

**Application Number: FUL/2019/2509**

**Cardinal Newman RC School & Community College Sandpits Lane**

**Erection of school dining hall and associated kitchen**

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<b>WITHIN GREEN BELT?</b>	<b>No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>No</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>
<b>WERE ADJOINING NEIGHBOURS NOTIFIED</b>	<b>Yes</b>
<b>ANY LEVEL CHANGES TO NOTE</b>	<b>No</b>
<b>PRINCIPAL CLP POLICY</b>	<b>AC1, AC2, DE1, DS3, DS4, GE3, GE4</b>

**POLICY:**

The Coventry Local Plan 2016 to 2031 was adopted by Full Council on 5 December and was formalised on 6 December.

National Planning Policy Framework 2019

**RELEVANT HISTORY**

- S/1901/1834 Construction of second instalment of 10 F.E. Comprehensive School comprising house block 5/6. Part of changing rooms and Art and Science block- Approved 01/01/1901
- S/1970/1241 Formation of school playing fields and landscaping- Approved 16/06/1970
- S/1974/1174 Erection of temporary classrooms- Approved 06/11/1974
- S/1975/1106 New swimming pool, VI Form Centre and Music and Drama- Approved 07/05/1975
- S/1976/0977 Retention and continued use of temporary classrooms- Approved 09/07/1976
- S/1980/1214 Erection of chapel, vestry and store- Approved 20/10/1980
- S/1982/0822 Additional workshop- Approved 03/09/1982
- S/1983/0978 Proposed extension to form workshop and office- Approved 06/01/1983
- S/1985/0861 Energy recovery house associated with swimming pool- Approved 31/05/1985
- S/1990/0070 Erection of polythene tunnel- Approved 22/03/1990
- L/1992/1730 Single storey extension to library and alterations to elevation- Approved 19/01/1993
- L/1993/0826 Erection of 1.8m high fencing- Approved 04/10/1994
- L/1993/1799 Single storey extension to administration block to create new entrance and reception and creation of new fire exit- Approved 27/01/1994
- L/1995/02174 Erection of 1.8m high fencing (Amending document - creation of gateway in Tamworth Road frontage)- Approved 16/06/1995
- R/2004/0377 Extensions and alterations to create additional administration and teaching areas- Approved 30/06/2004
- R/2008/2273 Redevelopment of Cardinal Newman RC School to create a mainstream and SEN School including demolition of the existing school and erection of two and single storey development with main access from Tamworth Road. (Outline application all matters reserved)- Approved 25/02/2009

**CONSULTATION RESPONSES**

Neighbour notification was sent in accordance with the Communications Record and two site notices was posted on 14<sup>th</sup> October 2019.

No representations have been received.

- Highways- No objection subject to conditions
- Sport England- No objection
- Trees- No objection subject condition
- Environmental Protection- No objection
- Urban Design- No objections
- Ecology- No objection subject conditions

### **ISSUES/COMMENTS/CLARIFICATION**

Cardinal Newman Catholic School is located off Sandpits Lane. The site has screening with extensive mature hedges and trees along the southern, western and northern boundaries. Residential accommodation only bounds the site to the east. The school site can be accessed directly off Sandpits Lane leading to the main school entrance and car park or by pedestrian routes across the school site from Tamworth Road or Bennett's Road South. Within the school grounds there are a number of buildings. Car parking is located to the north and east of the existing school site.

The application is for the erection of a new dining hall and kitchen building which is to be located south of the existing school buildings. The site is lower than the surrounding sports fields, but on the same level as the adjacent school buildings. At ground floor level the building is to accommodate seating area, kitchen prep and servery area, table and chair store, cleaners store and toilets. At first floor level the building is to accommodate more seating and an upper terrace with plant rooms. The building is to have a maximum height of circa 7.3 metres. The proposed is to be a curved structure built in materials to match the existing school buildings. The new building is to replace the existing kitchen and dining halls, which are gradually going to be remodelled internally to accommodate a further 169 students over a 6 year period.

Policy DE1 states that development should respect the local character and street scene of the area and seeks a high-quality urban design and encourages guidance in the form of SPG.

The National Planning Policy Framework (NPPF) published in 2019 encourages securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings; It suggests that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The new building is placed to address and reflect the surrounding site, framed between existing buildings and its form reflecting the curved bank of earth which it is surrounded by. The proposed dining hall will make for an interesting and sculptural form in regard to design. The proposal will result in light and airy space internally and the curved form and glazed elevations will make for good foil against the more conventional forms of the wider school buildings. The proposed materials are of a high quality and so these combined with the form of the building will be a positive addition to the school. Given the siting of the building, it is not to be visible from the street scenes prominently. The Urban Design officer has no objections to the new building and materials proposed.

Environmental protection has no objections to the proposals.

Highway officers initially requested a transport assessment. Following an examination of the submitted Transport Assessment, the Highway Authority considers that the impacts of the development are not severe and has no objections to the current proposal subject to conditions in relation to a construction management plan and details of the proposed cycle storage.

The school complex is situated in open fields with Sandpits Lane Meadow Local Wildlife Site immediately adjacent to the North. The Ecology officer has reviewed the Ecological Appraisal and agrees with the recommendations. These are to be conditioned. The Tree officer has no objections to the proposal subject to a condition in relation to a landscape plan.

Sport England initially had concerns with the proposal. The terrace has been redesigned to align with Sport England's guidance and no longer encroach upon the Rugby pitch 5m run off zone. Sport England have no objections to the proposal.

### **EQUALITY IMPLICATIONS:**

There are no known equality implications arising directly from this development.

### **CONCLUSION**

In view of the design and siting of the proposal it accords with development plan policies and therefore the application is recommended for approval.

