

Application No: 15/2265C

Location: Daven Primary School, NEW STREET, CONGLETON, CHESHIRE, CW12 3AH

Proposal: Relocation of existing kitchen and dining room facilities which will involve the following: demolition of existing canteen building; extension to provide new store for table storage (15sqm); external air handling units for new kitchen installation, reconfiguration of play area fencing in preschool area; reconfiguration of car parking layout and new exit ramps; new safety fencing to bank.

Applicant: M Lord, Daven Primary School,

Expiry Date: 04-Aug-2015

SUMMARY

The principle of the development is acceptable as it relates to an existing school within the settlement zone line of Congleton.

The proposed development would not give rise to loss of playing areas or issues relating to design, parking, neighbouring amenity or trees or landscaping.

The proposed development complies with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic sense. The application is therefore recommended for approval.

APPROVE subject to conditions

REASON for REFERRAL

This application has been referred to the Northern Planning Committee as Cheshire East Borough Council owns the land.

PROPOSAL:

This application seeks to relocate the existing kitchen and dining room facilities at Daven County Primary School, New Street, Congleton. The proposal will involve the demolition of the existing canteen building; extension to provide a new store for table storage (15sqm); external air handling units for new kitchen installation, reconfiguration of play area fencing in preschool area; reconfiguration of car parking layout and new exit ramps; and new safety fencing to bank.

SITE DESCRIPTION:

This application relates to a traditional Edwardian style primary school, which is positioned on the south-eastern side of New Street, Congleton. The surrounding development is predominantly residential. The school is single storey and built of Cheshire brick and small plain roof tiles. The site falls within Congleton Settlement Zone Line as designated in the adopted Congleton Borough Local Plan First Review (2005).

RELEVANT HISTORY:

09/0756W - CONSTRUCTION OF SINGLE STOREY TOILET BLOCK TO DAVEN PRIMARY SCHOOL, PARKING AREA WITH LIGHTING FOR CHILDREN'S CENTRE AND CHANGE OF USE FROM CLASSROOM TO OFFICE FOR CHILDREN'S CENTRE SERVICES IN THE CONGLETON AREA - Approved 23-Jun-2009

08/1666/ADV - Free standing pole-mounted sign (1no.) – Retrospective – Allowed at appeal 27-Apr-2009

2890/3 - PROPOSED NURSERY TOILET FACILITIES – Approved 04-Feb-1976

NATIONAL & LOCAL POLICY

National Policy:

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs 17 and 28

Development Plan:

The Development Plan for this area is the Congleton Borough Council First Review 2005.

PS4	'Towns'
GR1	'New Development'
GR2	'Design'
GR6	'Amenity & Health'
GR9	'Accessibility, Servicing & Parking Provision'
RC2	'Protected Area of Open Space'
RC11	'Indoor Recreation & Community Uses'

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

SE1	'Design'
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Other Considerations:

Planning Practice Guidance (PPG)

CONSULTATIONS:

Head of Strategic Infrastructure (Highways): No objection

VIEWS OF THE CONGLETON TOWN COUNCIL:

No objection.

REPRESENTATIONS:

None received at the time of report writing

APPRAISAL:

Principle of Development

The application site is located within the settlement zone line for Congleton. Local Plan Policy PS4 states that within such locations there is a presumption in favour of development provided that it is in keeping with the scale and character of the town and does not conflict with other Local Plan Policies.

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

The proposed development would be small scale in relation to the school complex and would not be sited on land forming part of a playing pitch. The proposed development would lie on existing areas of hard standing and parcels of land that are not used for play. As such, the proposal would not result in a loss of useable play space and would not impact on the integrity of open space provision at the site. Consequently, there would be no conflict with policy RC2 (Protected Areas of Open Space).

Character and Appearance

The proposal would result in the removal of an existing single storey detached building, which is in a poor state of repair and presently houses kitchen and dining facilities. In order to replace the kitchen and dining facilities, it is proposed to reconfigure the internal layout within the main school building and to extend off the existing hall.

The proposed extension would be single storey, flat roofed and small scale. It would provide storage off the existing hall for tables and chairs. Owing to its location within the existing school complex, the extension would be visible from public vantage points. Further, its design would be in keeping with the general style of the hall that it would attach to and the facing materials would match existing.

With respect to the other works, the proposed ramp accesses and air handling units would be well screened by the existing school buildings and the proposed amendments to the parking layout and

fences would be read within the context of existing parking area. It is not considered that the proposal would have a negative impact on the character and appearance of the school building or the locality and existing trees would be retained and respected.

Impact on Residential Amenity

Residential properties border the school boundaries to the northeast, the southwest and the west. The proposed extension to the school hall would maintain a distance in excess of 60 metres with the nearest residential property. Given the single storey nature of the proposals and the separation distances involved, there would be no material harm in terms of loss of light, visual intrusion or direct overlooking.

The remaining works within the grounds of the school (including extraction units) would also achieve good separation and accordingly, the residential amenity afforded to neighbouring properties would not be unduly harmed by these aspects of the proposals.

Highways

The proposed development includes the reconfiguration of the existing car park but will not result in the loss of any parking spaces. Additionally, the proposals are expected to result in one additional employee, but it is understood that pupil numbers will remain unchanged as a result of the development proposals. The scheme is considered to be acceptable in terms of its impacts on parking and highways.

PLANNING BALANCE:

The principle of the development is acceptable as it relates to an existing school within the settlement zone line of Congleton. The proposed development would not give rise to loss of playing areas or issues relating to design, parking, neighbouring amenity or trees or landscaping. The proposed development would therefore be in compliance with the relevant development plan policies and is considered to be sustainable in the social, environmental and economic sense. The application is therefore recommended for approval.

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Northern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Application for Full Planning

RECOMMENDATION: Approve subject to following conditions

1. Standard Time Limit (3 years)
2. Development to be carried out in accordance with approved plans

3. Development to be carried out in accordance with submitted details
4. Prior to their installation, submission of details of acoustic enclosure of fans / compressors for external air handling units

