

HAMPSHIRE COUNTY COUNCIL**Decision Report**

Decision Maker:	Regulatory Committee
Date:	17 July 2013
Title:	Supply, deliver and erect one temporary modular pre-school nursery with an additional school room at Burnham Copse Primary School, Newchurch Road, Tadley, RG26 4HN. (Application No: 13/00762/CC3) (Site Ref: BAE024)
Reference:	5041
Report From:	Head of County Planning

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1. **Executive Summary**

1.1. Burnham Copse Primary School has a temporary need for a single storey modular building for four years in order to accommodate the increase in the number of school children expected to enrol in September 2013. The school currently has 236 pupils on roll, which is expected to increase by 15 children this academic year. Currently, children enrolled at Burnham Copse Pre-School are located within the main primary school building. It is proposed that the pre-school children will be located into the new modular building once constructed to allow the primary school to accommodate the additional 15 children within the main school building. One full-time additional teacher and one additional full-time learning assistant are required to teach the additional children at the school.

1.2. The issues covered in this report are:

- (a) the visual impact of the temporary modular building;
- (b) the associated noise impact of the proposal on nearby residential properties; and
- (c) traffic impacts during construction of the modular building and once in use by the pre-school.

1.3. Whilst it is acknowledged that there is a visual and amenity impact on nearby local residential properties, this is considered insufficient to outweigh the need for the proposal. It is considered that the development would not materially harm the character of the area and no concerns have

been raised in relation to highway safety or convenience. Consequently planning permission is recommended.

2. Site and proposal

- 2.1. Burnham Copse Primary School has a temporary need for a single storey modular building in order to accommodate the increase in the number of school children expected to enrol in September 2013. The school currently has 236 pupils on roll, which is expected to increase by 15 children this academic year. Currently, children enrolled at Burnham Copse Pre-School are located within the main primary school building. It is proposed that the pre-school children will be located into the new modular building once constructed to allow the primary school to accommodate the additional 15 children within the main school building. One full-time additional teacher and one additional full-time learning assistant are required to teach the additional children at the school.
- 2.2. The proposal is for a single storey modular building for a temporary period until 31 August 2017 and the following dimensions are proposed: 21.22 metres (length) x 8.64 metres (width) x 3.60 metres (height). The roof of the building will be shallow pitched in design and coloured grey, with the walls of the building clad with plasticol colour coated panels and coloured moorland green. In addition to the actual building, a new tarmac footpath is to be constructed and drainage services will be linked from the modular building to the main school system.
- 2.3. The school is located within the safety zone associated with the Aldermaston Research Establishment. However the school is also situated within an existing residential area and as the children live in this area there is not an increased risk associated with being in the safety zone.
- 2.4. The boundaries of the nearest residential properties are approximately four metres to the west and 1.5 metres to the north of the proposed modular building.
- 2.5. Access to the main primary school building is via the existing access from Newchurch Road. Access to the pre-school is via a double gated pedestrian access to the north of the primary school, accessed via a cul-de-sac off Bishopswood Road. The modular building will be delivered via the pedestrian access and should take approximately two days. All other associated construction traffic will use the main entrance located along Newchurch Road.

3. Development plan

- 3.1. Basingstoke and Deane Borough Adopted Local Plan 1996-2011 (Adopted June 2006) shows the site as an existing school within the defined built-up area for Tadley. The proposed development accords with Policy E1 (Development Control).

4. **Consultations**

- 4.1. **Councillor Lovegrove** has been informed of the proposal.
- 4.2. **Tadley Town Council** - no objection.
- 4.3. **Basingstoke and Deane Borough Council** - no objection.
- 4.4. **Highways Authority** - no objections subject to conditions.

5. **Representations**

- 5.1. Cllr Michael bound, bdbc , and a governor of the school supports the application.
- 5.2. Nine representations have been received objecting to the proposal on the following grounds:
 - (a) the position of the proposed building is too close to adjacent residential properties, resulting in a detrimental increase in noise levels;
 - (b) the building will have a severe negative visual impact on the properties that overlook the school;
 - (c) there are other positions within the grounds of the school or the nearby disused infant school which could accommodate the temporary building and provide the required services (electricity, water, drainage), as well as some parking facilities. It has been asked whether other locations were considered and if so, why they were discounted;
 - (d) the travel plan provided with the application is four years old and therefore out of date. It does not reflect how parents currently transport their children to and from the school. There are regular complaints to the school about the parking of cars delivering children to the school via the cul-de-sac and turning their cars around on residential properties. When the school was developed recently the cul-de-sac was supposed to provide a pedestrian access only to the school. By positioning this building as proposed, it will increase the number of parents using the cul-de-sac off Bishopswood Road to drop off and pick up their children, which does not allow more than two cars to pass alongside each other without mounting the pavement;
 - (e) the proposal is providing the relocation of a pre-school, which is a private business, at the taxpayer's expense;
 - (f) the proposal is not in keeping with the red brick properties that surround the school or the architecture of the area. It has the appearance of an oversized metal shed;

- (g) there has been no consultation with the residents of the cul-de-sac, apart from an informal meeting with the Headteacher and a couple of school Governors;
- (h) the planning of the building has been rushed and not all the proper procedures have been followed;
- (i) the action of displacing the pre-school will not have any adverse effect on the numbers of children applying to the school as it is already over subscribed;
- (j) the proposal will have a detrimental effect on the value of neighbouring properties.

6. Commentary

- 6.1. Burnham Copse Primary School has the need for additional teaching space for the increase in pupils, and this proposal to move the pre-school out of the main building into the proposed new temporary building meets this need. The main issue is the potential impact for neighbouring residents.
- 6.2. Although the proposal is located in close proximity to the boundary of nearby residential properties, the location for the modular building is considered the most suitable because it is the most appropriate location for the education of both pre-school and primary school children. It causes the least disruption to the operation of the school site as a whole, whilst continuing to be accessible to parents who drop off and collect their children at the pre-school. The former infant school has been assessed by Children's Services for the location of the pre-school children and it is considered that this would not be a financially viable option.
- 6.3. Whilst the visual impact of the proposal on local residential amenity is recognised, the development is for a temporary period only. Six trees are to be removed to accommodate the new modular building and a condition requiring a scheme of compensatory planting has been recommended to mitigate this loss and provide additional screening. Furthermore, the temporary building has been positioned so as to ensure that there are no windows overlooking the gardens of adjacent residential properties. Therefore, taking the above into account, the visual impact of the temporary modular building upon the character of the area is considered to be not so detrimental as to outweigh the need for the proposal to provide valuable teaching space.
- 6.4. Concerns have been raised on the basis that the proposal will increase the number of parents using the cul-de-sac to the north east of the school to drop off and collect their children, which at the current time is causing an issue to those residents living in cul-de-sac. This access is used predominantly by the parents who use the pre-school as it connects to a pedestrian access leading to the northern part of the school, where the pre-

school children are currently situated. The proposal itself does not involve increasing the number of children at the pre-school and therefore it is not anticipated that there will be an increase in the number of parents using this cul-de sac.

- 6.5. Although the new School Parking Standards (April 2013), state that for every new full-time member of staff employed an additional parking space should be provided, the Highway Authority accepts that due to the existing physical space constraints it has not been possible to make provision for this as part of the proposal. The school have stated that they will manage on site parking to ensure new members of staff park on site. No concerns have been raised by the Highway Authority in relation to highway safety or convenience, subject to a condition requiring a construction traffic management plan to be submitted and approved prior to development commencing. Consequently, this condition has been recommended.
- 6.6. Concerns have been raised with regards to an increase in noise from the pre-school. Whilst it is recognised that the modular building is to be located on land in close proximity to residential properties, the land was previously used as a playing area for the pre-school children and therefore it is not anticipated that there will be a substantial increase in noise from the proposal which could result in a detrimental impact on nearby residential amenity. Therefore it is considered that the need for the proposal to provide additional school space outweighs the noise concerns raised.
- 6.7. Taking the above into account, whilst the visual impact of the proposal from nearby residential properties is acknowledged, this is considered insufficient to outweigh the merits of the proposal. The modular building is for a temporary period and it is not considered that its location or design will materially harm the character of the area, nor result in a detrimental impact to public amenity. Furthermore, no concerns have been raised in relation to highway safety or convenience or noise associated with the proposal. Therefore, the proposal is considered to accord with Policy E1 and planning permission is recommended.

7. **Recommendation**

- 7.1. That planning permission to supply, deliver and erect one temporary modular pre-school nursery with an additional school room at Burnham Copse Primary School, Newchurch Road, Tadley, RG26 4HN (Application No: 13/00762/CC3) is granted, subject to the conditions as listed in integral Appendix B.

CORPORATE OR LEGAL INFORMATION:**Links to the Corporate Strategy**

Hampshire safer and more secure for all:	no
Corporate Improvement plan link number (if appropriate):	
Maximising well-being:	no
Corporate Improvement plan link number (if appropriate):	
Enhancing our quality of place:	yes
Corporate Improvement plan link number (if appropriate):	

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

DocumentLocation

Supply, delivery and erect one temporary modular pre-school nursery with additional school room at Burnham Copse Primary school, Newchurch Road, Tadley, RG26 4HN

ETE Department
EII Court West
The Castle
Winchester

CONDITIONS

Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this planning permission was granted.

Reason: To comply with Section 91(as amended) of the Town and Country Planning Act 1990.

2. The temporary building hereby permitted shall be sited for a limited period only, expiring on 31 August 2017 or when the permanent development is occupied, whichever is the sooner. At the end of this period the building shall be removed and the land reinstated to its former condition as soon as possible.

Reason: The building is considered not suitable for permanent retention.

Plans and Particulars

3. The development hereby permitted shall be carried out and completed strictly in accordance with the approved plans, specifications and written particulars identified within the decision notice.

Reason: To ensure that the development is carried out in accordance with the approved details.

Hours of Working

4. There shall be no access to the development site by any traffic associated with the construction (ie. no delivery vehicles, no contractors' cars, nor plant and machinery) in the morning between 0800 and 0930 and in the afternoon between 1500 and 1600 on normal school days.

Reason: In the interests of public safety and to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

5. No work relating to the construction of the development approved, including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials, shall take place before 0730 hours or after 1800 hours Monday to Friday inclusive, before 0800 hours or after 1700 hours on Saturday and not at all on Sunday or recognised public holidays, unless otherwise agreed beforehand in writing with the Local Planning Authority.

Reason: To protect the amenities of occupiers of nearby properties.

Landscaping

6. Within two months from the date of this permission, a scheme of landscaping to compensate for the six trees to be removed as part of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved.

Reason: In the interests of visual amenity and to secure a satisfactory development.

Highways

7. Prior to development commencing, a Construction Traffic Management Plan, to include details on provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles and lorry routing as well as provisions for removing mud from vehicles and a programme of works, is to be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the development is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety.

Advice Note

In determining this planning application, the Mineral/Waste/Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

Annexe to Reasons for Conditions
(as required by Article 31 of the Town and Country Planning
(Development Management Procedure) (England) Order 2010)

**BASINGSTOKE AND DEANE BOROUGH ADOPTED LOCAL PLAN 1996-2011
(ADOPTED JUNE 2006)**

Policy E1 (Development Control)

Proposals for new development will be permitted provided that they are of a high standard of design, make efficient use of land, respect the amenities of neighbouring occupiers, and do not result in inappropriate traffic generation or compromise highway safety. All development proposals should therefore:

- i. Respond to the local context of buildings in terms of design, siting, density and spacing, reinforce attractive qualities of local distinctiveness and enhance areas of poor design; extensions should respect their host building
- ii. Provide a comprehensive landscaping scheme, where appropriate, enabling the development to successfully integrate with the landscape and surrounds, and not result in the loss of or have a potentially adverse impact on protected trees; and
- iii. Not generate traffic of a type or amount inappropriate for roads, properties or settlements in the locality, and provide safe and convenient access for all potential users, integrating into existing movement networks and open spaces; and
- iv. Provide a co-ordinated and comprehensive scheme that does not prejudice the development of adjoining land; and
- v. Incorporate features to minimise the energy consumed in the construction and future use of the building, conserve water and minimise water use; and
- vi. Create attractive public spaces, which are safe, minimise opportunities for crime, facilitate public enjoyment, and foster the legibility of the built environment; and
- vii. Minimise the potential for pollution of air and soil and not create noise or light which harms living and working conditions or the public's enjoyment of the built and natural environment.