

# 24/01599/FUL

## St Edwards School

Proposed demolition and re-build of classroom block and gym building.

The application has been called to be determined at planning committee by Councillor Harvey for the following reasons:

- Development would dominate residential dwellings,
  - Loss of amenity
- Overlooking from classrooms
  - Loss of light
  - Overdevelopment.

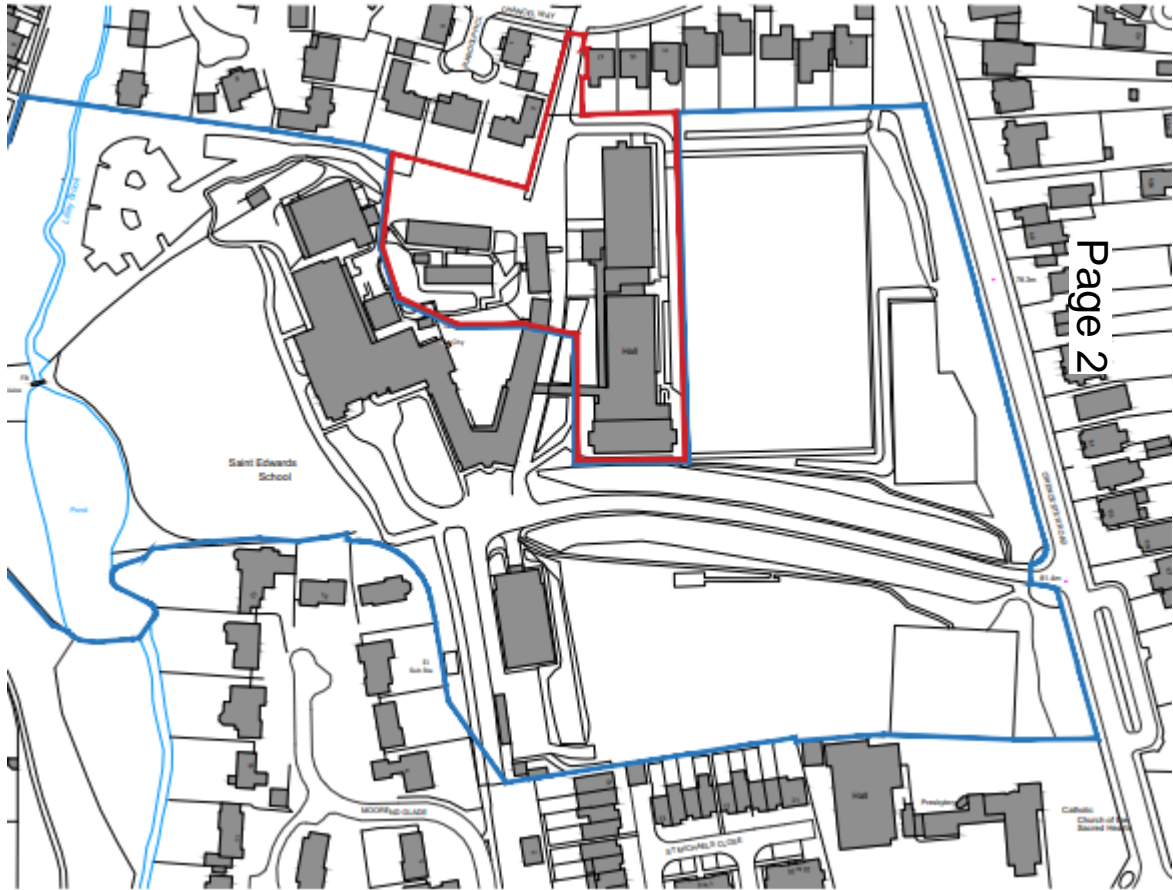
Recommendation is to permit

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Site location

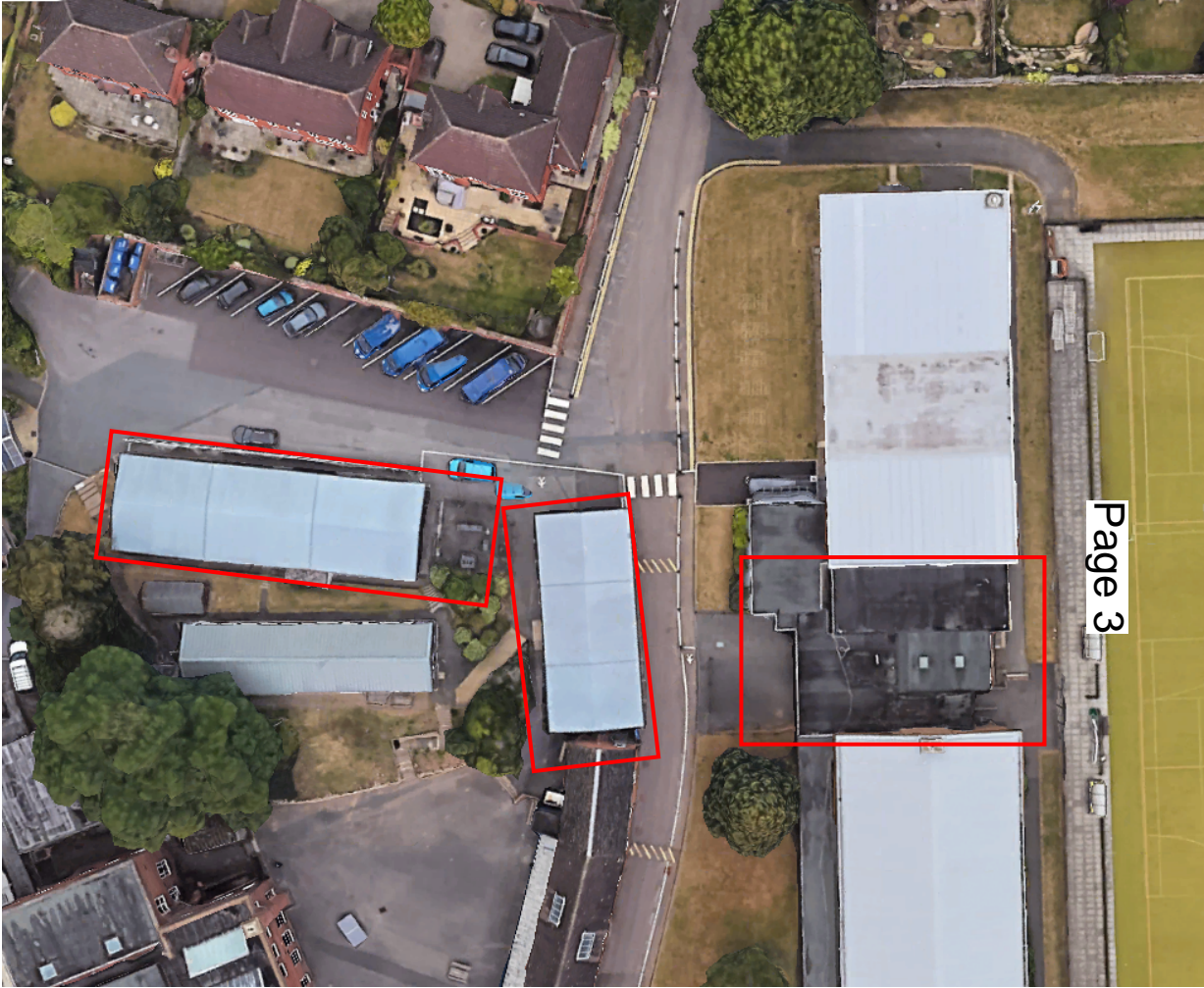
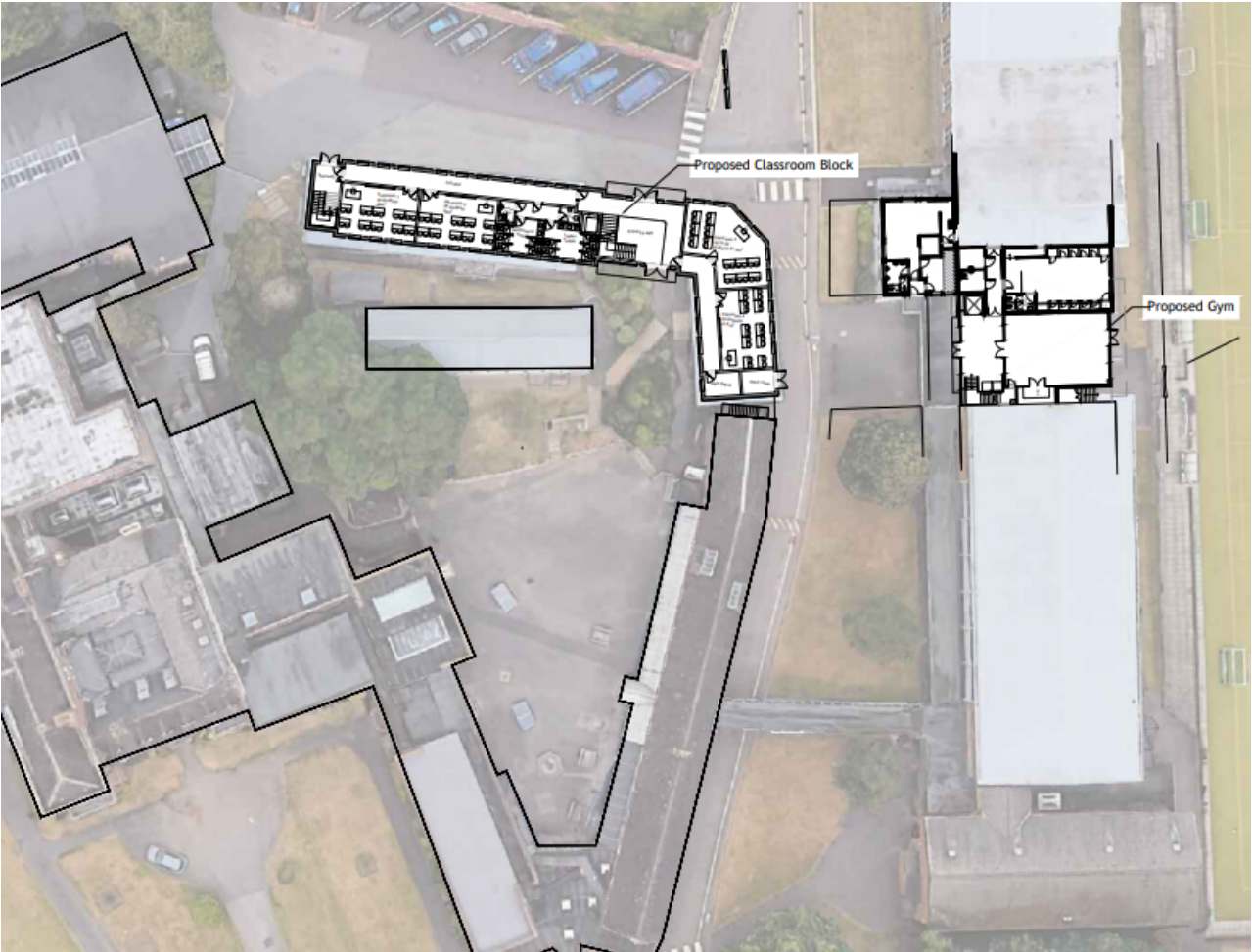


Location of  
works proposed

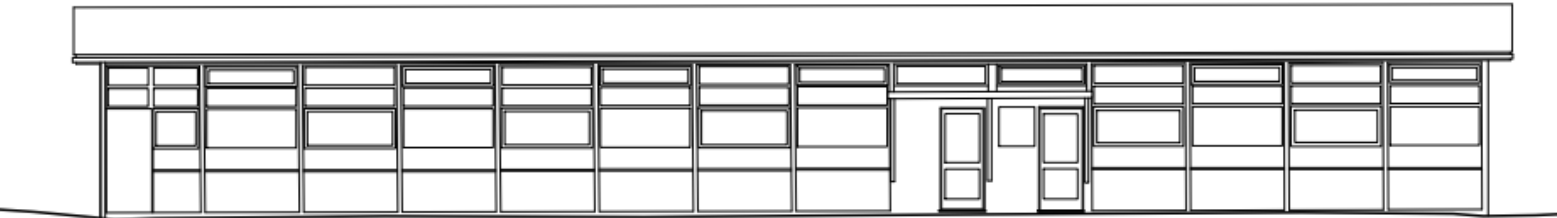




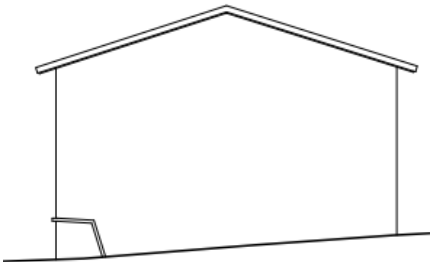
Site location



Elevations – existing and proposed



Elevation 1-1



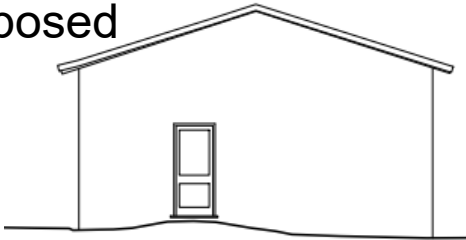
Elevation 5-5



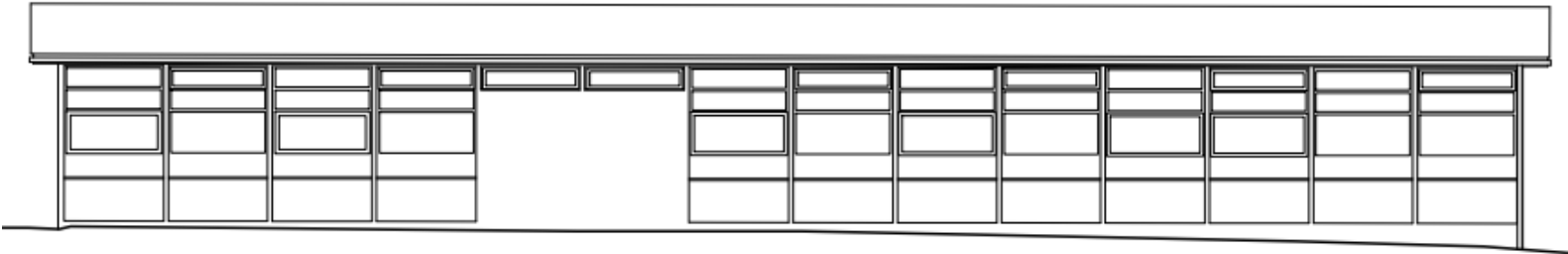
South Elevation



Elevations – existing and proposed



Elevation 7-7



Elevation 3-3

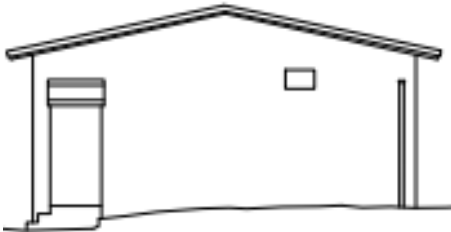


North Elevation

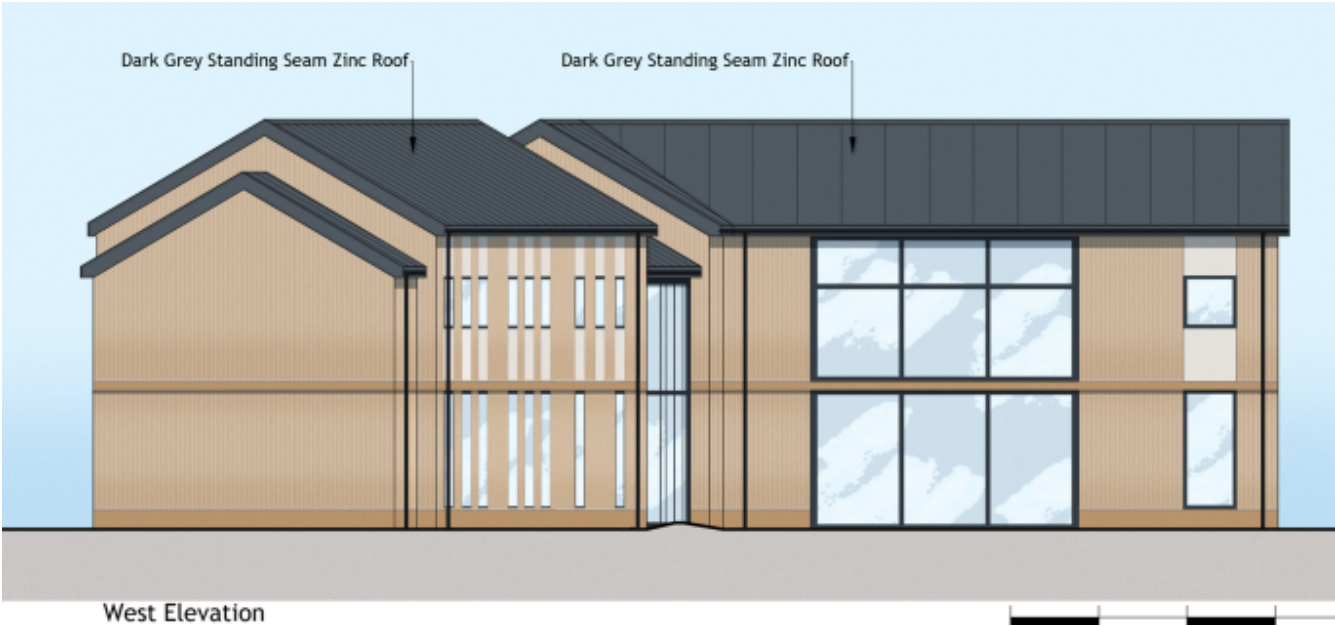
Elevations – existing and proposed



Elevation 8-8

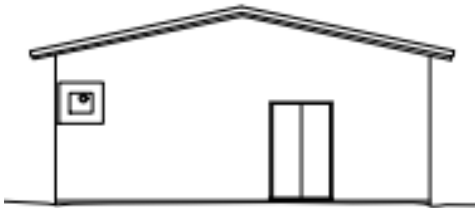


Elevation 4-4

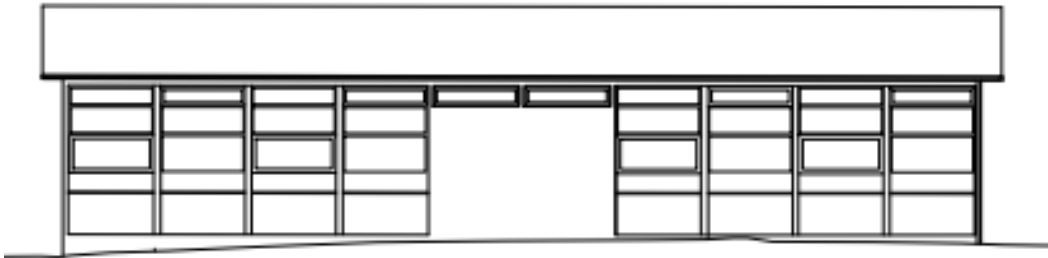




Elevations – existing and proposed



Elevation 2-2



Elevation 6-6



East Elevation



North Elevation

Elevation facing properties to the north



Initially submitted north elevation. Significant reduction of amount of glazing

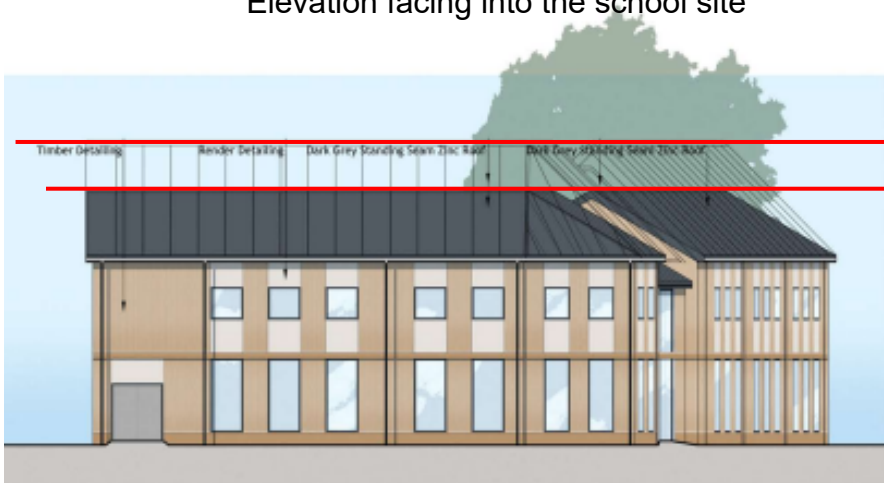


South Elevation

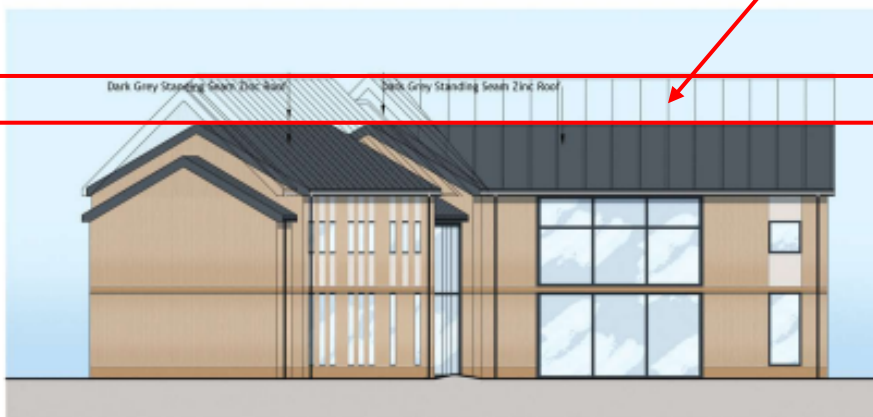
Elevation facing into the school site

Internal layout changed and first floor windows on north elevation changed to be obscure glazed and conditions to be so as well as non-opening

Reduction in height by 1.8 metres. Building height now proposed at 9.2 metres

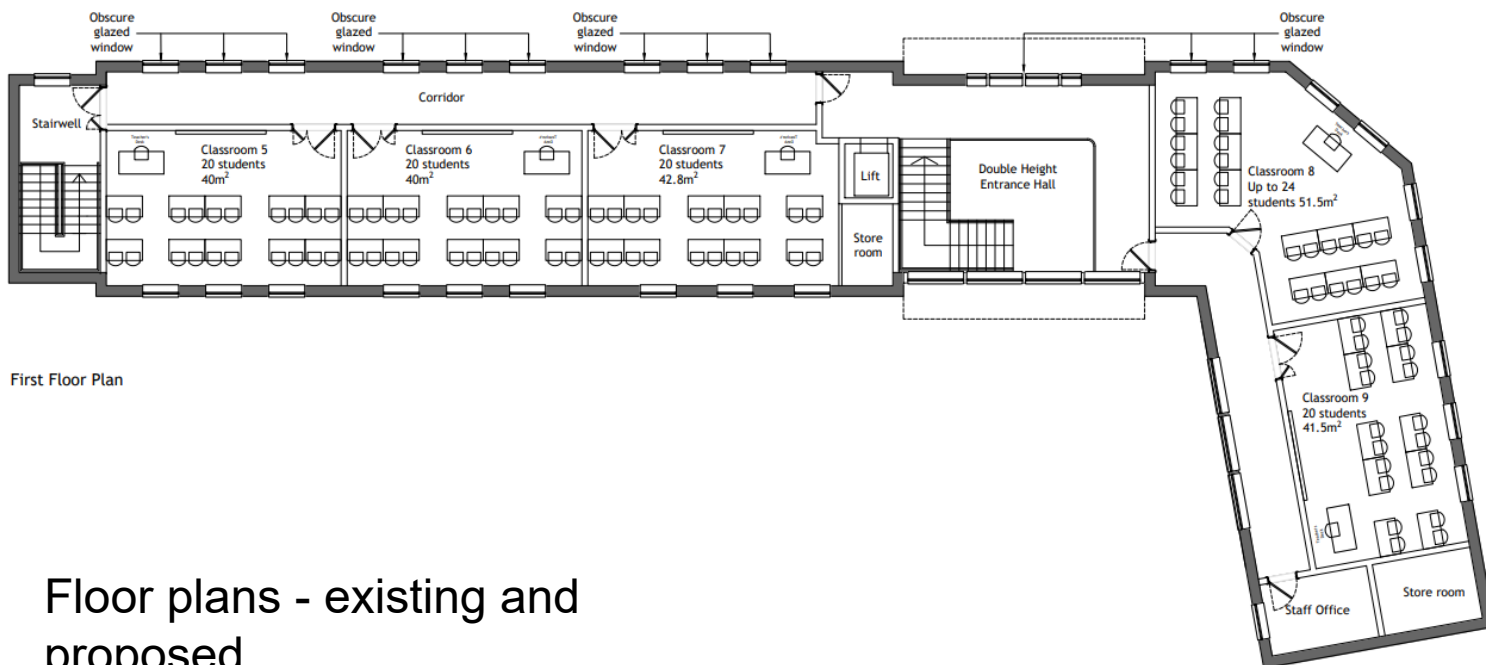
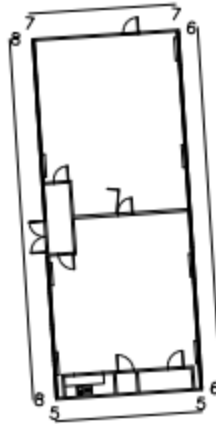
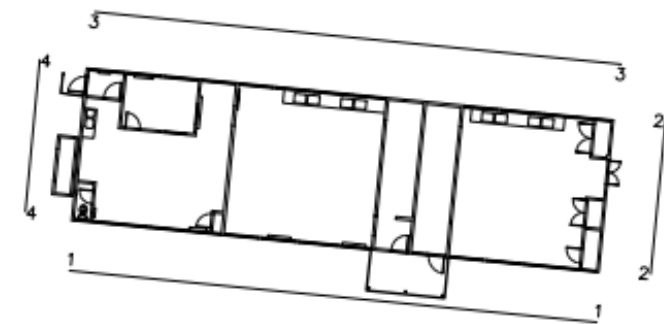
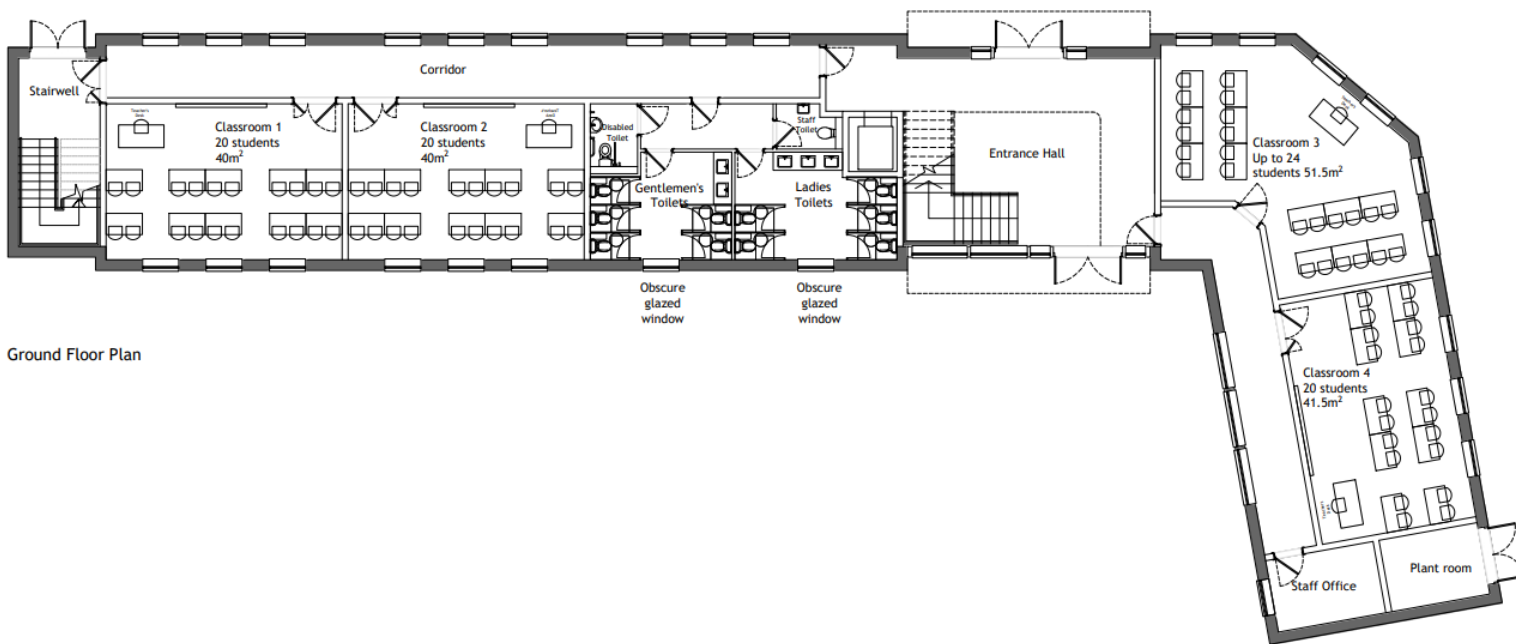


East Elevation



West Elevation



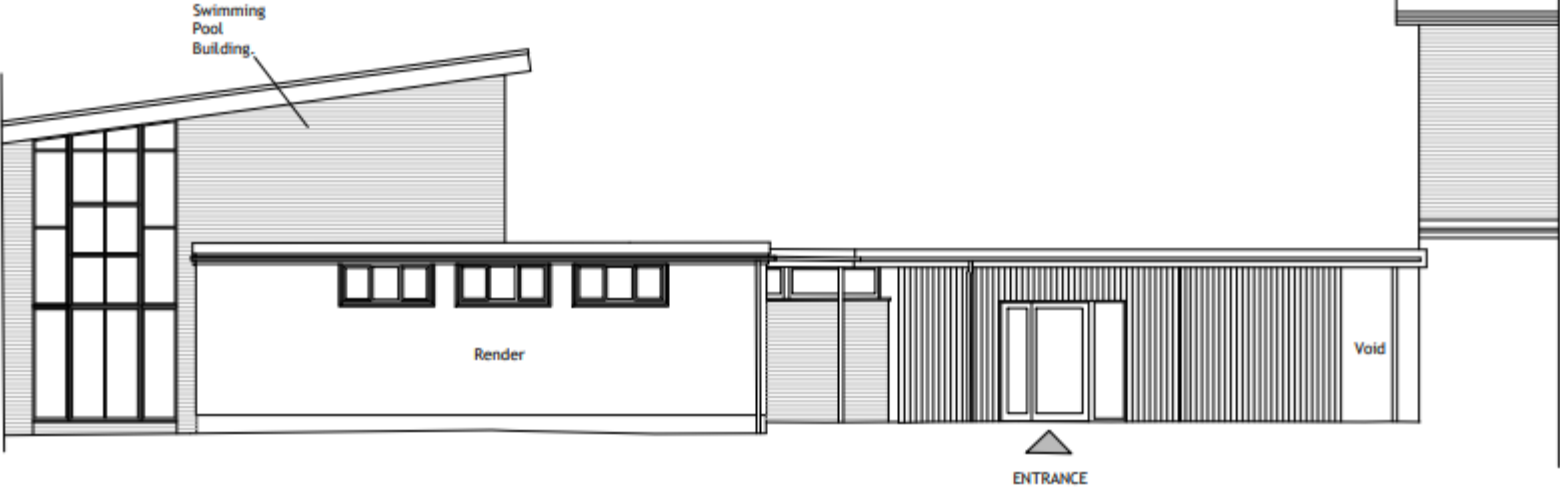


## Floor plans - existing and proposed

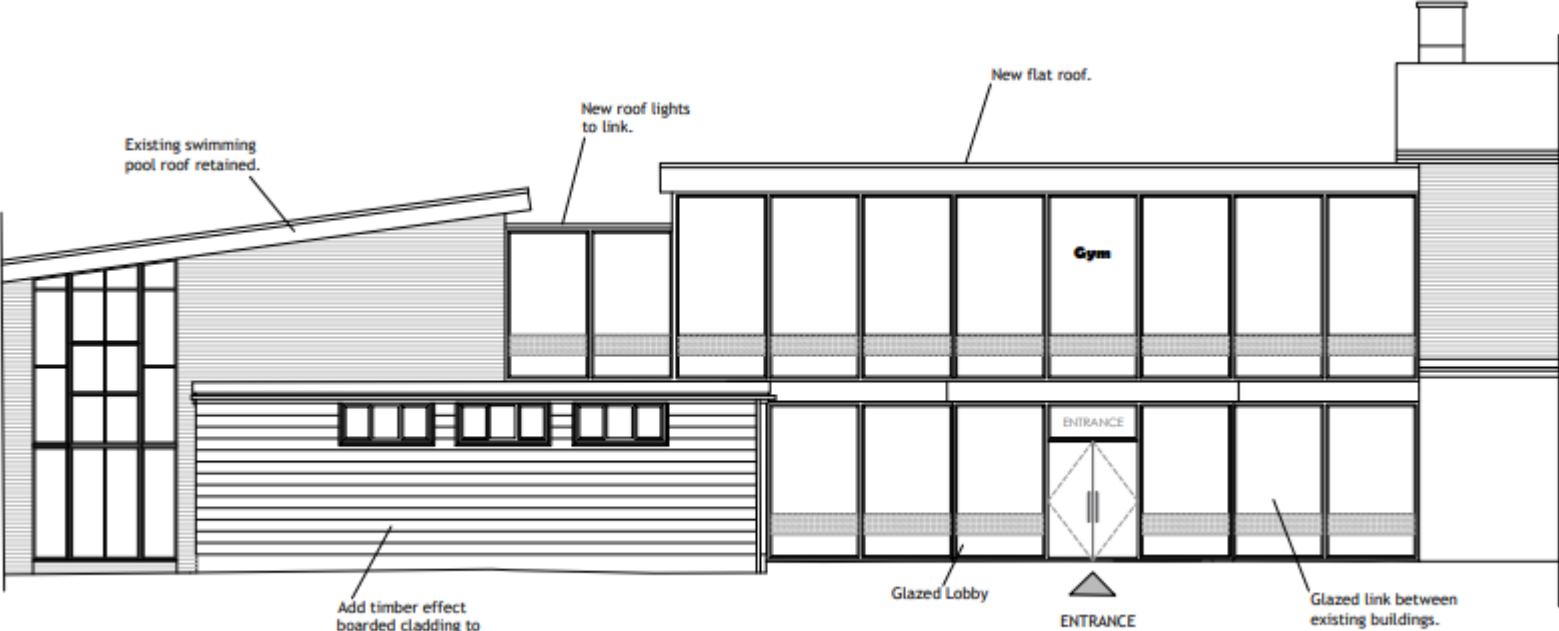
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Elevations – existing and proposed



Existing front elevation of entrance



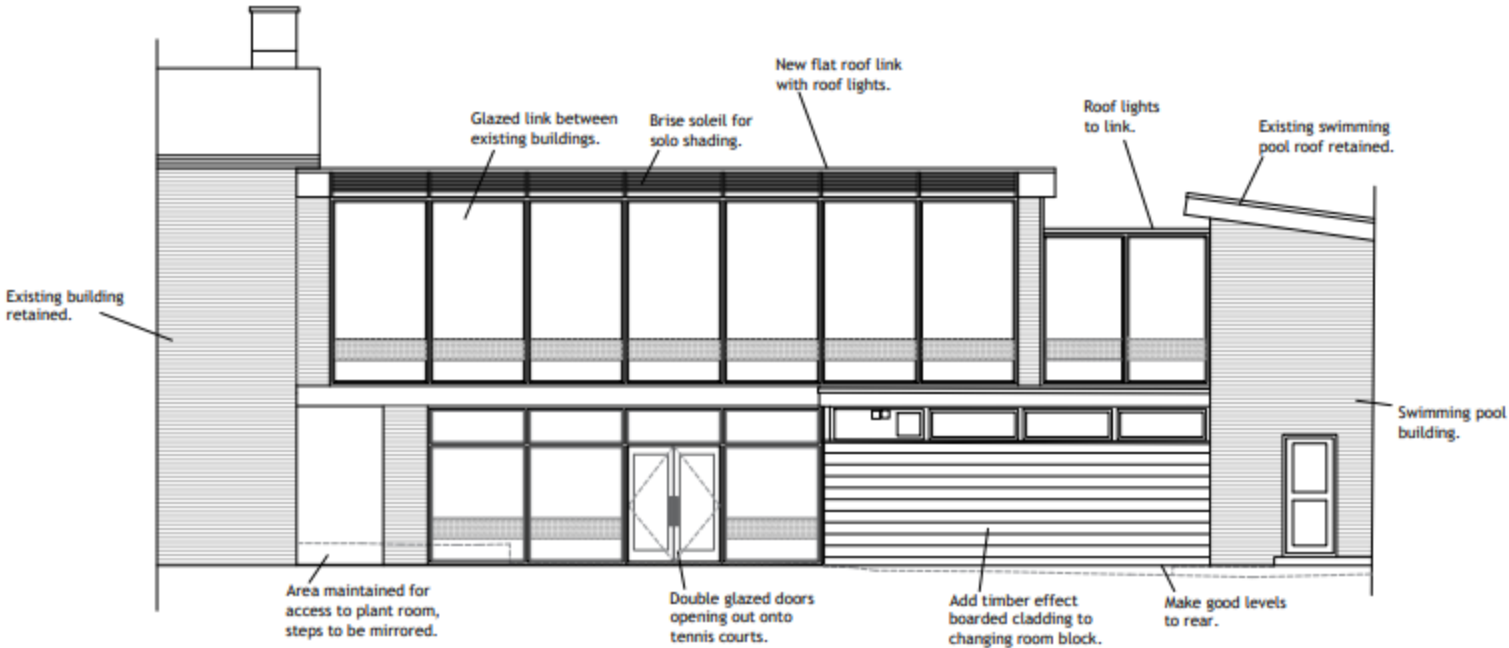
Proposed front elevation of entrance



Elevations – existing and proposed

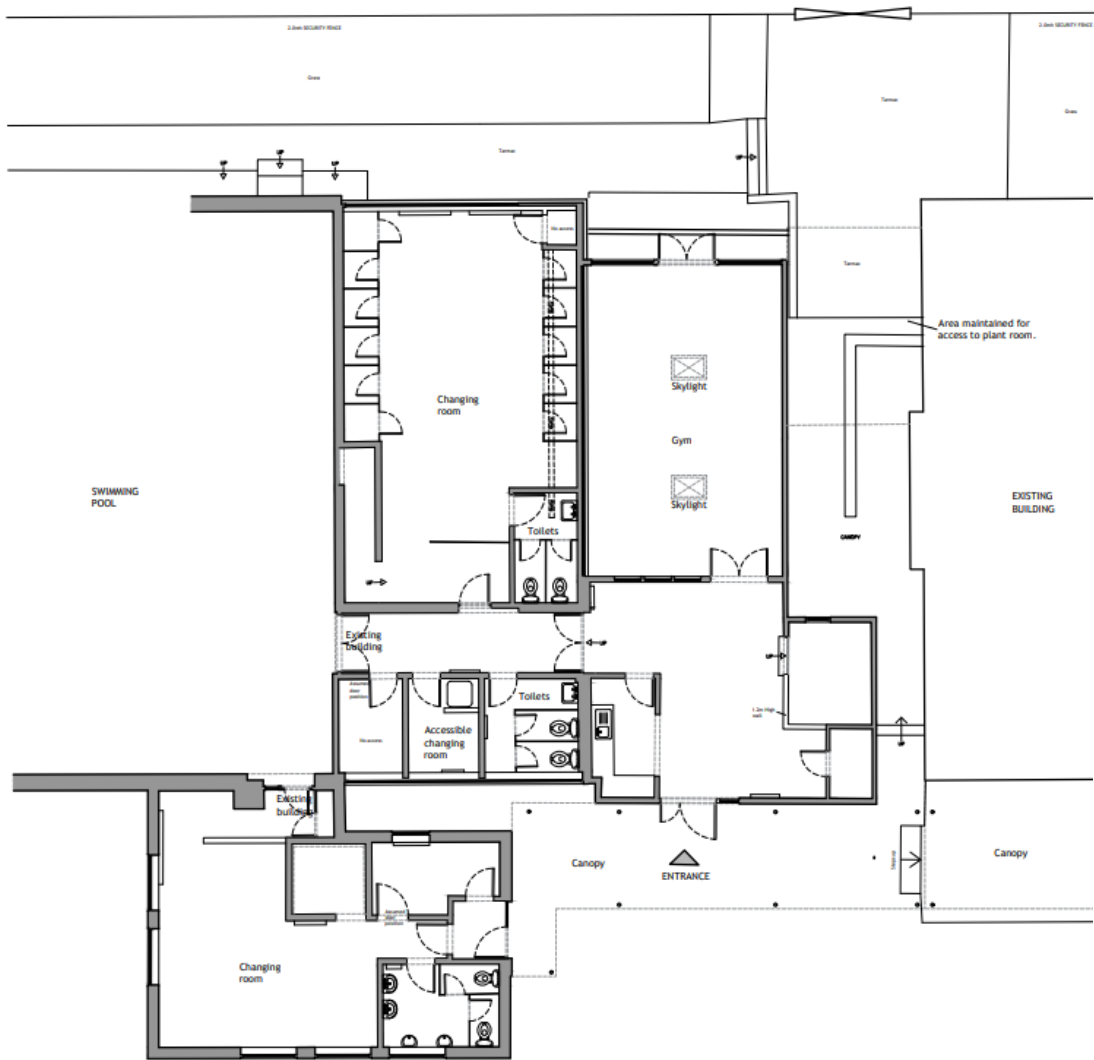


Existing Elevation Facing the Tennis Courts.

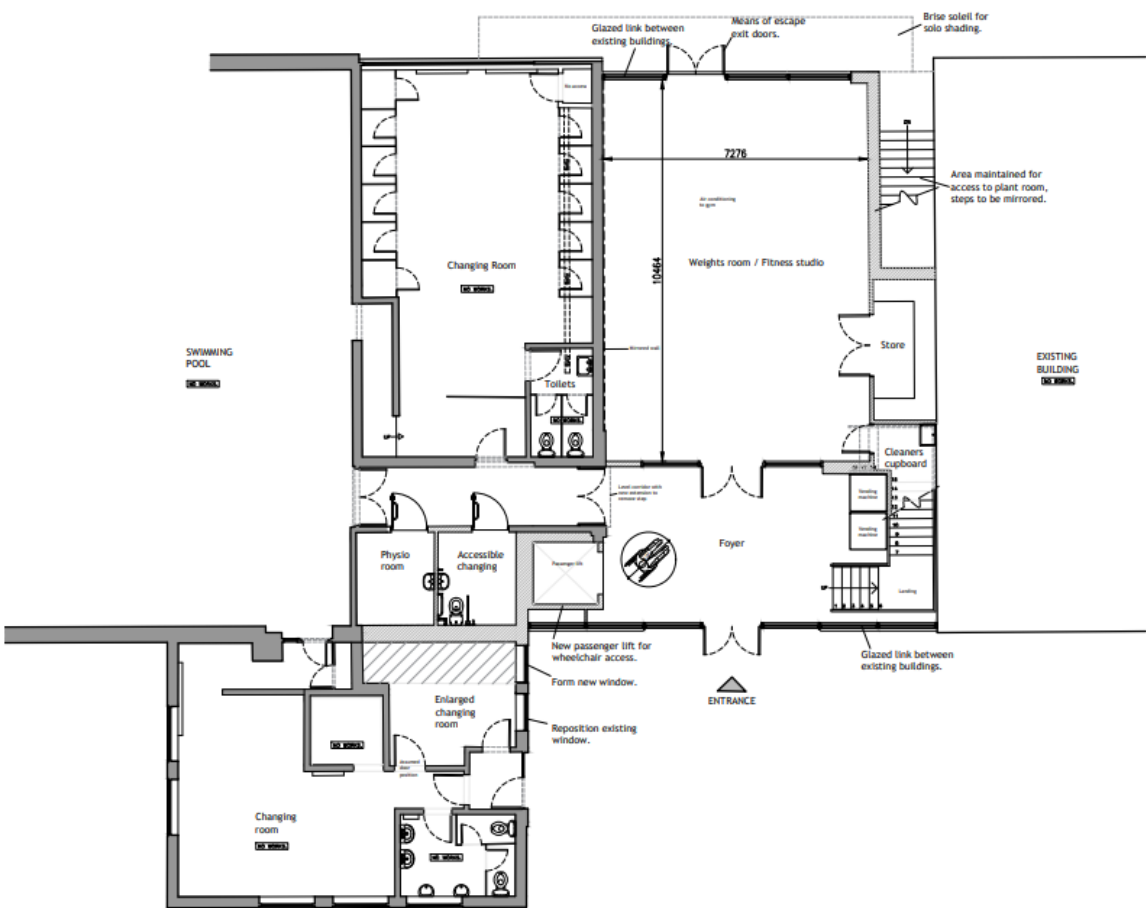


Proposed Elevation Facing the Tennis Courts.

Floor plans – existing and proposed



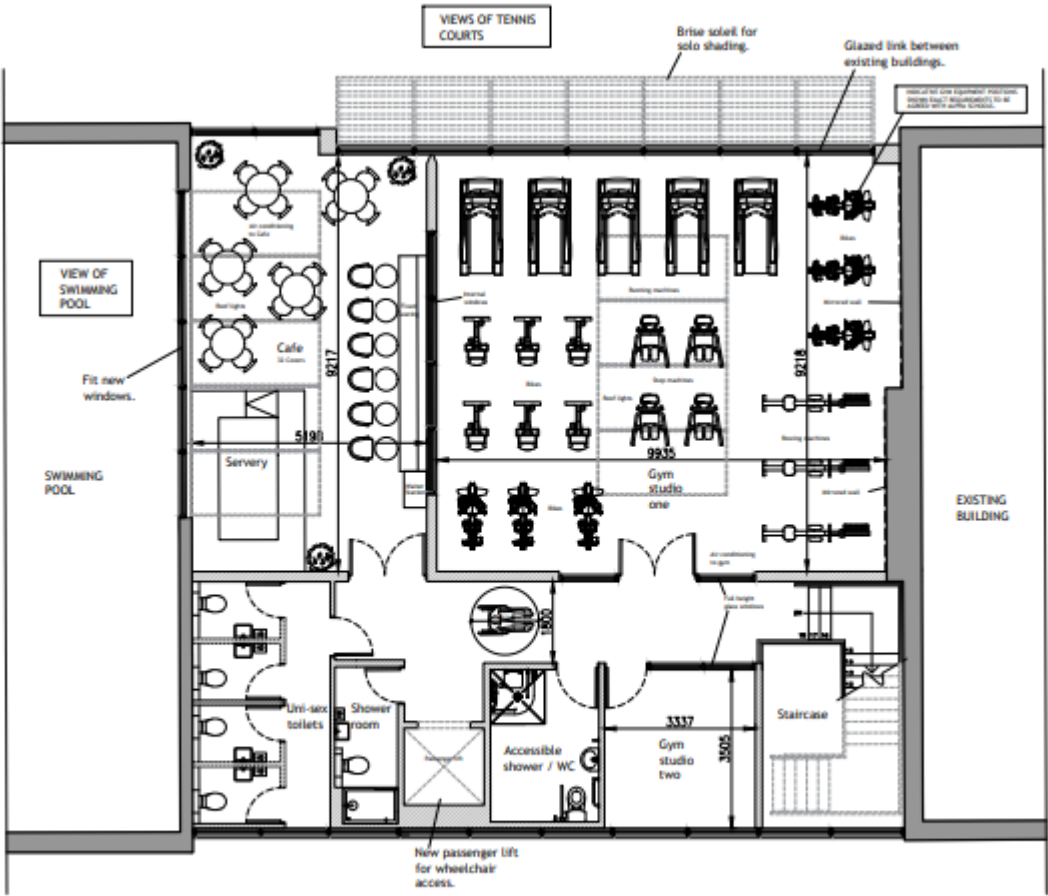
Existing Ground Floor Plan



Proposed Ground Floor Plan



Floor plan - proposed



Proposed First Floor Plan

Site context taken from Google – outlining the location of the proposed works





Photos





Photos - from and towards no. 2 Randolph Close



# Key considerations and recommendation

- Design
- Impact on heritage assets
- Impact on neighbouring amenity
- Sustainable development

# Suggested conditions

1. Standard time
2. Approved plans
3. Material samples
4. Non-opening, obscure glazed first floor windows to north facing elevation of classroom block
5. Construction Management Plan – pre-commencement
6. External lighting details
7. Landscaping scheme

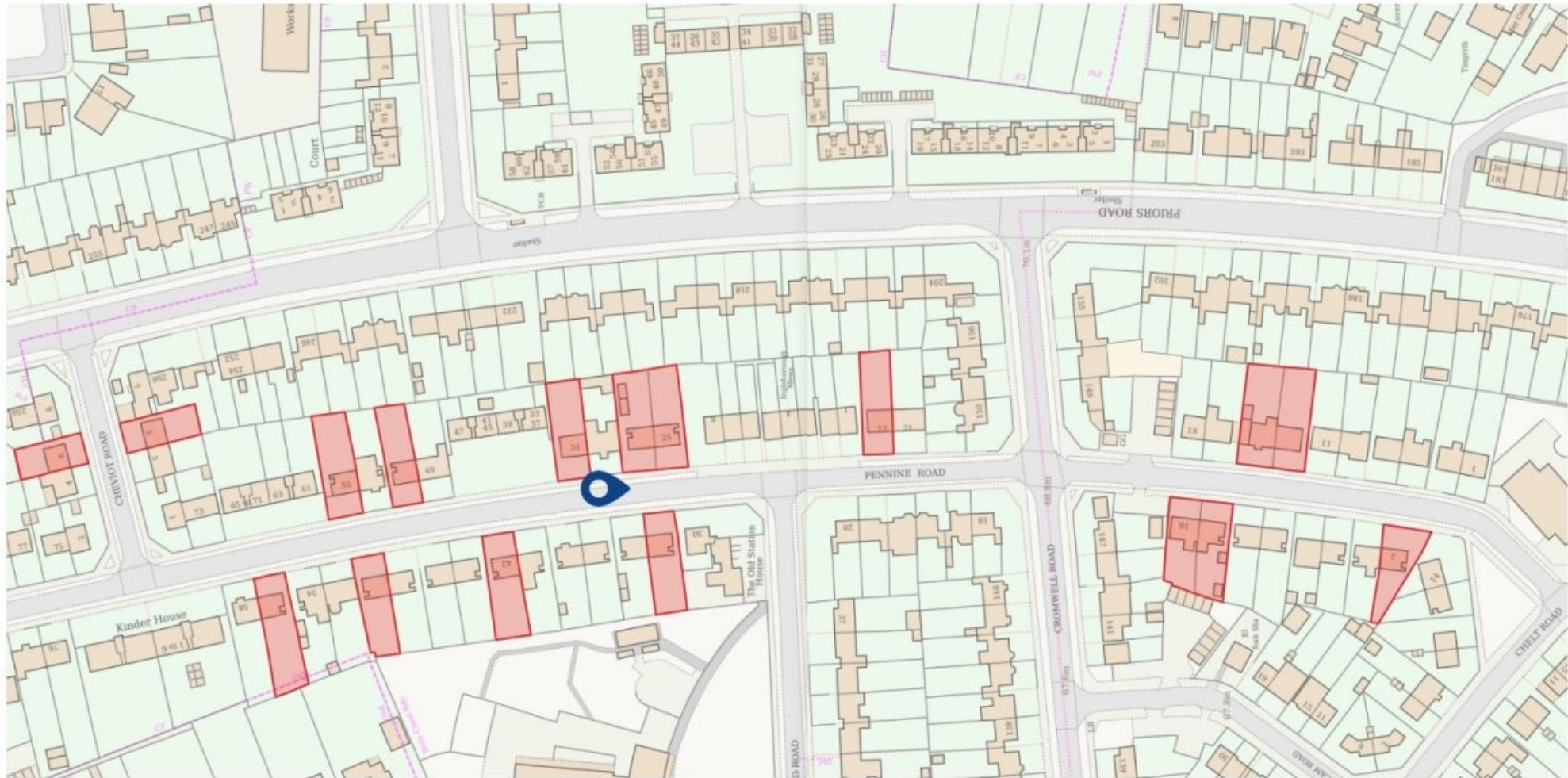


# 25/00315/FUL– Cheviot Road and Pennine Road

## Proposed works:

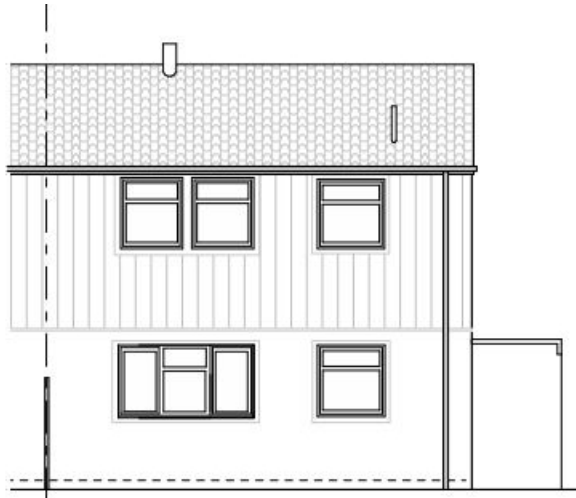
External wall insulation to properties with rendered finish, at 5 and 6 Cheviot Road,  
2,13,14,15,16,23,25,27,31,32,42,50,51,55,56, Pennine Road.

The application is at planning committee as CBC are the applicant and the landowner

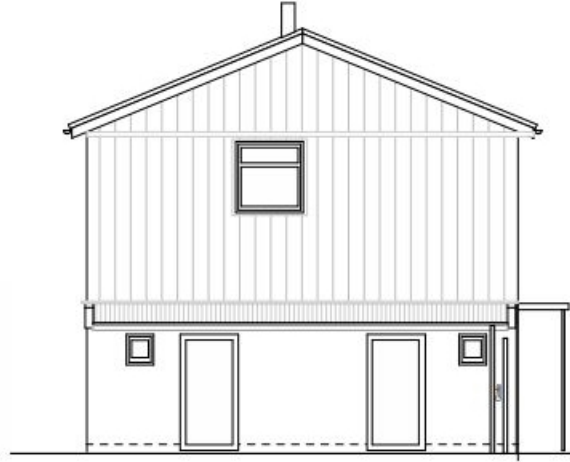


Site Location Plan

Existing



Rear Elevation

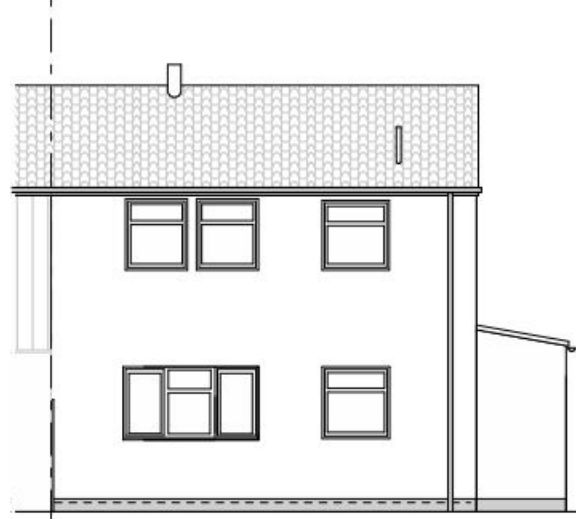


Side Elevation

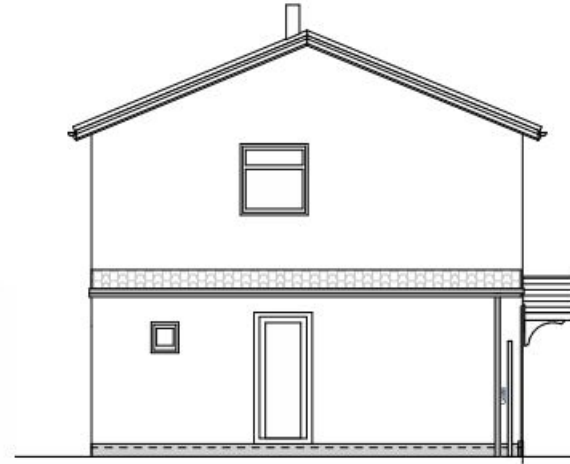


Front Elevation

Proposed



Rear Elevation



Side Elevation



Front Elevation

Example existing and proposed elevations





Existing Street Scene





Existing Street Scene





Existing Street Scene

# Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability



# Recommendation – Permit

## Conditions:

### FUL:

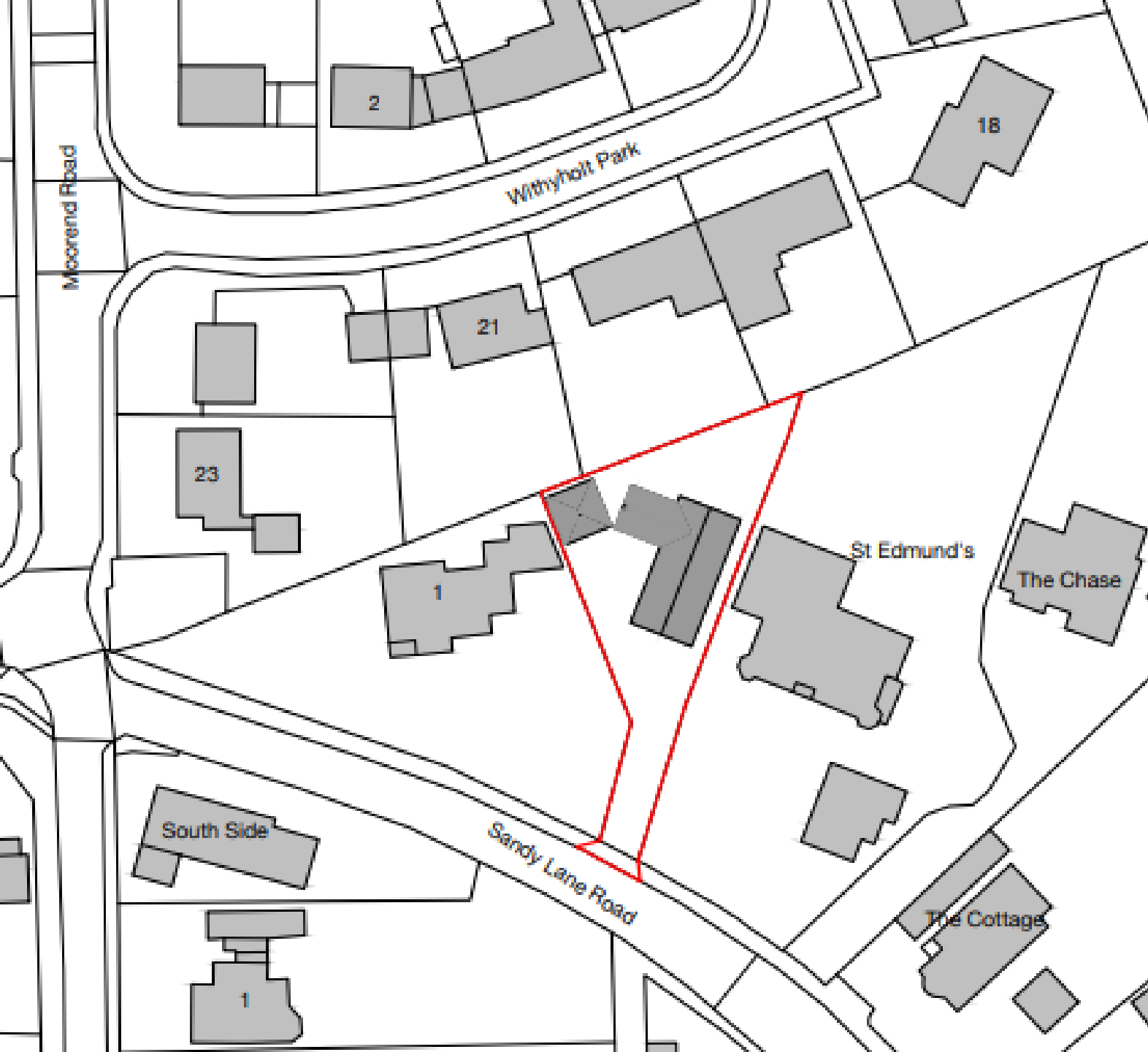
- Time
- Approved plans

# Farleigh Sandy Lane Road 25/00457/FUL

## Proposed works:

The applicant is seeking planning permission to raise the roof to create a first-floor level within the new roof. Associated external alterations are also proposed which include new windows and doors, metal clad canopy, render and composite cladding

The application is at planning committee at Councillor Harvey's request.



## Site location plan









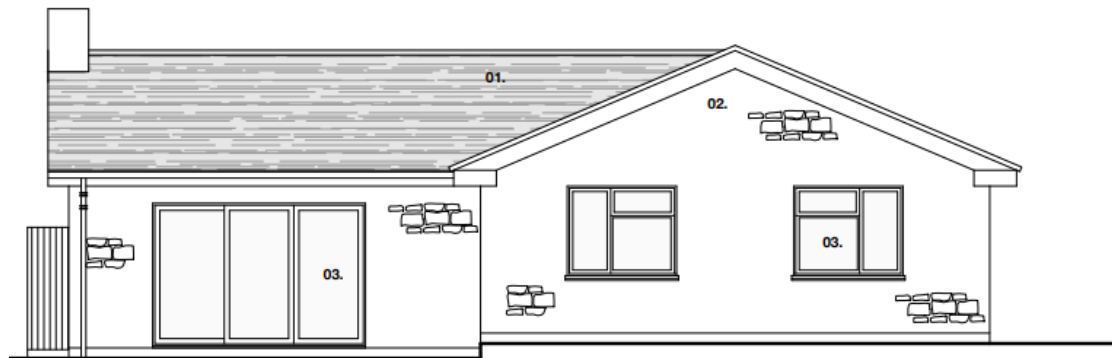






- Proposed Block plan

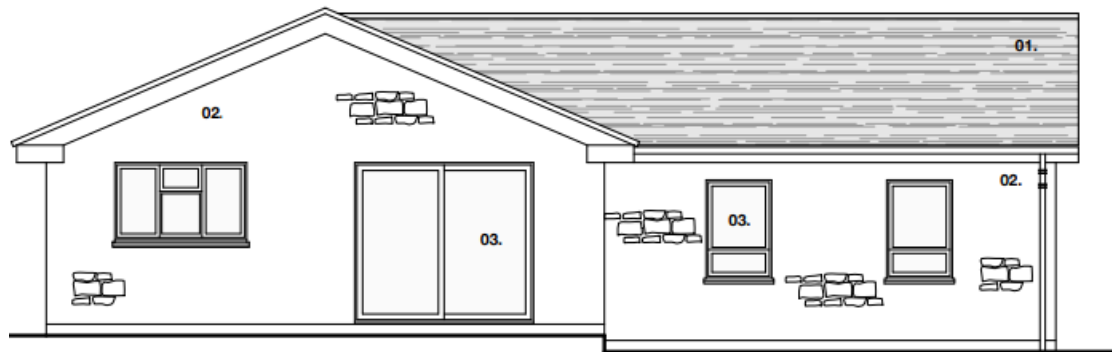




Existing front elevation



Proposed front elevation



Existing rear elevation



Proposed rear elevation

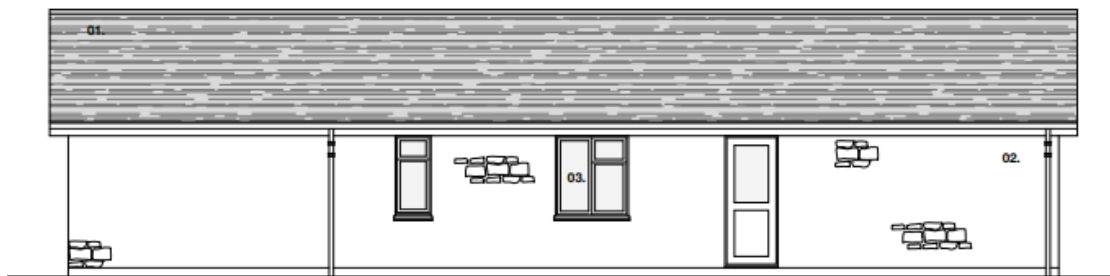


Existing west side elevation

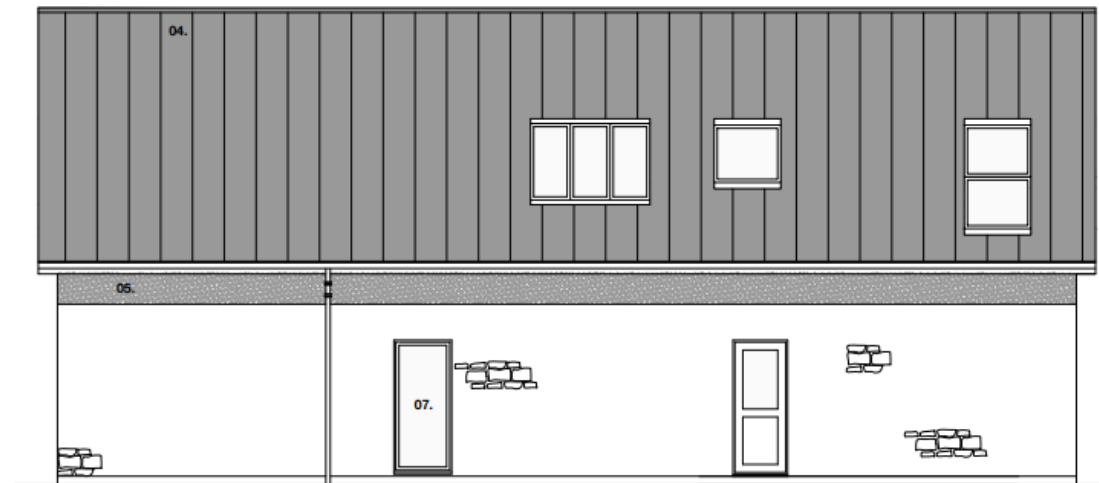


Proposed west side elevation

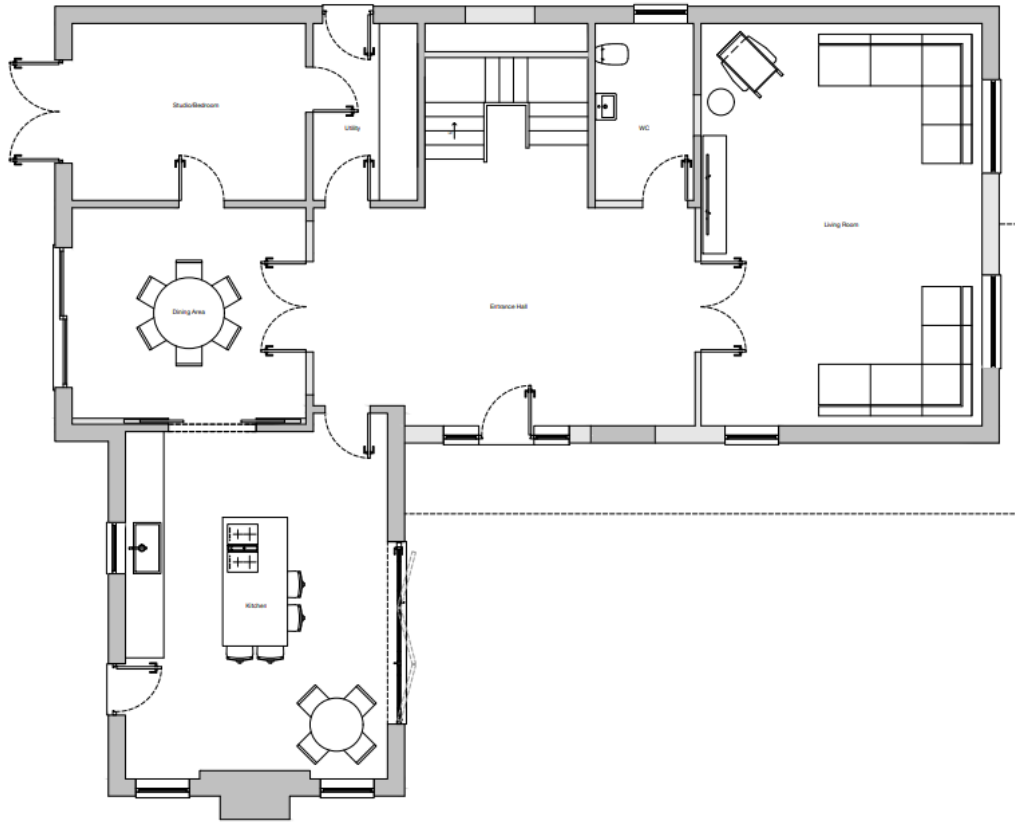




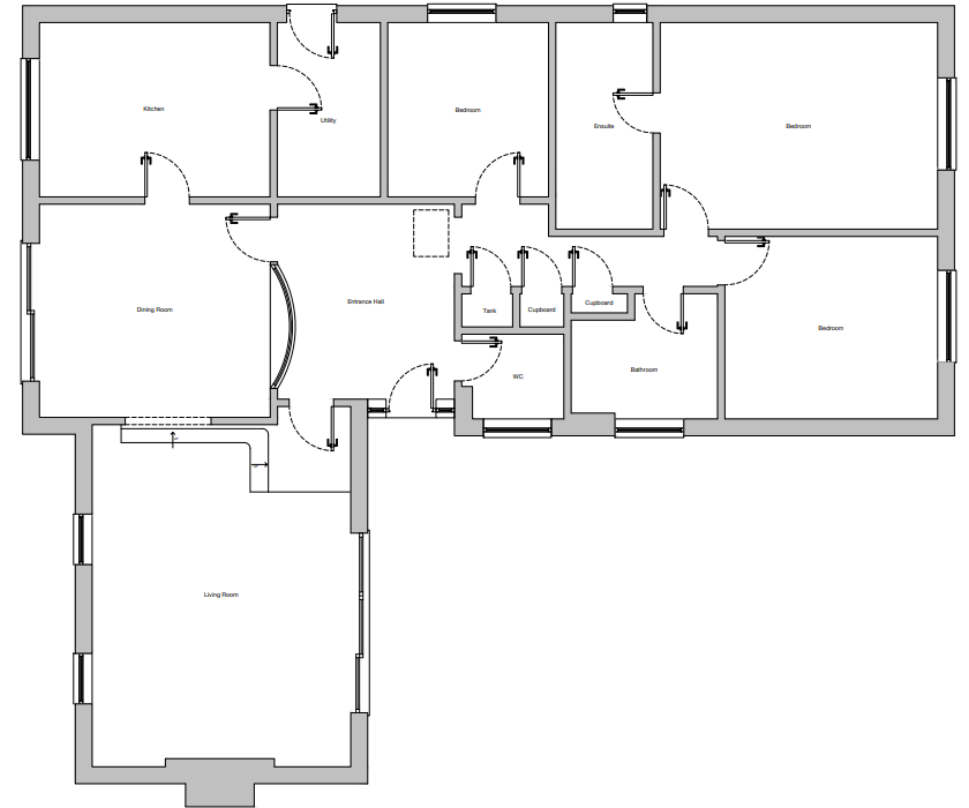
Existing east side elevation



Proposed east side elevation

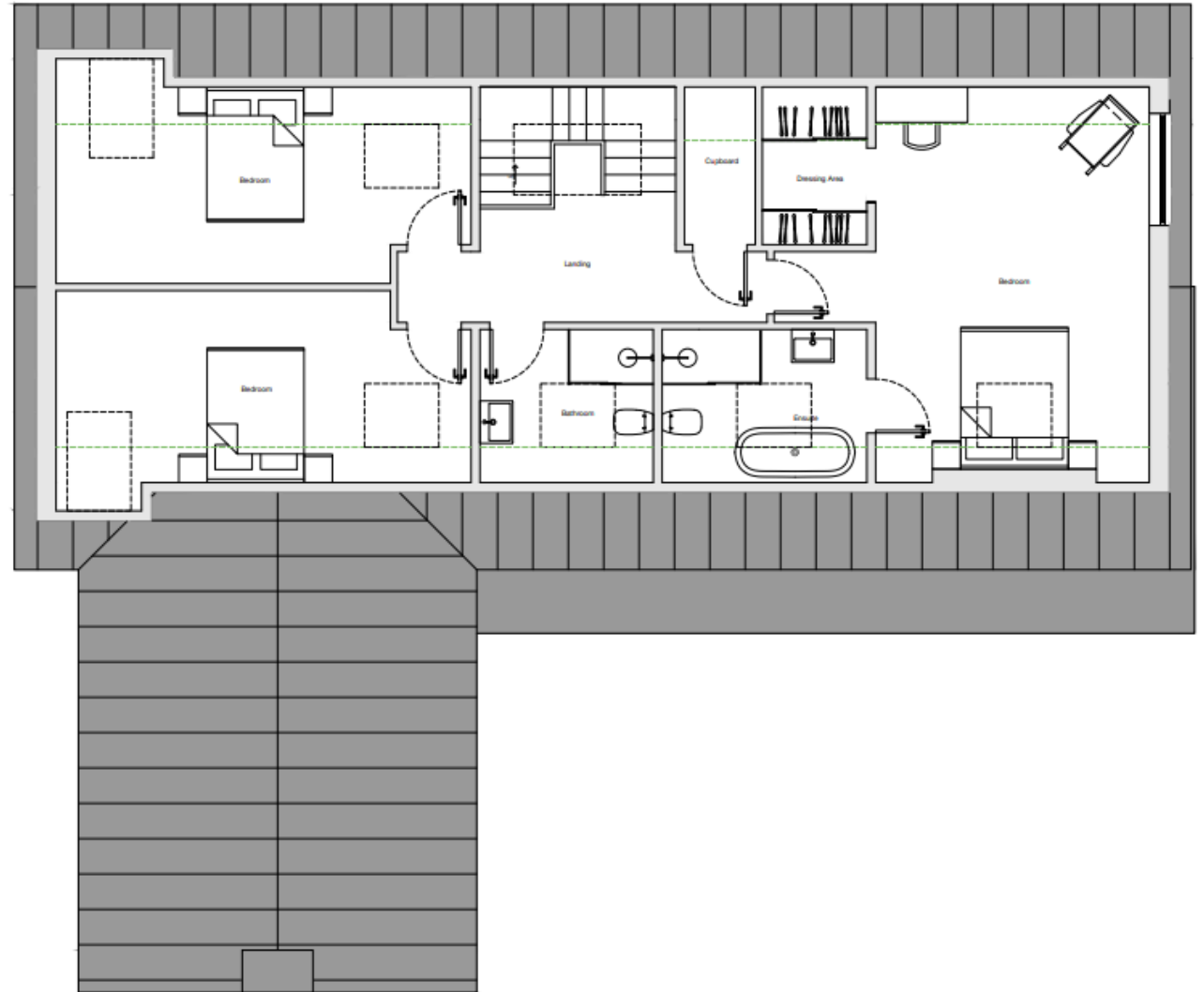


Existing ground floor plan



Proposed ground floor plan

- 
- Proposed first floor plan





# Key Planning Matters

- Design
- Impact on neighbouring amenity
- Sustainability

# Recommendation-Permit

# 25/00577/FUL-Imperial Garden Promenade

Erection of temporary structures in connection with festivals and special events including an ice rink in Imperial Gardens for a maximum of 75 days for 3 periods being 2025/2026, 2026/2027, 2027/2028 (November-January ) inclusive of rig and de-rig. This is in addition to the current planning permissions for festivals and special events on Montpellier Gardens and Imperial Gardens. (Re-submission of planning permission 22/01200/FUL).

The application is before the Planning Committee because the Council is the applicant and own Imperial Gardens.



# Site Location





# Photos of Imperial Gardens





## Photos of Imperial Gardens





Ice rink set up in 2021





Ice rink set up in 2023/2024



# Key Planning Matters

- Design and impact on heritage assets
- Impact on neighbouring amenity
- Sustainability and Climate Change
- Public benefits



# Recommendation

Officer recommendation is to permit the application, subject to conditions:

- Temporary time period – 3 year periods
- Compliance with Tree protection plan
- Submission of equipment details and relevant noise assessment – prior to each set up
- Generator shall only use HVO.
- Restoration of the land following de-rig