

Planning Committee: 23 August 2005

Item Number: 42

Application No: W 05 / 1265

Registration Date: 22/07/05

Town/Parish Council: Warwick

Expiry Date: 18/08/05

Case Officer: Will Charlton

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Trinity School (Dormer Hall), Myton Road, Warwick, CV34 6QD

Construction of a two storey S.E.N. school plus associated parking and provision of hard play areas FOR Warwickshire County Council

SUMMARY OF REPRESENTATIONS

Not applicable - This is a consultation regarding a County Council application which the County will themselves determine and a response to Warwickshire County Council needs to be made.

RELEVANT POLICIES

(DW) ENV3 - Development Principles (Warwick District Local Plan 1995)
SC7 - Supporting Community Facilities (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DP2 - Amenity (Warwick District Local Plan 1996 - 2011 First Deposit Version)
DAP2 - Protecting the Areas of Restraint (Warwick District 1996 - 2011 First Deposit Version)
ER6 - Protection of Open Space (Warwickshire County Structure Plan 1996-2011)

PLANNING HISTORY

Outline Planning Permission was granted by the County Council (Ref: W817/04CC036) on the 28th January 2005 following referral of the application to the Secretary of State as a departure to the Development Plan. The Secretary of State decided not to 'call in' the application for determination allowing the County to follow their resolution to grant.

Two planning applications for Reserved Matters for residential development on the Trinity School site are currently with the Planning Inspectorate. An application to vary condition 2 of the three outline consents for residential development is contained in a report elsewhere in this agenda, under application W05/1016.

KEY ISSUES

The Site and its Location

The site is located to the south of The (former) Trinity Technology College (Dormer Hall site) on Myton Road, Warwick, consisting of an area of grassland to the east of Myton Crescent and part of an adjacent smallholding. Although access to the site is currently via the Trinity school site, outline planning permission exists for residential redevelopment of the site containing the existing school buildings.

Details of the Development

The application is for approval of reserved matters in respect of the construction of a two-storey Special Educational Needs (S.E.N) school, plus associated parking and play area.

It is proposed that the new school would take access through the new housing estate to the Myton Road, entering the site in the northern boundary. To the north and east of the building would be the main parking (92 car parking spaces) and drop off/pick up area.

The proposed school would provide accommodation on the ground floor with more limited general, office and teaching rooms within the roof space. As such the building would be approximately 8.0m to ridge along the majority of its length, with a lower link section being approximately 6.5m in height. The building would be approximately 100m in length (north and south elevations) with an eaves height of approximately 2.6m above ground level.

The north west corner of the building would be approximately 18m from the nearest residential boundary and 42m from the rear elevation of the dwelling, with the nearest parking spaces being approximately 7m from the eastern site boundary.

Assessment

Although members resolved to object to the Outline Planning Permission for the school last year - 26th July 2004 Planning Committee (Our Ref: W04/1257) on grounds of conflict with Area of Restraint and protection of open space policies, the application was subsequently granted by the County Council. The consideration of this current application is not relating to the principle of the development but for the Reserved Matters, ie the details regarding siting, design and external appearance of the new buildings and associated matters. Warwickshire County Council have now submitted details of the main school building plus details of parking and hard play areas. A further submission of

details will need to be made including security fencing and lighting as per the requirements of Condition 3 of the Outline Planning Permission.

In relation to the proposals, it is considered that due to the form, design and the layout of the proposed site and building the development would not have an overly adverse impact upon the neighbouring properties and the area in general. The building, although large, has been designed so as to minimise its bulk and form, although it does appear rather bland and contains a large number of roof lights at first floor, particularly where they face north towards the residential properties in Myton Crescent. However, given the distance separation and siting of the building at an angle to the common boundary, this is not considered to be unneighbourly.

Although one neighbour has written to the District Council, via James Plaskitt MP, raising questions with regard to number of pupils and staff ,no figures have been provided to the District Council directly by Warwickshire County Council. However, no limits on the size of the school were imposed at outline stage and the matters for consideration now are ones of siting, design and appearance.

It should be noted that the number of parking spaces proposed is approximately 92, as compared with 56 shown for information purposes in the outline planning application. It is considered that due to the large area of parking and hardstanding proposed, any lighting submission would need to be very carefully designed so as not to adversely impact on the residential amenities of the neighbouring properties.

RECOMMENDATION

That NO OBJECTION be raised.
