

COGGESHALL PARISH COUNCIL

Village Hall, 25 Stoneham Street, Coggeshall, Essex, CO6 1UH
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22 June 2020

Statement for Montessori school from Coggeshall Parish Council

17/02101/VAR

17/02100/FUL

09/01083/FUL

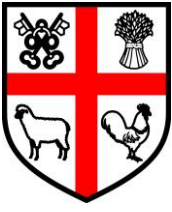
The following has been provided to alleviate some of the concerns expressed by officers when considering this application and to support a granting of planning permission

- 1) In their report officers have expressed concern that the site is unsuitable for the school especially if it grows.
We wish to point out that OFSTED have limited the size of the school, based on the current building, at 71 pupils so this is not possible.
In addition, and to further mitigate against any growth, they are happy to accept a condition that there will be no more that 50-60 pupils (currently 51) with the exact number to be determined by the planning committee.
- 2) The school wish to highlight that over 80% of the pupils come from within a 3 mile radius with some residents moving to the local area to access the school.
- 3) They need to change the green bus arrangement and provide a drop off facility on order to comply with OFSTED child protection guidelines.
- 4) In response to the points cited as reasons for refusal they believe that following negates these reasons for refusal commenting as follows.
 - a. The large barn shown on the left of the image below is owned/rented by Montessori to provide office space and storage, consequently it has the majority of the parking on the hard standing allocated to this barn and this is primarily what is used for the drop off



Further more they would be happy to

- i. Restrict pick up and drop of time to between 0800 and 0900 in the morning and 1500 and 1600 in the afternoons to avoid any interaction with other traffic on the site



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- ii. Provide clear physical segregation for the pickup and drop off vehicles
 - b. In addition they have worked with AWB motorsport, the small one man operated motor vehicle work shop, with regard to their use, storage needs and deliveries to ensure safety of those picking up and dropping off by agreeing too the suggested schedule above
- 5) In addition they have spoken with the owner of the barns, Marks Hall Estates, who supports our application, and as part of their tenancy agreements they will restrict the number of vehicles associated with each unity as well as confirm in writing the use of the land for pick up and drop off

We acknowledge this is not the most ideal site for the school but as is it now an integral part of the Coggeshall community, we have suggested the above to mitigate concerns and assist with the planning application such that our application is supported by officers and the committee such that this critical educational service can survive

Debbie Morgan
Parish Clerk
For and on behalf of Coggeshall Parish Council