

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO.

PLANNING APPLICATIONS COMMITTEE: 3rd June 2015

Ward: Park

Application No.: 150479

Address: Alfred Sutton Primary School, Wokingham Road

Proposal: Extension of 18 months for the provision of one double-stack demountable modular classroom granted through application 130136

Applicant: Reading Borough Council

Date received: 18 March 2015

Application: 8 week target decision date: 13th May 2015; extension of time agreed to 5th June 2015

Planning Guarantee: 26 week date: 16th September 2015

RECOMMENDATION

Subject to no substantive objections received GRANT permission subject to:

Conditions to include:

1. Temporary permission - 18 months. Remove the temporary building at the end of the 18 months or upon completion of the new school buildings permitted under application 140968, whichever is the sooner, and for the land to be laid out in accordance with the agreed plans for the School extension.

1. INTRODUCTION

- 1.1 The existing temporary site for the demountable classrooms is to the south of the main buildings of Alfred Sutton Primary School. The permanent extension to the school permitted under 140968/REG3 is currently under construction.

Site location plan (with original construction access route to Wokingham Road).





2. PROPOSALS

- 2.1 Permission is sought for the extension of the temporary provision of a double stack temporary modular building for 18 months, providing 4 classrooms, with associated hard play area adjacent to the existing nursery modular on the playing field to the south of the existing school buildings (permitted under 130136)
- 2.2 Permanent permission was granted in October 2014 (140968/REG3) for a new teaching block incorporating an under 5s playgroup and school nursery, extension to the administration block and associated external works. Whilst this building work is underway, the modular units are still required to provide the necessary teaching space pending completion.
- 2.3 Supporting information considered, received 18th March 2015:

Location Plan E02158-P-100
 Block Plan E02158-P-101 Rev A
 Proposed Elevations, E02158-P-301
 Proposed Floor Plan, E02158-P-201
 Design, Access and Supporting Statement - E02158-A-04A

3. RELEVANT PLANNING HISTORY

141911	Discharge of conditions 3,5,8,9 and 13 of planning permission 140968/REG3	Pending consideration
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140968/REG3	School expansion onto adjacent playing field. New build teaching block incorporating relocated Crescent under 5's playgroup and School Nursery. Extension to admin. block, plus associated external works.	Approved 21/10/14
140532/PREAPP	Pre-application advice for school expansion onto adjacent playing field, new build teaching block incorporating relocated Crescent Under 5's Playgroup and School Nursery, extension to admin block, plus associated external works	Observations sent 3/6/14
12/00896/REG3	Provision of 1 temporary classroom unit and associated external works	Five year temporary consent
12/00804/PREAPP	Erection of a temporary modular classroom with associated play space on playing field	Observations sent
11/00875/REG3	Single storey side extension for use as nursery school reception, cloak and administration office.	Approved
06/01583/REG3	2 m high black railing fence and gates to NW boundary on retaining wall	Approved
06/00417/REG3	Development of new early years classroom facility and administration accommodation, associated external works and contractors compound with two temporary classrooms	Approved
98/00084/REG3	New gateway and railings to playground	Approved
97/00357/REG3	Extension to existing school to provide new classroom. Regulation 3.	Observations sent

4. CONSULTATIONS

Statutory:

- 4.1 **Sport England** -Sport England objected to both the application for this double-stack demountable modular double classroom and the application for the School's expansion onto the playing field (LA reference 140968). Both of these applications were permitted by the Council in spite of Sport England's objection. These applications were referred to the National Planning Case Work Unit and were not called-in for the Secretary of State's determination.
- 4.2 In response to this application Sport England has confirmed that it is understood that the planning consent for the proposed school expansion is underway and that as part of the School's expansion the area underneath the temporary building will be converted into a games court which will be fenced off from the playing field. Therefore, the playing field land where this temporary building is located has already been lost by virtue of the planning permissions granted by the Council. It is therefore concluded that the extension of this consent for a short period will not impact on existing playing field, due to the planning consents that have been granted and implemented, and therefore this application meets Exception 3 of our policy *“The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site.”*

- 4.3 This being the case, Sport England does not wish to raise an objection to this application, subject to the Council attaching a condition requiring the Applicant to remove the temporary building at the end of the 18 months or upon completion of the new school buildings permitted under application 140968, whichever is the sooner, and for the land to be laid out in accordance with the agreed plans for the School extension under that consent.



Note: This is the approved proposed block plan for the permanent school extension. The arrow shows the location of the temporary classrooms, which will be removed as part of the permanent extension and the land used as a games court as part of the final scheme.

Non-statutory:

- 4.4 **RBC Transport Development Control**
No objections.

- 4.5 **RBC Environmental Protection**
No objections.

- 4.6 Letters were sent to the following addresses:

Crescent Road: The University Technical College
Bulmershe Road: Hamilton Centre 135
Regis Park Road: Flats 1-12, 14, 15 Thames House
Wokingham Road: 121 Maisonette, 121, Dawson Lloyd & Co, 123, 123a, 125, E Green.

- 4.7 No responses have been received to date. The 21 day consultation period finishes on 22nd May. Any consultation responses will be reported in an update report.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Legal and Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.2 The following local and national planning policy and guidance is relevant to this application:

National:

National Planning Policy Framework

Reading Borough Core Strategy (January 2008):

CS4 (Accessibility and the Intensity of Development)

CS5 (Inclusive Access)

CS7 (Design and the Public Realm)

CS22 (Transport Assessments)

CS24 (Car / Cycle Parking)

CS28 (Loss of Open Space)

CS31 (Additional and Existing Community Facilities)

CS34 (Pollution and Water Resources)

Reading Borough Sites and Detailed Policies Document (2012):

DM4 (Safeguarding Amenity)

DM12 (Access, Traffic and Highway-Related Matters)

SA16 (Public and Strategic Open Space)

Supplementary Planning Guidance

Parking Standards and Design (2011)

6. APPRAISAL

- 6.1 The main issues are considered to be:

- i) The principle of the ongoing temporary classroom accommodation
- ii) Ongoing loss of open space
- iii) Other matters

i) The principle of the ongoing temporary classroom accommodation

- 6.2 The principle of additional school accommodation accords with policy CS31 of the Reading Borough Core Strategy, and meets the local education authority need to increase the number of primary school places. As the permanent extension to the school is not yet complete there remains a need for the temporary classrooms.

ii) Ongoing Loss of Open Space

- 6.3 Although the existing temporary classrooms led to the loss of a small area of playing field it was considered that there was insufficient space elsewhere within

the school site to accommodate them and that the six sports pitches could be suitably accommodated within the open space.

- 6.4 Sport England was consulted on the original temporary proposal to which they objected, but this was not called-in for the Secretary of State's determination. In light of the original temporary permission and the permission for the permanent extension (now under construction), Sport England has not objected subject to a condition being included to remove the temporary building at the end of the 18 months or upon completion of the new school buildings permitted under application 140968, whichever is the sooner, and for the land to be laid out in accordance with the agreed plans for the School extension.

iii) Other Matters

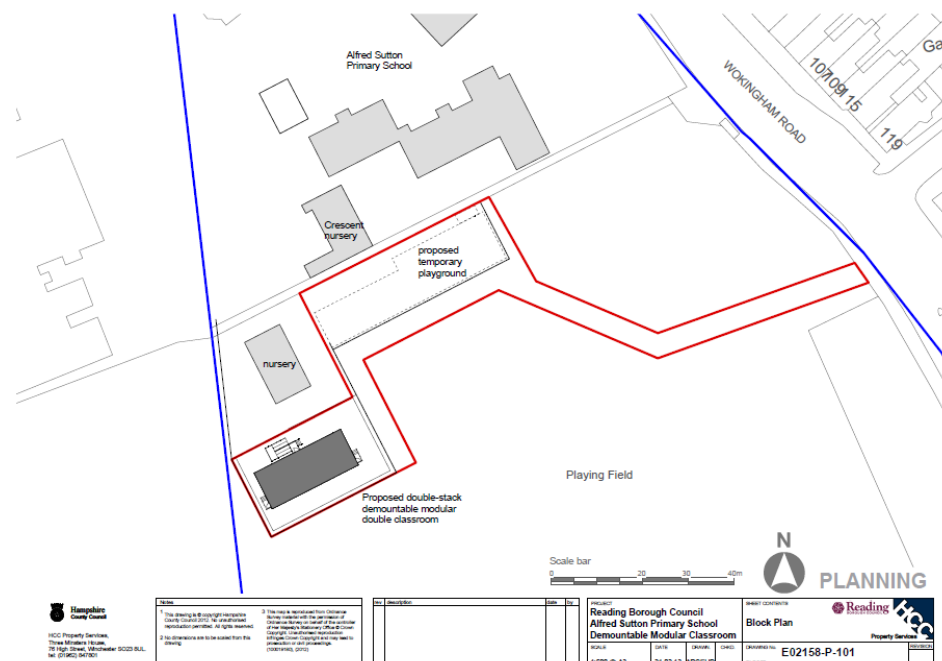
Equality Impact

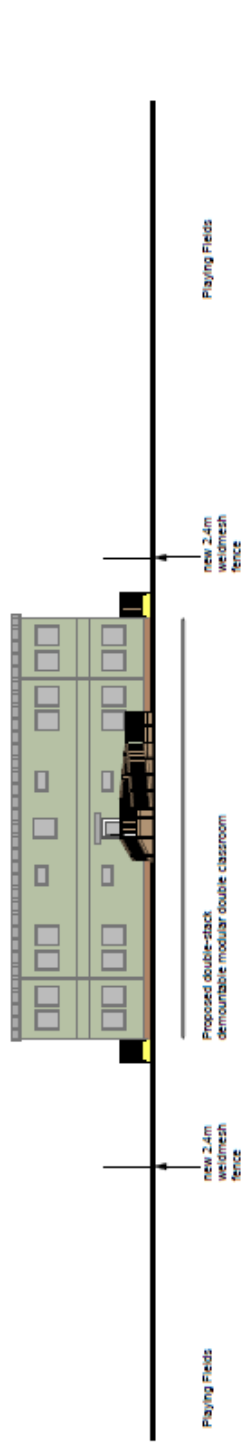
- 6.5 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief and sexual orientation. There is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to these particular planning applications.
- 6.6 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of these developments.

7. CONCLUSION

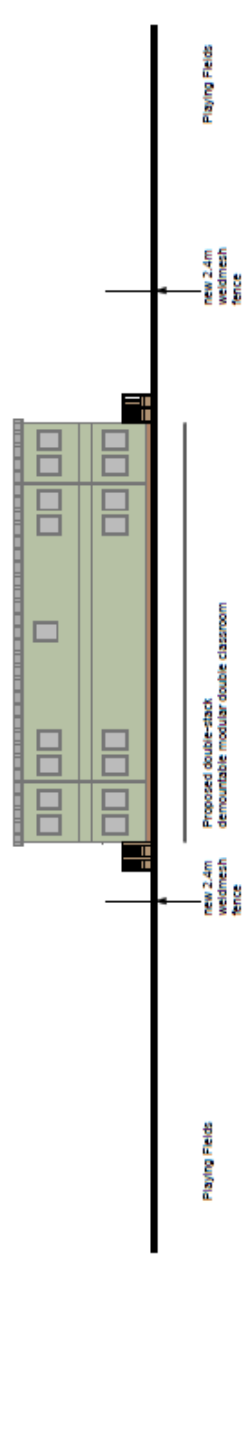
- 7.1 It is considered that the temporary loss of open space would be acceptable in this case due to the justifiable and overriding need to provide additional classroom space at this school until the permanent extension is completed.

Case Officer: Alison Amoah





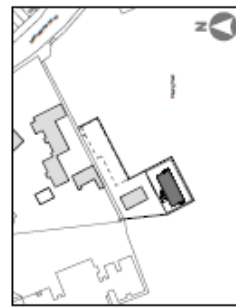
Proposed Front Elevation



Proposed Rear Elevation



PLANNING



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Reading
 BOROUGH COUNCIL
 Property Services

Proposed Elevations

E02158-P-301

DEVELOPER'S REFERENCE