

Item No.	Application No. and Parish	Statutory Target Date	Proposal, Location, Applicant
4(4)	22/02533/REG4 Thatcham Colthrop & Crookham	12.01.2023	Erection of 3No temporary teaching blocks and 3No temporary toilet blocks. Francis Baily Primary School Skillman Drive Thatcham West Berkshire RG19 4GG Francis Baily Primary School
¹ Extension of time agreed with applicant until 07 July 2023			

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=22/02533/REG4>

Recommendation Summary: The Service Director Development and Regulation be authorised to grant Planning Permission subject to conditions

Ward Member(s): Councillor Owen Jeffery

Reason for Committee Determination: To be considered in association with a major application on the same site that is Council owned property

Committee Site Visit: 28 June 2023

Contact Officer Details	
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1. Introduction

- 1.1 This application seeks planning permission for the erection of three temporary portacabins to provide for six classrooms together with a temporary toilet block said to be required for a period of 30 weeks. There is an application running concurrent to this application for a permanent new classroom block on the same siting of the proposed temporary structures the subject of this application and which is also in front of members at this meeting.
- 1.2 It is noted that planning consent has recently been granted for a replacement school building to be sited in the same position as the building to be demolished and this application for the temporary class rooms was submitted shortly after that application had been determined in order to facilitate the demolition and new build process approved thereby. However, the agent representing the applicant on this current application has advised that there are no funding options for the temporary teaching accommodation which has meant they needed to submit the concurrent application for the re-located permanent building to allow for the retention of the existing building during construction of the new.
- 1.3 The proposed development is situated in the settlement boundary of Thatcham, on an existing school site within a predominately residential area and located on the south side of the A4 London Road. The original school building is of the Victorian era but the school has expanded over time with additional buildings generally of single storey scale with a variety of design and materials.
- 1.4 The temporary structures would be sited to the south of the existing building to allow for its demolition and construction of the new building.
- 1.5 The applicant had originally enquired about withdrawing this temporary classrooms application but it was decided by them to let the application run and be determined. It is understood that it is unlikely the temporary classroom block would be erected if the concurrent application for the permanent facility is approved. Nevertheless this application does need to be determined.

2. Planning History

- 2.1 The table below outlines the relevant planning history of the application site.

Application	Proposal	Decision / Date
22/02945/REG4	Proposed phased development which involves erection of a new single storey teaching block in a new location followed by the demolition of the existing single storey teaching block.	Pending
22/01273/REG4	Demolition of existing single storey teaching block, erection of new single storey teaching block.	Approved
20/00744/FUL	Replacement of the existing rosemary Victorian pitched roofing to match existing style and colour and replacement of the existing concrete tiled pitched roofing with	Approved

	new Metal standing seam roofing to match existing similar onsite.	
17/01551/FUL-REG3	The proposal will replace an unsafe classroom block which has now been demolished with a like for like replacement.	Approved
15/02381/FUL-REG3	Two new modular classrooms - retrospective	Approved
15/00257/FUL-REG3	Erection of new modular school kitchen	Approved
14/00600/NONMAT	Non Material amendment to planning permission 13/01544/FUL - Regulation 3: Proposed extension to provide 1 No. replacement classroom and associated internal alterations - (Amendment) Alteration of proposed roofing material from single ply flat roofing membrane, to flat roofing material to match existing materials.	Approved
13/01544/FUL-REG3	Proposed extension to provide 1 No. replacement classroom and associated internal alterations	Approved
12/00253/FUL-REG3	New entrance lobby including DDA access and under cover waiting area.	Approved

3. Procedural Matters

- 3.1 Given the nature and scale of this development, it is not considered to fall within the description of any development listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, EIA screening is not required.
- 3.2 A site notice was displayed on 13 December 2022 at the application site; the deadline for representations expired on 07 January 2023.
- 3.3 CIL liability will be formally confirmed by the CIL Charging Authority under separate cover following the grant of any permission. More information is available at www.westberks.gov.uk/cil

4. Consultation

Statutory and non-statutory consultation

4.1 The table below summarises the consultation responses received during the consideration of the application. The full responses may be viewed with the application documents on the Council's website, using the link at the start of this report.

Thatcham Town Council:	No objection
WBC Highways:	No deliveries at peak times on the highway network (between 0800-0900 and 1700-1800) or at the start/end of the school day if staff and pupils will be on-site.
Archaeology	Unlikely there would be any archaeological impact from this proposal.
Environmental Health	No objections.
Lead Local Flood Authority	No comments received.
Trees	No comment received.
Thames Water	No comment to make.

Public representations

4.2 No representations have been received.

5. Planning Policy

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies of the statutory development plan are relevant to the consideration of this application.

- Policies ADPP1, ADPP3, CS5, CS13, CS14, CS16, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026 (WBCS).
- West Berkshire District Local Plan 1991-2006 Saved Policies 2007 Policies: TRANS.1, OVS 5 and OVS6

5.2 The following material considerations are relevant to the consideration of this application:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- WBC Quality Design SPD (2006)

6. Appraisal

6.1 The main issues for consideration in this application are:

- Principle of Development
- Impact on Character of the Area

- Amenity
- Highways matters
- Flood Risk
- Green Infrastructure

Principle of development

- 6.2 Policy ADPP1 sets out that most development will be within or adjacent to the settlements included in the settlement hierarchy. The development site is located in Thatcham which is classed as an urban area under Policy ADPP1.
- 6.3 The proposed development is on an existing school site and is considered brownfield land in that it forms a parcel of land in a wider built curtilage; i.e. the school campus. In addition, policy CS5 in the Core Strategy allows for infrastructure improvements, which includes schools. The principle of development is therefore considered to be generally in accordance with the development plan.
- 6.4 Paragraph 95 of the NPPF sets out that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools through decisions on applications.
- 6.5 The proposal before the Council is one which will, albeit temporarily, alter the school. Whilst it is understood not to be an expansion to accommodate additional pupils the development would nevertheless contribute to improving educational choice locally thus great weight should be given to the improvement of Francis Baily Primary School.

Design, Character and Appearance

- 6.6 The NPPF states, among other things, that planning should always seek to secure high quality design. In line with that, Policy CS14 of the Core Strategy seeks to ensure that new development demonstrates high quality and sustainable design which respects and enhances the character and appearance of the area. Policy CS19 seeks to ensure that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- 6.7 In this case, the application site is situated within the urban area of Thatcham and the application seeks permission for a temporary teaching block to enable the demolition of an existing building that is in a poor state of repair and the erection of a new teaching block as previously approved. Given that the proposal is seeking to obtain a temporary planning permission for the erection of single storey portacabins within the site, it is not considered that the proposal would have a significant adverse impact on the character and appearance of the surrounding area.
- 6.8 The temporary structures would be set further away from the main campus buildings to allow for the demolition and re-building previously approved but would still be seen within the context of the main school buildings. The scale of the temporary structures is considered appropriate within the context of other buildings within the school campus and any impacts on the character of the area would be limited to a period of 30 weeks.
- 6.9 It is considered the design and scale of the proposal, whilst utilitarian, is considered acceptable within the context of the school campus and the wider character of the area given the temporary nature of the proposals and would be appropriate in terms of

location, scale and design. A temporary permission condition is recommended to ensure the portacabins are removed after the period sought.

Amenity

- 6.10 With regard to the impact on neighbour amenity, Policy CS 14 of the West Berkshire Core Strategy seeks all development to have a positive impact on quality of life in the district. Conversely, developments that have a negative impact on quality of life would not accord with the policy. In terms of a developments impact on amenity, SPG 04/2: House Extensions, is a useful guide which identifies loss of light (natural and direct), overshadowing, overbearing and loss of privacy as the issues of primary concern.
- 6.11 In this case, the proposal is sufficiently distant from neighbouring properties so as not to give rise to amenity issues around overlooking, over shadowing or loss of natural light. Furthermore, given the temporary nature of the proposals and the limited amount of construction necessary for the erection of the temporary structures, there are not considered to be any significant impacts arising from the construction process in terms of noise or dust nuisance and the proposals would therefore not give rise to concerns around matters dealt with under saved Local Plan Policies OVS.5 and OVS.6 as they relate to nuisance. As such the proposal is considered to comply with policies on amenity.

Highways Matters

- 6.12 Policies CS13 of the Core Strategy, and TRANS.1 of the Saved Local Plan relate to highways and parking provision for non-residential uses. The Highways Authority were consulted on the application documents and, noting that no increase in staff or pupil numbers are expected and that there are no changes proposed to the existing car parking provision, have raised no objections to the proposal.
- 6.13 The Highways Authority did advise that no deliveries should be undertaken during the course of the works to erect the structures at peak times on the highway network (between 0800-0900 and 1700-1800) or at the start/end of the school day if staff and pupils will be on-site. This could be secured by condition if consent is granted. With this condition the proposal is considered to comply with highways policies.

Flooding and Drainage

- 6.14 The proposed development site is located within Flood Zone 1 and is not in a Critical Drainage Area. Given the relatively small scale and temporary nature of the proposals it is not considered that there would be an unacceptable flood risk and that the incorporation of Sustainable Drainage Methods (SuDS) would not be necessary. As such the proposal is considered to comply with policy CS16.

Trees

- 6.15 Policy CS18 seeks to ensure that the District's green infrastructure is protected and enhanced where appropriate. In this case, the site contains a number of mature trees in proximity to the proposed new building, though none are protected by Tree Preservation Orders (TPOs).
- 6.16 The Council's Tree Officer did not respond to a consultation request but it is noted that an amended site plan has been submitted which shifted the temporary structures away from nearby trees and out of the Root Protection Zones (RPZs). Given this, together with the temporary nature of the proposals which would not require the digging of foundations, it is not considered necessary to seek arboricultural detail in this case.

6.17 As for enhancement, it is not considered necessary that additional landscaping be secured given the temporary nature of the proposals. Overall the proposal is considered to comply with policy CS18.

7. Planning Balance and Conclusion

- 7.1 The proposal before the Council is one which would contribute to improving educational choice locally, albeit temporarily, and there is in-principle support for the application at local policy level as well as national level at para 95 in the NPPF. The overall design, whilst utilitarian is considered acceptable within the context of the school campus and the wider character of the area given the temporary nature of the proposals and there are not considered to be any significant impacts arising in respect of amenity or highways safety.
- 7.2 Having taken account of all relevant policy considerations and the material considerations referred to above, it is considered that the development proposed is acceptable and conditional approval is justifiable. It is not considered that this proposal would demonstrably harm the amenity of adjoining residential properties or the character of the area and with appropriate conditions would not impact on highways safety. The application therefore accords with the development plan and guidance contained within the National Planning Policy Framework.

8 Full Recommendation

- 8.1 To delegate to the Service Director of Development & Regulation to GRANT PLANNING PERMISSION subject to the conditions listed below.

Conditions

1.	<p>Time Limit</p> <p>The temporary classrooms and toilets hereby permitted shall be located on the site for a maximum period of 30 weeks from their installation after which time the use shall be discontinued and the temporary classrooms and toilets shall be removed from site. The applicant shall notify the Local Planning Authority in writing within two weeks of the installation of the temporary classrooms and toilets.</p> <p>Reason: To accord with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004 and to enable the Local Planning Authority to control the development and monitor the site to ensure compliance with the permission.</p>
2.	<p>Approved plans</p> <p>The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below:</p> <p>DRWG 0589-PL-101 REVA Site Location Plan & Existing Block Plan recd 17.11.2022 DRWG 0589-PL-103 REVA Proposed Floor Plans & Elevations recd 17.11.2022 DRWG 0589-PL-104 Proposed Toilet Plans & Elevations recd 17.11.2022 DRWG 0589-PL-102 REVB Proposed Block Plan recd 03.02.2023</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Deliveries</p>

	<p>No deliveries to the site in pursuance of the development hereby approved shall take place at peak times on the highway network (between 0800-0900 and 1700-1800) or at the start/end of the school day if staff and pupils will be on-site.</p> <p>Reason: To safeguard the amenity of pupils and staff and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework, Policies CS13 and CS 14 of the West Berkshire Core Strategy (2006-2026) and Policy TRANS 1 of the West Berkshire District Local Plan 1991-2006 (Saved Policies 2007).</p>
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Informatives

1.	Conditions
2.	Highways
3.	Proactive