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TELFORD & WREKIN COUNCIL

PLANS BOARD – 10<sup>TH</sup> JUNE 2009

LATE ITEM

Schedule 1 : Planning Applications for determination by Board

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`A' List : Major developments and/or cases in conflict with policy

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**W2009/0317** Erection of a single storey extension to provide two additional classrooms, toilets and store. **Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire.** Recommendation Code: FG - Ward: Dawley Magna ..... **1**

Agenda Type : A

W2009/0317 Erection of a single storey extension to provide two additional classrooms, toilets and store.  
Aqueduct Primary School, Castlefields Way, Aqueduct, Telford, Shropshire.  
Recommendation Code: FG  
Ward: Dawley Magna

APPLICANT:  
Telford & Wrekin Council

RECEIVED ON:  
15/04/09

PARISH  
Dawley Hamlets

WARD  
Dawley Magna

CASE OFFICER:  
Valerie Hulme

THIS APPLICATION WAS DEFERRED AT THE PREVIOUS PLANS BOARD DUE TO A HOLDING OBJECTION RECEIVED FROM SPORT ENGLAND BASED ON THE PRESUMPTION AGAINST DEVELOPMENT ON ANY PART OF SCHOOL PLAYING FIELDS.

HOWEVER, FOLLOWING FURTHER CONSIDERATION SPORT ENGLAND HAVE NOW WITHDRAWN THEIR OBJECTION, GIVEN THE CLOSE PROXIMITY OF THE SITE TO THE SCHOOL BUILDINGS AND TREES AND ARE SATISFIED THAT THE SITE IS NOT CAPABLE OF FORMING PART OF A PITCH FOR USE FOR FORMAL SPORT.

OBJECTIONS RECEIVED: No.

MAIN ISSUES: Design, impact on surrounding amenity.

PROPOSAL:

This is a Council application which seeks permission for the erection of a single storey extension to provide two additional classrooms, toilets and store.

SITE & SURROUNDINGS:

Aqueduct County Primary School is a modern building of brown/buff brick construction, with pitched and flat-roofed elements. The building is located to the south of the site with the school playing field positioned to the north. There are additional demountable buildings at the school located to the west of the site. Castlefield's Way runs north-south to the east of the application site with a pedestrian link through the site to the front of the building. Vehicle access to the site is located to the south from Eleanors Close.

Aqueduct centre, comprising a surgery and community centre is located to the west of the school building, in a predominantly residential area.

HISTORY:

Numerous extensions, most recent two are:

W2007/0720 – Erection of canopy onto existing building. Approved 19<sup>th</sup> July 2007

W2005/0045 – Erection of single storey staffroom and office extension. Approved 25<sup>th</sup> February 2005.

**POLICIES:**

Telford & Wrekin Core Strategy DPD 2007

CS10 Community Facilities

CS15 Urban Design

Wrekin Local Plan 1995-2006 (Saved Policies)

LR1 Provision of Community Facilities

UD2 Urban Design Criteria

OL3 Green Network

OL4 Development in the Green Network

**CONSULTATION RESPONSES:**

Comments are awaited from the Local Authorities Geotechnical Engineers.

To date no comments have been received from Dawley Hamlets Parish Council.

**PLANNING CONSIDERATIONS:**

The proposed footprint of the extension which is roughly T shaped, will be located to the east of the existing school. The footprint will lie partly within the Green Network, to the east of the building, and partly within 'white land', which has no formal allocation within the Wrekin Local Plan; this area is located closest to the building.

Policy CS10 of the Core Strategy sets out the Councils visions regarding community facilities, where by the loss of such facilities will be resisted, and the provision of new facilities or improvements to existing community facilities to meet the needs of local residents will be supported.

Policy LR1 provides specific criteria for the provision of Community Facilities; this specifies such development must not have an adverse impact on the character and amenity of the local area, and satisfies other criteria of the Local Plan regarding green network, environmental health, urban design and other appropriate policies.

Policy OL4 sets out the criteria for development in the Green Network. This states that development may be permitted where the development has community or environmental benefits. The siting of the proposal has been determined through the form of the site, and the existing design and available space. As this proposal will extend an existing community use, this principle is acceptable within green network in accordance with policy LR1 and OL4.

The proposed design complements the existing structure, by virtue of its proportions, low rise ridge and eave heights, and materials to match the existing building. The proposed siting is situated to the far east of the existing building, a substantial distance from any dwelling. It is considered this will not be visible from Eleanors Close, and as such would not have an adverse effect on any residential amenities. In addition the proposal will be well screened from Castlefields Way and would not have an adverse impact on the character of the surrounding area.

Subsequently it is considered the proposal complies with UD2 or eth Wrekin Local Plan and CS15 of the Core Strategy.

The proposal also includes the demolition of two demountable classrooms to the west of the site, Block B and Block C; however this does not require planning consent. Taking this into account the proposal will provide a more effective permanent solution to accommodate additional children than the temporary buildings erected on the site.

In conclusion, the proposed siting and design of the single storey extension is considered acceptable, in accordance with Local and National Planning policies.

**RECOMMENDATION: GRANT PERMISSION** subject to the following conditions:

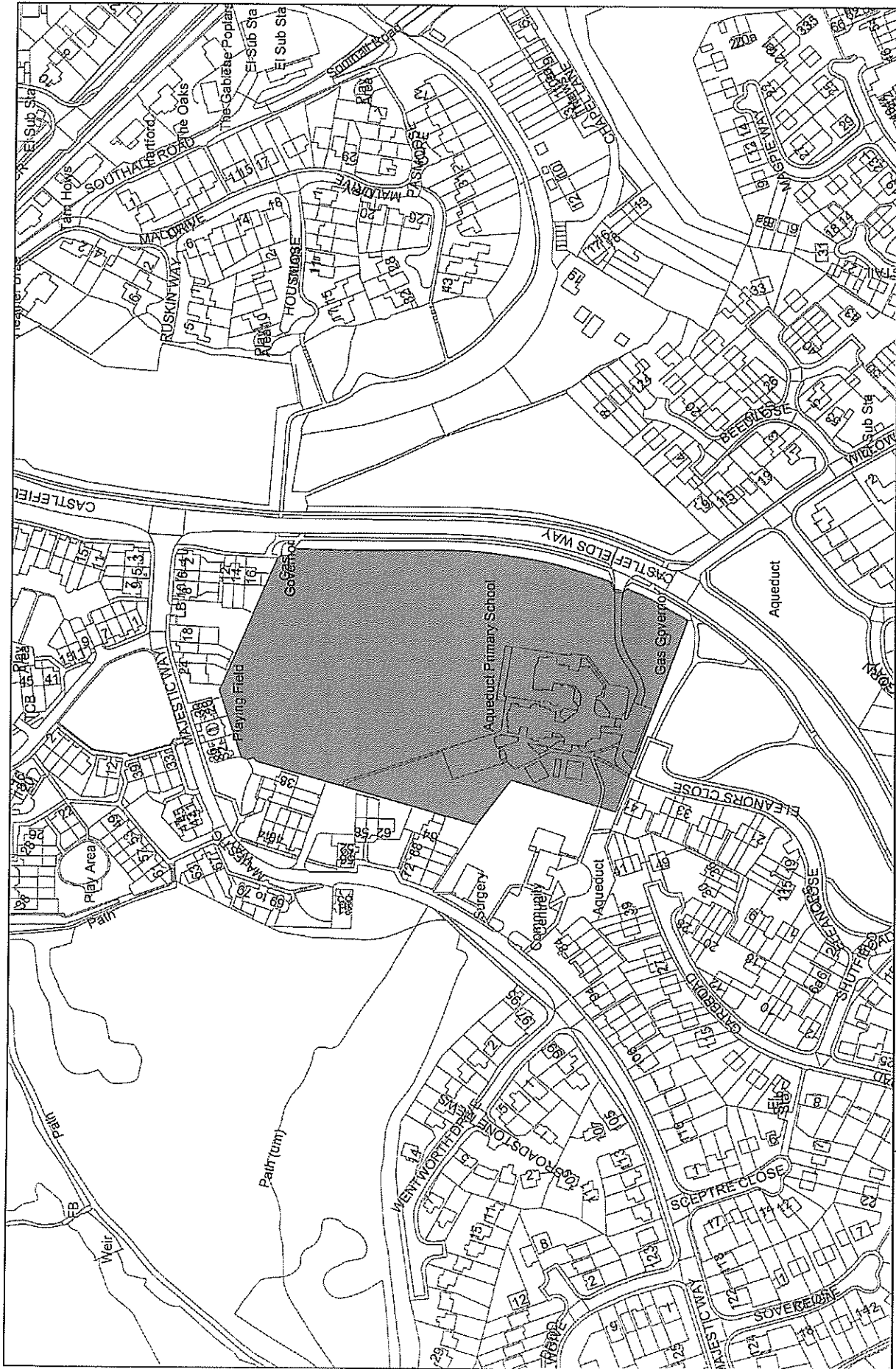
1. A1 - Time Limits
2. C68 - Materials to match existing

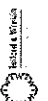
**REASONS FOR APPROVAL:**

The proposed single storey extension would be a satisfactory addition to the main school building, and would not detract from the character of the existing building. The development would not have an adverse impact on any residential amenities or the visual amenities of the surrounding area.

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Notes

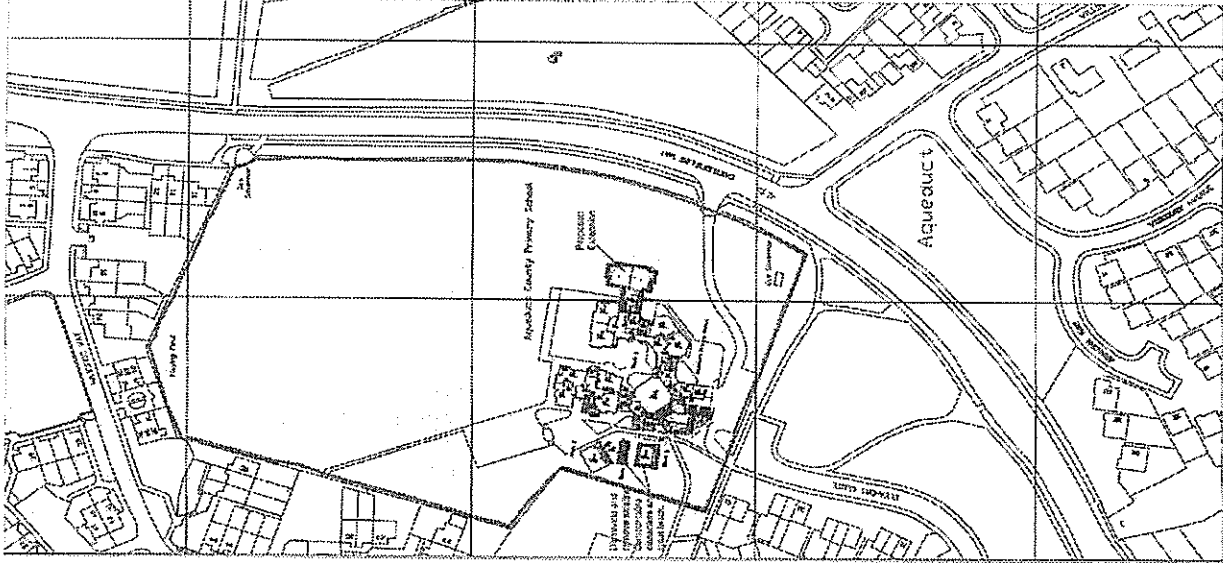


 <p>Environment &amp; Regeneration Derby Housing PO Box 212 Telford TF3 4LB +44 (0)1562 360380</p>	<p>Address: Aqueduct Primary School, Castlefields Way, Aqueduct W2009/0317</p>	<p>Scale:</p>
<p>Proposed: Erection of a single storey extension</p>	<p>Drawn By:</p>	<p>Date:</p>
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# 'Aqueduct Primary School Project'



1/500 Block Plan



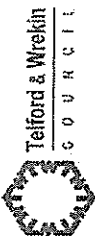
1/1250 Location Plan

**DO NOT SCALE FROM THIS DRAWING - IF IN DOUBT PLEASE ASK**

All dimensions in feet unless otherwise stated.

The drawings form part of and are to be read in conjunction with all other documents prepared for the project as well as all relevant legislation, statutory and other orders prepared by Council.

The drawing and data within this site plan to be made in conjunction with the Project Specification. References in particular, e.g., (F10), refer to sections within the Project Specification and are to be read in conjunction with the general nomenclature and material terms within the same section.



**Telford & Wrekin COUNCIL**

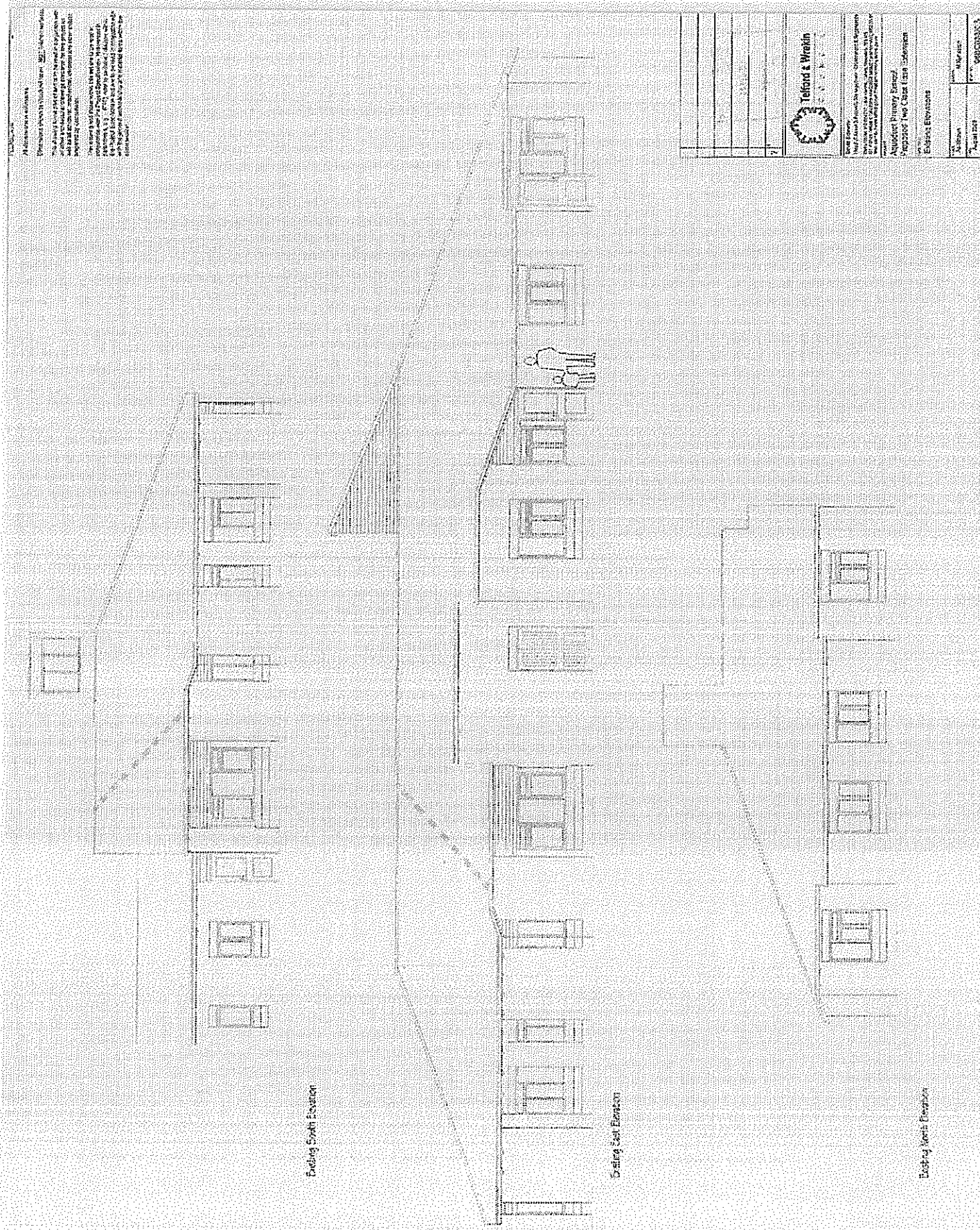
Local Council  
 Head of Asset & Property Management - Environment & Regeneration  
 2000, Westfield, Telford, Shropshire, Shropshire, TF1 1AB  
 Tel: 01827 544444 Fax: 01827 544444  
 Email: [enquiries@telford-wrekin.gov.uk](mailto:enquiries@telford-wrekin.gov.uk)

**Aqueduct Primary School  
 Proposed Two Class Extension and  
 removal of two Demountables**

Site No. 1/2004/0000  
 Date: 12/11/2004  
 Scale: A1/2004



# 'Aqueduct Primary School Project'




Building South Elevation

Building East Elevation

Building West Elevation

1. All dimensions in millimeters  
 2. Dimensions shown to 1/2mm unless otherwise stated  
 3. This drawing is based on the information provided by the client and is not to be used for construction purposes without the client's approval  
 4. The client is responsible for providing all necessary information and for ensuring that the information is correct and complete  
 5. The client is responsible for ensuring that the information is up to date and for providing any necessary amendments  
 6. The client is responsible for ensuring that the information is consistent with all other drawings and documents  
 7. The client is responsible for ensuring that the information is consistent with all other drawings and documents

 <b>Telford &amp; Wraith</b> ARCHITECTS	
We'll work with you to deliver the best possible solution for your project. We'll work with you to deliver the best possible solution for your project. We'll work with you to deliver the best possible solution for your project.	
Aqueduct Primary School Proposed New Class 12/13 Extension Elevation Elevations	
Date: _____ Author: _____ Check: _____ Scale: _____	Project: _____ Location: _____ Client: _____



