
Application Ref: NP/14/0185

Application Type	Full
Grid Ref:	SN12280095
Applicant	Mr M Morgan, Pembrokeshire County Council
Agent	Ms M Jones, Pembrokeshire County Council
Proposal	Demolition of existing infant school and erection of new English medium community school
Site Location	Tenby Junior Community School, Heywood Lane, Tenby, Pembrokeshire, SA70 8BZ
Case Officer	Vicki Hirst

Purpose of Report

To request members to visit the site of the existing infant school and the proposed site of the new school in Heywood Lane, Tenby prior to consideration of a planning application relating to the same at a future meeting of the Development Management Committee.

Background

Pre-application discussions have been taking place with regard to the amalgamation of the infant and junior schools in Heywood Lane, Tenby through the provision of a new English medium community school. The new school would be sited adjacent to the existing junior school on the existing Greenhill playing field. The schools have been included as one of the projects to benefit from Welsh Government funding as part of the 21st Century Schools Programme.

An application for a screening opinion on the need for an Environmental Impact Assessment was submitted in 2013 under reference NP/13/0482. The application was determined as being a project that fell under Schedule 2 of the (Environmental Impact Assessment) (England and Wales) Regulations 1999. This schedule is concerned with those developments that can fall to be considered as EIA development (rather than those that are mandatory ones under Schedule 1) subject to certain criteria set out in Schedule 3 of the Regulations. Whilst the proposals do fall under Schedule 2, being an infrastructure project on land exceeding 0.5 hectares, it was determined that an EIA would not be required with the issues that would need to be addressed being able to be dealt with through the normal processing of a planning application with accompanying statements, reports and mitigation measures.

Current Application

The current application seeks full planning permission for the new community school on the existing playing field to the east of the junior school. The existing infants school on land to the south side of Heywood Lane would be demolished and reinstated as a grassed playing field as part of the scheme. The application also includes a Multi User Games Area (MUGA) to the rear of the existing junior school.

The proposed school will include 12 classrooms, 2 learning resource centres, resource areas, hall, kitchen facilities and plant areas. A designated car drop off and pick up area and car parking for staff and disabled visitors are also proposed. The proposed school comprises a major development and will be 2970m² in area and will be designed to BREEAM excellent standards as required by the 21st Century Schools Programme.

The existing junior school will become a Welsh medium primary school on completion of the new school.

The application was supported with the following information:

- Comprehensive drawings and plans
- A Design and Access Statement
- Bat Survey Report
- Ecological Appraisal
- Travel Plan, Traffic and Transport Report
- Ground Stability Report

Officers Comments

This is a major application, situated within a residential area, with the new school being situated to the west of a number of properties in Serpentine Road. It is considered that it is essential that members are shown the site to fully understand the proposals prior to a full deliberation of the issues.

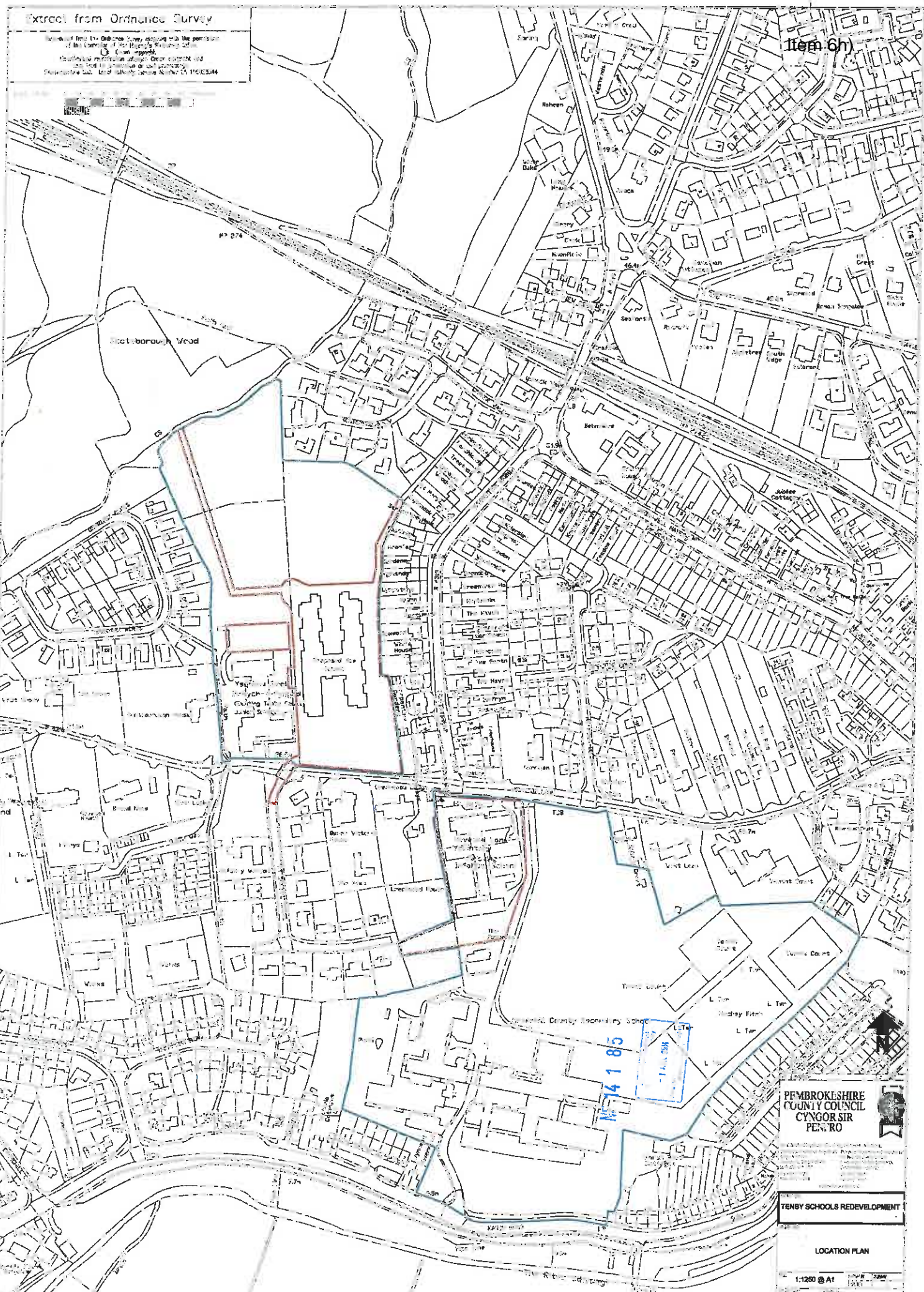
Recommendation

That members of the Development Management committee inspect the site prior to considering the application at a future meeting of the committee.

Extract from Ordnance Survey

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Item 6h



Pembrokeshire
County Council
CYNGOR SIR
PENGRO

TENBY SCHOOLS REDEVELOPMENT

LOCATION PLAN

1:1250 @ A1
PLANNING / CAM38 - P01

Item 6h)

EXISTING GRASSED PITCH AREA

PROPOSED GRASSED PITCH AREA

EXISTING PUBLIC RIGHT OF WAY TO BE MAINTAINED

GRASSED TERRACE AREA TO BUT LEVEL CHANGED

PROPOSED HARD PLAY AREA

PROPOSED MUGA PITCH

EXISTING HARD PLAY AREA

PROPOSED ENGLISH-MEDIUM SCHOOL

PROPOSED SPRINKLER & PUMP HOUSE COMPOUND

PROPOSED WELSH-MEDIUM SCHOOL

PROPOSED CAR PARK & DROP-OFF AREA

HEYWOOD LANE

EXISTING TENBY INFANTS SCHOOL TO BE DEMOLISHED AND REINSTATED AS GRASSED PITCH AREA



PEMBROKESHIRE COUNTY COUNCIL
CYNGOR SIR PENFRO

TENBY SCHOOLS REDEVELOPMENT

PROPOSED SITE PLAN

NOTE:
PLEASE REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION RELATING TO SPECIES TYPES.
PLEASE REFER TO TRAFFIC IMPACT ASSESSMENT FOR PROPOSED CAR PARK LAYOUTS AND USAGE INFORMATION.

1:500 @ A1

PLANNING CA4639 - P04

14.85



