

Application Number

P/2011/0751/R3

Site Address

Curledge Street County Primary School
Curledge Street
Paignton
Devon
TQ4 5BA

Case Officer

Mrs Helen Addison

Ward

Roundham With Hyde

Description

Engineering works to form an access ramp and new school gates.

Executive Summary/Key Outcomes

The proposal is to realign an existing stone boundary wall, provision of new gates and a ramped access to the southern side of the site. The proposal improves access to the site and is acceptable in this location.

Recommendation

Subject to satisfactory consultation responses from the Highway and Conservation Officers, conditional approval (conditions as shown at end of report).

Site Details

The application site comprises an existing primary school and children's nursery that is situated on both the north and south sides of Curledge Street, adjacent to its junction with Midvale Road. The main part of the school is on the northern side of Curledge Street. The majority of buildings are stone faced although more recent extensions and mobile classrooms have been added. The school is visible in the street scene. This application relates to the southern side of the site.

The surrounding area is in mixed use. There are a number of residential properties in Curledge Street and residential and commercial properties in Midvale Road. Curledge Street is a one way road. In the Torbay Local Plan 1995-2011 the site is shown as being within the Old Paignton Conservation Area.

Detailed Proposals

The application is to realign part of the southern stone boundary wall to enable new double gates to be installed and for an access ramp to be installed within the site. Currently the only access to this part of the site involves a number of steps which is inconvenient for parents with pushchairs and wheelchair users. The provision of an access ramp will require the width of the existing access to be increased. The new gates will be 2 metres in height, rising to a maximum of 2.4 metres. They will be made from mild steel which will be painted black.

Summary Of Consultation Responses

Conservation Officer - consultation response awaited.

Highway Officer - consultation response awaited.

Summary Of Representations

None received.

Relevant Planning History

P/2009/1038 Demolition works; Formation of new classroom building and Children's Centre building, together with associated landscaping. Approved 08/01/2010.

P/2009/1039 Demolition works. Approved 02/03/2010.

P/2010/0450 Removal of stone wall sections and rebuilding of stone wall fronting Midvale Road. Approved 24/06/2010.

P/2010/0469 Demolition works. Approved 18/06/2010.

P/2010/0756 Construction of access ramps to proposed children's centre and change of use between numbers 16 to 20 Curledge Street from public highway to form part of Curledge Street school. Refused 11/11/2010.

P/2011/0384 Revised plans received, elevation details changed revisions to previously approved application P/2009/1038 MR3 to allow for a first floor extension providing 2 additional standard classrooms and child protection/nurture classroom above the previously approved single storey element of the extension proposed north of site. Approved 19/08/2011.

Key Issues/Material Considerations

The main issue is the impact on the appearance and character of the Conservation Area.

The main change in the street scene would be in the insertion of new steel gates painted black. Their design and appearance would be traditional and would be appropriate for this site. The agent advises that the gates would be sited flush with the stone boundary wall in order to assimilate them into the street scene.

The existing stone boundary walls make an important contribution to the appearance and character of the area. In order that the proposed development retains this character a condition should be imposed to ensure that the stone boundary wall is rebuilt using existing stone from the section of wall to be demolished.

The proposed ramp would be within the site and therefore would have limited visual impact on the surrounding area.

Clearly there is a community benefit from improving access to this part of the site.

Principle and Planning Policy - The principle of improving school facilities is consistent with Policy CF10 in the Torbay Local Plan 1995-2011. Policy T7 supports the improvement of access for disabled people. Policies BES, BE1 and BE5 require new development within a Conservation Area to enhance the appearance and character of the area.

Closing the gap - The proposal would improve accessibility to the site for parents with young children and the disabled. As a result of the proposal the site would be more user friendly.

Environmental Enhancement - The proposal would alter the external appearance of the site. The overall impact on the character of the area would be neutral.

Accessibility - The proposal would significantly improve accessibility to the southern side of the site by means of providing ramped access.

Conclusions

In conclusion the proposal would result in the widening of the access to the site on the southern side of the site and the insertion of new gates in order to provide ramped access to the site. There would be no adverse affect on the appearance and character of the area and the proposal is considered to constitute an acceptable form of development in this location.

Condition(s)/Reason(s)

01. The new wall hereby approved shall be constructed from stone reclaimed from the areas of wall to be demolished on the site, unless otherwise agreed in writing with the Local Planning Authority, and shall be laid on its natural bed in a sand/lime mortar.

Reason: In the interests of the visual amenities of the area, in accordance with Policy BE5 of the Torbay Local Plan 1995-2011.

Relevant Policies

CFS - Sustainable communities strategy
CF1 - Provision of new and improved community
CF10 - New schools and improved school facilities
BES - Built environment strategy

BE1 - Design of new development
BE5 - Policy in conservation areas
T7 - Access for people with disabilities