

Application Number

P/2011/1345

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 together with the installation of new school gates (revised proposals following planning permission P/2011/0751/R3).

Executive Summary/Key Outcomes

The proposal is for provision of new gates, railings and a ramped access to the southern side of the site. Access to the site would be improved and the proposed alterations would be acceptable in this location.

Recommendation

Approval

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, close 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 site on the southern side of Curledge Street..

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 a revision of application reference 2011/0751 and seeks to provide a ramped access to the southern part of the site, with new gates and railings adjacent to the entrance. 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. Under the previous application it was proposed to realign the boundary wall to provide the new access ramp adjacent to the existing steps.

This revised proposal is to replace the steps with a ramp and would not involve any alterations to the boundary walls. The proposed gates and railings would be made from mild steel which would be painted black.

The proposed access ramp will be approx. 14.5 metres in length and 1.5 metres in width, widening to 1.8m at the midway point to provide a passing place for wheelchairs/pushchairs. Stainless steel handrails of 0.9m in height would be provided either side of the access ramp. The new school gate would be 1.9 metres in height.

Summary Of Consultation Responses

Conservation Officer: Revised proposal is acceptable.

Summary Of Representations

None received

Relevant Planning History

Extensive previous planning history. Most recent applications are as follows;

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.
2011/0751	Engineering works to form an access ramp and new school gates, approved 21.9.11

Key Issues/Material Considerations

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

The main change in the street scene would be in the provision of new steel gates and railings painted black. Their design and appearance would be traditional and would be appropriate for this site. The proposed railing would replace existing

chain link fencing and would be a visual improvement to the site. Also this revised proposal would not involve any alterations to the boundary wall.

The proposed ramp would be within the site and therefore would have limited visual impact on the surrounding area. There would be a community benefit from improving access to this part of the site.

Negotiations have been carried out to attach the railings to the existing boundary wall in order to minimise the visual impact of the proposal. Revised plans to this effect have been received.

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 an improvement through the replacement of an existing chain link fence with railings.

Accessibility - The proposal would significantly improve accessibility to the southern side of the site by means of providing ramped access. The agent advises that the proposed ramp would not comply with current building regulations, however the Building Inspector has indicated that it would be acceptable in this location.

Conclusions

In conclusion the proposal would result in an improvement to the access to the site through the replacement of existing steps with a ramp. The proposed new gates and railings would be consistent with the appearance of 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.

Informative(s)

01. The Council has taken account of Article 22 of the Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and in the opinion of the Local Planning Authority is not in conflict with the following policies:

a) The proposal has been designed to positively enhance the character and appearance of the area taking account of materials, design, siting, height and scale of development in accordance with Policies BES, BE1 and BE5.

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