town Council- No Objection.

OTHER REPRESENTATIONS

None.

APPLICANT'S SUPPORTING INFORMATION

The following documents were submitted in support of the application and are available on the application file: -

Covering letter explaining the need for this application.

OFFICER APPRAISAL

Principle of Development

The principle of development in this location is acceptable, subject to Green Belt, design, amenity, highways issues as examined below.

Green Belt/ Design

In planning terms there is not considered to be a material differentiation between the two units C and D, nor the requirement to substitute the demolition of one for the other. The two units are of identical age and construction, are visually very similar, and they are adjacent to each other on site. The change would have no bearing on the appearance of the site from the public highway or nearby properties. It is also noted that the retained unit would now be further away from the site boundary.

Furthermore, Unit D is larger in footprint than the unit originally intended for demolition, unit C, by 41m² (gross). Therefore it is considered that the proposed retention of Unit C would have less of an impact on the character, appearance and openness of the Green Belt and locality than the retention of Unit D.

All other elements of the scheme are to remain the same as with the extant permission 12/0313M. Site circumstances have not changed since that permission and so all of these elements are considered acceptable in Green Belt and Design terms as per application 12/0313M.

Highways

The Highways and Transportation Manager raises no objections. The proposals would have no impact on the highway network and would comply with policy DC6.

Amenity

No objections have been received.

Overall the development is considered to comply with policies DC3, DC38.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The development would have an acceptable impact on the character and appearance of the Green Belt, neighbouring amenity and highway safety and is considered to be in compliance with the relevant policies of the Development Plan. Accordingly, the application is recommended for approval subject to conditions.

Application for Variation of Condition

RECOMMENDATION: Approve subject to following conditions

1. A03FP - Commencement of development (3 years)
2. A03AP - Development in accord with revised plans (unnumbered)
3. A04EX - Materials to match existing
4. Noise
5. Pile Driving
6. Float Floor Finishing
7. Demolition

(c) Crown copyright and database rights 2012. Ordnance Survey 100049045, 100049046.



THE SITE

Bexton Primary School

White House Farm

The Cottage

Hall

Leicester Warren Hall

Bowling Green

The Dairy

Pond

Barn Acre

CH

Der

Ppg Sta

61.9m

Hall

Halls

HOLLINGFORD PLACE

BEESTON DRIVE

Windrush

Norkem House

House

61.0m

63.1m

GVC

64.0m

Cheshire West and Chester

Cheshire East Council

Cheshire West and Chester

Cheshire East Council

Cheshire West and Chester

Cheshire East Council

Cheshire West and Chester

Cheshire West and Chester