

31 January 2024

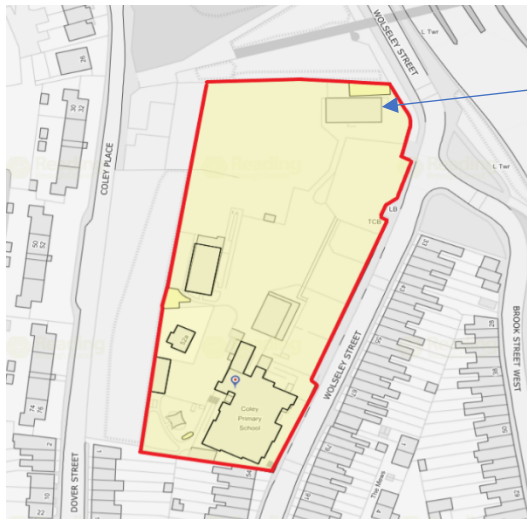
<b>Title</b>	<b>PLANNING APPLICATION REPORT</b>
<b>Ward</b>	Coley
<b>Planning Application Reference:</b>	231821
<b>Site Address:</b>	Coley Primary School, Wolseley Street, Reading, RG1 6AZ
<b>Proposed Development</b>	Retrospective retention of existing 1 no. demountable modular (double) classroom unit and temporary permission to further retain the modular unit for 5 years and minor associated works.
<b>Applicant:</b>	Reading Borough Council – Property Management
<b>Report author</b>	Julie Williams
<b>Deadline:</b>	14 February 2024
<b>Recommendations</b>	Grant temporary (5 years) planning permission, subject to conditions as follows:
<b>Conditions</b>	<ol style="list-style-type: none"><li>1. Temporary Buildings (Reinstatement)</li><li>2. Approved Plans</li></ol>
<b>Informatives</b>	<ol style="list-style-type: none"><li>1. Terms</li><li>2. Positive and Proactive</li><li>3. Applicant responsible for complying with timeframe</li></ol>

## 1. Executive summary

- 1.1 This application seeks retrospective permission for the existing single storey demountable double classroom and permission to retain the modular unit for a further 5 years along with minor associated works. The retention and use of the unit as proposed is recommended to be approved.

## 2. Introduction and site description

- 2.1. The application is referred to Committee owing to it being for works to Council owned (Regulation 3) property.
- 2.2. The original school is an attractive Victorian building with various modern extensions at the western end of the site with a playground and heavily sloped grassed area. The application site is on land previously part of the car parking and grassed area.
- 2.3. The school site is located within a mainly residential area, with residential properties bounding the site to the west (Coley Place) and east and south (Wolseley Street). The IDR lies beyond Wolseley Street to the north east.



**Site Plan.**

Modular unit



### **3. The proposal**

- 3.1. The proposal is retrospective to retain the modular unit at the site (the previous permission lapsed on 31 October 2020). The application seeks permission to retain the unit for an additional 5 years (until 2029).
- 3.2. The submitted planning statement identifies the need to retain the modular unit to provide classroom space for SEND students from January 2024. The applicant explains that “The school have been really struggling with increasingly demanding cohorts of SEN pupils who need additional accommodation to the mainstream classrooms. We have a statutory duty to provide places for SEND The modular unit was pre-formed off-site to comply with the current Building Regulations standards and Equality Act recommendations at the time of installation”.
- 3.3. Submitted plans and documentation all received 18 December 2023:
  - Supporting Statement,
  - Location Plan,
  - E02344\_101 Proposed Block Plan,
  - E02344\_P\_300 Proposed Elevations,
  - E02344-F-04 Proposed plan

## 4. Planning history

- 4.1 150483/REG3 - for the retention of a temporary single storey modular building providing two additional classrooms – Temporary (5 year) planning permission 04/06/2015
- 130463/REG3 (old reference 13/00380/REG3) - One demountable modular double classroom and associated external works. Temporary (3 years) permitted 31/05/2013.
  - 11/00258/REG3 (Civica Ref: 111139) - Provision of 30 place nursery unit on existing school playground, new 2.5m wide ramped pedestrian access and replacement 2.1m high weldmesh fence to playground boundary. Permitted 07/04/2011.

## 5. Consultations

### 5.1. Non-statutory:

RBC Natural Environment – No objections to retention of unit.

RBC Transport Strategy – No objection given that there will not be an increase in the number of pupils.

RBC Environmental Protection - No comments to make.

### 5.2. Public:

The following neighbouring properties were consulted by letter dated 04/01/2024

30-34 (evens) and 38 Coley Place; 33 Wolseley St & 1-6 Cheriton Court.

A Site notice was displayed at the site on 10/01/2024.

No letters of representation received at the time of writing this report, but an update will be provided should any be received before your meeting.

## 6. Legal context

- 6.1. 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'. The following local and national planning policy and guidance is relevant to this application:

### **National Policy**

National Planning Policy Framework 2021

National Planning Guidance 2014 onwards

### **Reading Borough Local Plan 2019**

Policies:

CC1 Presumption in Favour of Sustainable Development

CC7 Design and the Public Realm

CC8 Safeguarding Amenity

OU1 New and Existing Community Facilities

## 7. Appraisal

### 7.1. The main considerations are:

- I. Land use principles
- II. Amenity impacts
- III. Traffic generation and parking

### **Land use principles**

- 7.2. The proposal seeks permission to continue to use the classroom unit for SEND pupils, from January 2024 for a period of 5 years.
- 7.3. The modular unit was originally erected in 2014. The area on which the modular unit sits was part of a car park and grassed area.
- 7.4. The retention of the modular unit is considered to be acceptable in land use terms as it does not unreasonably reduce the amount of playing field space at the site and is well related to the educational use of the rest of the site.

### **Amenity impacts**

- 7.5. The nearest residential property to the modular classroom is some distance away (refer to location plan above). Officers consider that there is no harm resulting from the continued temporary use of the building in terms of noise and disturbance or from the appearance and siting of the modular unit.
- 7.6. The proposal is therefore considered to comply with Policy CC8 of the Reading Borough Local Plan 2019.

### **Traffic generation and parking**

- 7.7. The proposal does not increase the number of pupils attending the school and does not therefore create a requirement for additional car parking or cycle storage.

### **Equality implications**

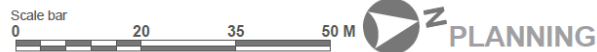
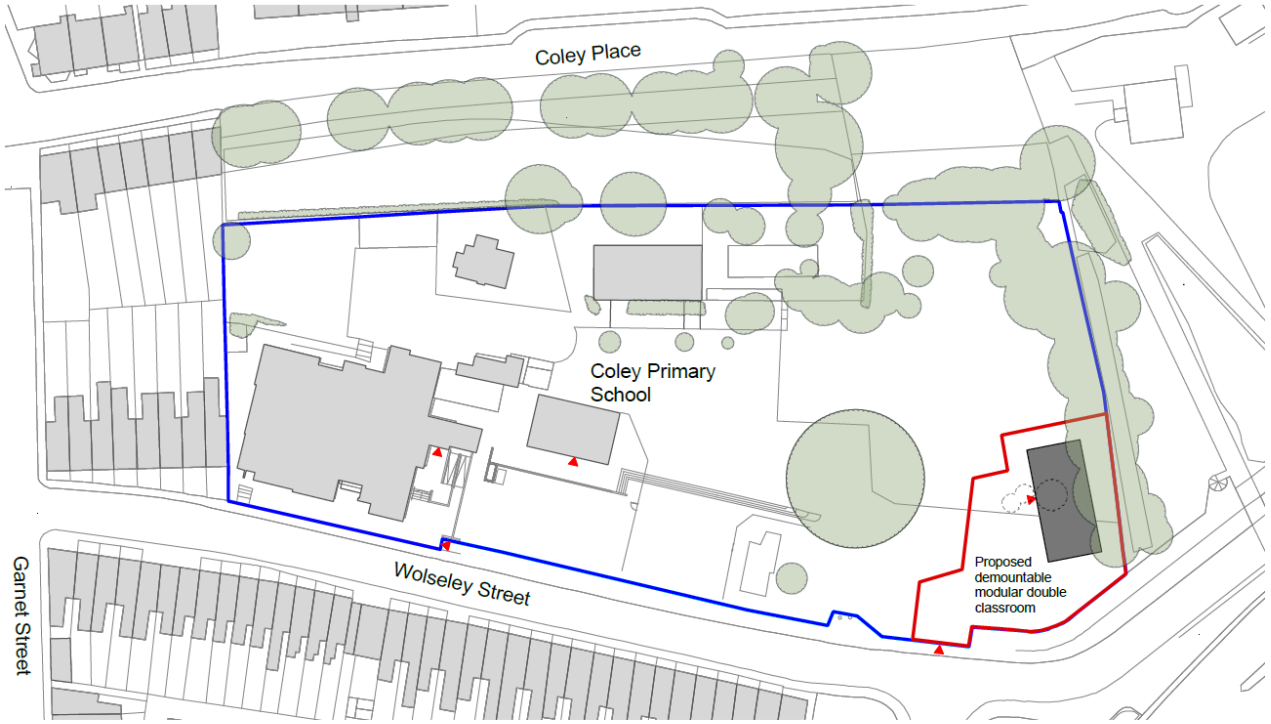
- 7.8. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
  - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.9. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

## **8. Conclusion**

- 8.1. No harmful impacts have been identified arising from the continued use of the modular unit as a classroom when considered in the context of national and local planning policies, as detailed in the appraisal above. Officers consider that the proposal is acceptable and this application is recommended for approval subject to the recommended conditions.

# Plans

## Block Plan



**Hampshire County Council**  
 HCC Property Services,  
 Three Ministers House,  
 75 High Street, Winchester SO23 3UL,  
 Tel: (01962) 847801

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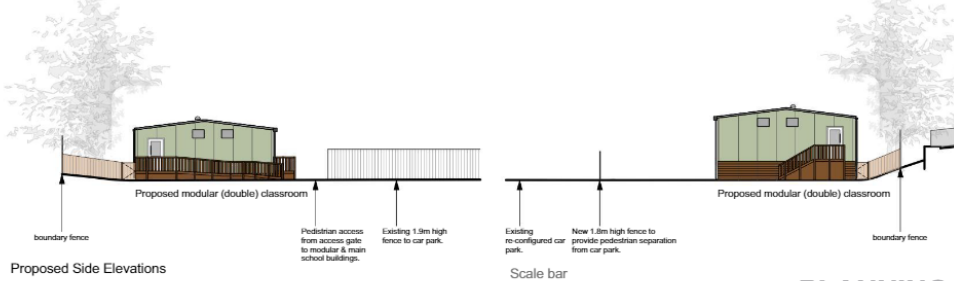
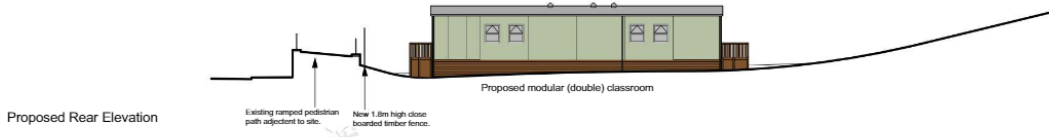
REV	DESCRIPTION	DATE	BY

**PROJECT**  
 Reading Borough Council  
 Coley Primary School  
 Demountable Modular Classroom

**SHEET CONTENTS**  
 Block Plan

**SCALE** 1:500 @ A3    **DATE** 25.03.13    **DRAWN** GA    **CHKD** KH    **DRAWING No.** E02344\_P\_101    **Property Services**    **REVISION**

## Elevations



**Hampshire County Council**  
 HCC Property Services,  
 Three Ministers House,  
 75 High Street, Winchester SO23 3UL,  
 Tel: (01962) 847801

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REV	DESCRIPTION	DATE	BY

**PROJECT**  
 Reading Borough Council  
 Coley Primary School  
 Demountable Modular Classroom

**SHEET CONTENTS**  
 Proposed Modular Elevations

**SCALE** 1:200 @ A3    **DATE** 26.03.13    **DRAWN** GA    **CHKD** —    **DRAWING No.** E02344\_P\_300    **Property Services**    **REVISION**