

# MAIDENHEAD DEVELOPMENT CONTROL PANEL

7 January 2009

Item: 4

<b>Application No.:</b>	08/02938/FULL
<b>Location:</b>	Ellington Primary School And Nursery Donnington Gardens Maidenhead SL6 7JA
<b>Proposal:</b>	Construction of a new footpath and access gate from North Town Road to provide pedestrian access to school buildings
<b>Applicant:</b>	Mrs R Juna - Ellington Primary School
<b>Agent:</b>	Mrs S Fox - Royal Borough Of Windsor And Maidenhead
<b>Parish/Ward:</b>	Maidenhead Riverside Ward

**If you have a question about this report, please contact:** on 01628 796061 or at sheila.bowen@rbwm.gov.uk

## 1. SUMMARY

- 1.1 The proposal is a new entrance gate and path within the grounds of Ellington Primary School in Maidenhead to allow access to the school from the east.

**It is recommended the Panel grants planning permission with the conditions listed in Section 10 of this report.**

## 2. REASON FOR PANEL DETERMINATION

- The Council has a land ownership interest in the site.

## 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 Ellington Primary School is a school in the north of Maidenhead. Its main access is via Donnington Gardens to the west, on the opposite side from this proposal. North Town Road is a residential street. There is an existing stretch of fence separating the road from the edge of the school grounds at this point.

## 4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 There is no relevant planning history.
- 4.2 The proposal is to add a gate to the existing fence, and to create a new footpath within the school grounds leading from the gate to the school. The path would run along the edge of the playing field, then through a 'wilderness' area to the Key Stage 1 playground. It would be generally level. There are several trees and large shrubs to either side of the proposed path.
- 4.3 The purpose of the proposal is to provide a dedicated pedestrian-only access into the school, to encourage walking to school from the Laggan Road area, as identified in the School Travel Plan. One of its targets is to have 80% of pupils from the Laggan Road area use the newly created footpath to get to school by December 2009.

## 5. MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

### National Indicators

- 5.1 The recommendation would contribute to the achievement of these relevant national indicators:

NI 56	Reducing childhood obesity	✓
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NI 175	Access to services and facilities by public transport, walking and cycling	✓
Various	Improving school attainment levels	✓

More information on these indicators can be found at:

<http://www.communities.gov.uk/publications/localgovernment/finalnationalindicators>

### Local Area Agreement

- 5.2 The recommendation would contribute to the achievement of these selected priorities of the Council and its partners:

Improve life chances for all children and young people	✓
Create cleaner, greener and safer public spaces	✓
Promote healthy lifestyles	✓
Promoting sustainable lifestyles and behaviours	✓

More information on these priorities can be found at:

[http://www.rbwm.gov.uk/web/partnerships\\_laa.htm](http://www.rbwm.gov.uk/web/partnerships_laa.htm)

### Berkshire Structure Plan and Royal Borough Local Plan

- 5.3 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area
	✓
Structure Plan	DP5
Local Plan	CF2

## 6. EXPLANATION OF RECOMMENDATION

- 6.1 The key issues for consideration are:

- i The acceptability of this proposal in relation to improvements to a community facility
- ii The impact on neighbouring amenities

### Improvement to a community facility

- 6.2 Policy CF2 of the Local Plan states that the Borough Council will permit proposals for new community facilities which meet the needs of local residents or for the improvement of existing community facilities provided that: adequate access and car parking is provided, and adequate access and facilities for people with disabilities are provided. In this case, the proposal is for pedestrian access to encourage walking to school, and car parking is not required. People with disabilities could use the new gate and path.

### Impact on neighbouring amenities

- 6.3 The new gate and footpath would be used at limited times of the day. Although the path will run alongside no 41 North Town Road and its garden, it is considered that excessive disturbance would not be caused to its residents because of the limited times that it would be in use, amounting to no more than about half an hour per day in total on weekdays only. There is a high

close-boarded fence alongside no 41, which will help to screen off any nuisance. The area alongside is used as a playing field in any case, so there is likely to be little change in the degree of disturbance experienced by the residents.

## **7. CONSULTATIONS CARRIED OUT**

### **Comments from interested parties**

16 neighbours were notified directly of the application. No responses were received.

### **Other consultees and organisations**

None

## **8. APPENDICES TO THIS REPORT**

- Appendix A - Site location plan
- Plan and elevation

## **9. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.  
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990.