

<p><b>Reference:</b> 19/01095/FUL</p>	<p><b>Site:</b> Treetops School Buxton Road Grays Essex RM16 2WU</p>
<p><b>Ward:</b> Little Thurrock Blackshots</p>	<p><b>Proposal:</b> Temporary permission for the siting of a double demountable classroom unit to the rear of the school site for a duration of 1 year in order to allow the school to accommodate pupils with special educational needs (while the planning application (ref. 19/00725/FUL) for the construction of the Treetops Free School is determined and development commenced on part of the new school for children)</p>

Plan Number(s):		
Reference	Name	Received
Site Plan	Site Plan	17th July 2019
HD----/--	Proposed Plans and Elevations	17th July 2019
Location Plan	Location Plan	17th July 2019

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> <li>- Design and Access Statement</li> <li>- Flood Map for Planning</li> </ul>	
<p><b>Applicant:</b> Treetops School</p>	<p><b>Validated:</b> 18 July 2019 <b>Date of expiry:</b> 12 September 2019</p>
<p><b>Recommendation:</b> Approve, subject to: (i) referral to the Secretary of State; and (ii) conditions.</p>	

This application is scheduled for determination by the Council's Planning Committee because it constitutes a major application for development in the Green Belt, which also represents a departure from the Core Strategy and NPPF, and as defined in the Council's constitution under Section 2, 2.1 (a).

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks temporary planning permission for the siting of a double demountable classroom unit to the rear of the Treetops School site for a maximum duration of 12 months. The classroom would measure 16.8m x 9.8m and would have a maximum height of 3.5m. The classroom is required to provide additional SEN teaching facilities for the Treetops Academy School following the confirmed intake of students for September 2019.

## 2.0 SITE DESCRIPTION

- 2.1 The Treetops Academy is located to the northern part of the application site and accessed via Buxton Road. Playing fields are located further to the south; residential development along Buxton Road and Carlton Road is located to west; the A1089 is to the immediate east and undeveloped land lies to the immediate north with Stanford Road beyond.
- 2.2 The site of the proposed classroom is on the edge of the playground to the far east of Treetops school. The site is located within the Metropolitan Green Belt. The site is located in a low flood risk zone.

## 3.0 RELEVANT HISTORY

There is extensive history for the original Treetops School. The most relevant history relating to the replacement school approved in 2006 and the current proposals is as follows:

Application Reference	Description	Decision
06/00170/TTGFUL	Demolition of existing school building and the construction of replacement Treetops and Beacon Hill special schools plus respite/post 16 building, garage block and related works, all taking permanent access from Buxton Road (construction access from Stanford Road).	Approved
07/00148/TTGFUL	Amendments to planning permission 06/00170/TTGFUL (Demolition of existing school building and the construction of replacement Treetops and Beacon Hill special schools plus respite/post 16 building, garage block and related works).	Approved
10/00976/TBC	New school kitchen and dining room plus pupil changing facilities.	Approved
11/00099/FUL	Erection of single storey building	Withdrawn

	comprising canteen and shop	
11/00359/FUL	Erection of single storey building comprising canteen and shop	Approved
12/00279/FUL	New 4000msq car park, with soft and hard landscaping and lighting.	Approved
14/00971/FUL	Replacement teaching building	Approved
19/00725/FUL	Erection of a new 140 pupil SEN school with associated parking and landscaping	Pending Consideration

#### 4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: [www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)

##### PUBLICITY:

4.2 This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby. 10 comments have been received objecting to the application on the following grounds:

- Access to site
- Additional traffic
- Environmental pollution
- Litter / odour
- Overlooking property
- Possible excessive noise

4.3 SPORT ENGLAND:

No objections.

4.4 HIGHWAYS:

No objections, subject to condition.

4.5 LANDSCAPE AND ECOLOGY ADVISOR:

No objections.

4.6 EDUCATION:

No objections, fully support proposal as it will enable to be placed locally rather than educated outside of the Borough.

#### 4.7 ENVIRONMENTAL HEALTH OFFICER:

No objections.

### 5.0 POLICY CONTEXT

#### National Planning Guidance

##### 5.1 National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012, and amended on 24 July 2018 and again on 19 February 2019. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 11 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals:

6. Building a strong, competitive economy
8. Promoting healthy and safe communities
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment

#### Planning Practice Guidance

- 5.2 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains a number of subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Determining a planning application
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Transport evidence bases in plan making and decision-taking
- Travel plans, transport assessments and statements in decision-taking
- Use of planning conditions.

## **Local Planning Policy**

### Thurrock Local Development Framework (2015)

- 5.3 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011 which was then amended in 2015. The Adopted Interim Proposals Map shows the site within the Green Belt. The following Core Strategy policies would apply to any future planning application:

#### Spatial Policies

- OSDP1: Promotion of Sustainable Growth and Regeneration in Thurrock<sup>1</sup>
- CSSP3: Sustainable Infrastructure
- CSSP4: Sustainable Green Belt

#### Thematic Policies

- CSTP9: Well Being: Leisure and Sports
- CSTP12: Education and Learning
- CSTP25: Addressing Climate Change
- CSTP27: Management and Reduction of Flood Risk<sup>2</sup>

#### Policies for management of development

- PMD1: Minimising Pollution and Impacts on Amenity<sup>2</sup>
- PMD2: Design and Layout<sup>2</sup>
- PMD6: Development in the Green Belt<sup>2</sup>
- PMD8: Parking Standards<sup>3</sup>
- PMD9: Road Network Hierarchy
- PMD10: Transport Assessments and Travel Plans<sup>2</sup>

[Footnote: <sup>1</sup>New Policy inserted by the Focused Review of the LDF Core Strategy. <sup>2</sup>Wording of

LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. <sup>3</sup>Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

#### 5.4 Thurrock Local Plan

In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a 'Call for Sites' exercise. The Council consulted on an Issues and Options (Stage 2 Spatial Options and Sites) document earlier this year.

#### 5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

### 6.0 **ASSESSMENT**

6.1 The assessment below covers the following areas:

- I. Plan Designation and Principle of the Development
- II. Design, Layout, Amenity and Landscape Impacts
- III. Traffic Impact, Access and Car Parking
- IV. Other Matters

#### I. PLAN DESIGNATION AND PRINCIPLE OF THE DEVELOPMENT

6.2 The site lies in the Green Belt. Under this heading, it is necessary to refer to the following key questions:

1. Whether the proposals constitute inappropriate development in the Green Belt;
  2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it; and
  3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development.
1. Whether the proposals constitute inappropriate development in the Green Belt

- 6.3 The site is identified on the Core Strategy Proposals Map as being within the Green Belt where policies CSSP4 and PMD6 apply. Policy CSSP4 identifies that the Council will 'maintain the purpose function and open character of the Green Belt in Thurrock', and Policy PMD6 states that the Council will 'maintain, protect and enhance the open character of the Green Belt in Thurrock'. These policies aim to prevent urban sprawl and maintain the essential characteristics of the openness and permanence of the Green Belt to accord with the requirements of the NPPF.
- 6.4 Paragraph 133 within Chapter 13 of the NPPF states that the Government attaches great importance to Green Belts and that the *"fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and their permanence."* Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. The NPPF sets out a limited number of exceptions to this, however, the proposed installation of classrooms does not fall into any of the exceptions listed.
- 6.5 Consequently, the proposal comprises of inappropriate development in the Metropolitan Green Belt, which is harmful by definition, with reference to the NPPF and Policy PMD6. In accordance with the NPPF and Policy PMD6, substantial weight should be given to this harm.
- 6.6 The temporary classroom would be located partly on the edge of the hardsurfaced play area and partly on a landscaped part of the Treetops Academy site and as such the proposal would, broadly, be located on the same area as the main development at the school. Whilst the proposed double classroom unit would be located within the existing complex of school buildings which would limit the impact to openness the proposal would nonetheless constitute inappropriate development in the Green Belt with reference to the NPPF and policies CSSP4 and PMD6.
2. The effect of the proposals on the open nature of the Green Belt and the purposes of including land within it
- 6.7 Having established that the proposals are inappropriate development, it is necessary to consider the matter of harm. Inappropriate development is, by definition, harmful to the Green Belt, but it is also necessary to consider whether there is any other harm to the Green Belt and the purposes of including land therein.

6.8 Paragraph 134 of the NPPF sets out the five purposes which the Green Belt serves as follows:

- a. to check the unrestricted sprawl of large built-up areas;
- b. to prevent neighbouring towns from merging into one another;
- c. to assist in safeguarding the countryside from encroachment;
- d. to preserve the setting and special character of historic towns; and
- e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.9 In response to each of these five purposes:

*a. to check the unrestricted sprawl of large built-up areas*

6.10 The site is located to the easternmost point of the Treetops School site. The temporary double demountable classroom would be wholly within the area of land occupied by the school and would not be outside of the existing school grounds. For the purposes of the NPPF, the site is considered to be immediately adjacent to a 'large built up area'. It would not therefore result in the sprawl of an existing built up area.

*b. to prevent neighbouring towns from merging into one another*

6.11 The development would not conflict with this Green Belt purpose.

*c. to assist in safeguarding the countryside from encroachment*

6.12 With regard to the third Green Belt purpose, the proposal would involve the siting of a double demountable classroom for a temporary period on land which is currently used as the edge of the hard playground area and landscaped edging to the site. Notwithstanding the area of hard playground the area is free of other built form. It is therefore considered that the proposal would constitute an encroachment of built development into the countryside in this location and would constitute material harm to the openness character of the Green Belt. The development would consequently conflict with this purpose.

*d. to preserve the setting and special character of historic towns*

6.13 As there are no historic town in the immediate vicinity of the site, the proposals do not conflict with this defined purpose of the Green Belt.

*e. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land*



- 6.14 In this case, there is a clear requirement for the classroom to be sited within the SEN school site which the children would be attending in September 2019. Given the rationale for the classroom it is not considered reasonable to expect the development to be located elsewhere.
- 6.15 In light of the above analysis, it is considered that the proposals would be contrary to purpose (c) of the five reasons for including land in the Green Belt. Substantial weight should be afforded to this factor.
3. Whether the harm to the Green Belt is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify inappropriate development
- 6.16 Neither the NPPF nor the Adopted Core Strategy provide guidance as to what can comprise ‘very special circumstances’, either singly or in combination. However, some interpretation of very special circumstances has been provided by the Courts. The rarity or uniqueness of a factor may make it very special, but it has also been held that the aggregation of commonplace factors could combine to create very special circumstances (i.e. ‘very special’ is not necessarily to be interpreted as the converse of ‘commonplace’). However, the demonstration of very special circumstances is a ‘high’ test and the circumstances which are relied upon must be genuinely ‘very special’. In considering whether ‘very special circumstances’ exist, factors put forward by an applicant which are generic or capable of being easily replicated on other sites, could be used on different sites leading to a decrease in the openness of the Green Belt. The provisions of very special circumstances which are specific and not easily replicable may help to reduce the risk of such a precedent being created. Mitigation measures designed to reduce the impact of a proposal are generally not capable of being ‘very special circumstances’. Ultimately, whether any particular combination of factors amounts to very special circumstances will be a matter of planning judgment for the decision-taker.
- 6.17 With regard to the NPPF, paragraph 143 states that ‘*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*’. Paragraph 144 goes on to state that, when considering any planning application, local planning authorities “*should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations*”.

- 6.18 The planning application sets out the applicant's Very Special Circumstances which are assessed below:
- a) *Previous planning permission and Urgent need for a SEN school within the Borough and*
  - b) *lack of special educational needs education provision in Thurrock for September 2019*
- 6.19 The applicant has referred to planning permission which was granted in 2006 and 2007 for a phased development of two schools; the 2006 permission sought the total demolition of the former Torrells School and its replacement with buildings to accommodate two special need schools and a respite/post 16 facility. The SEN schools were intended to be replacements for the existing Treetops and Beacon Hill schools in Grays and South Ockendon. Phase 1 was built (Treetops Academy), however, phase 2 was not built due to funding issues at the time. The previous school on the site was demolished to facilitate the permission for the two schools, however, its slab and foundations remain on site. The applicant was able to demonstrate that Very Special Circumstances existed at that time for the new school with respect to the siting and the need for the schools. The applicant states that those circumstances have not altered and the objective in Thurrock has therefore always been to provide two SEN schools on the site.
- 6.20 The applicant states that following Thurrock's strong reputation for SEN education in the Borough, there has been a significant increase in applications for SEN pupil places in Thurrock in the last year. Currently there are only two SEN providers available within Thurrock Local Authority. Both Treetops Academy and Beacon Hill Academy which cater for pupils with profound and multiple learning difficulties (PMLD) are at capacity and can no longer take any pupils with an Autistic Spectrum Disorder (ASD) diagnosis. The existing Treetops Academy is currently oversubscribed in anticipation of the new school (subject of planning application 19/00725/FUL which is pending consideration) and has already had to re-purpose rooms to accommodate pupils as a temporary measure.
- 6.21 The Thurrock Pupil Place Planning document, 2018 confirms a significant need for more school provision by 2020, as a result of the demographic shift from London and due to Thurrock being a key part of the regeneration of the Eastern region. Existing school sites are unable to cater for the demand but are supporting additional pupils where they can in the lead up to the potential opening of the SEN Free School.

### Consideration

- 6.22 The planning history does show that permission was granted for the two phases for the school development. The Council's Education Team concur with the statement and support the application on the basis that it would provide the much needed accommodation to address the shortfall in specialist provision for the next academic year and enable pupils to go to schools locally rather than be educated outside the Borough.
- 6.23 The Education Team has confirmed that there are currently 12 pupils, who have been identified as needing the Applied Behaviour Analysis and Verbal Behaviour (ABA-VA) provision. These pupils are receiving support but within a mainstream setting which often means there are significant challenges to overcome to meet the needs of these pupils that cannot be met in a mainstream school.
- 6.24 The current proposal would allow these 12 places to be provided at the existing Treetops SEN School, consisting of 6 pupils per classroom base, whilst assessment of application 19/00725/FUL for the new Treetops SEN Free School progresses. If the class base is not installed at the Treetops School, the applicant is fearful that there will be a minimum of 12 children who will need to continue to be educated at other schools in the Borough which provide inadequate provision for these specific SEN pupil needs.
- 6.25 Policy CSSP3 (Sustainable Infrastructure) identifies a list of Key Strategic Infrastructure Projects which are essential to the delivery of the Core Strategy, including (under the headings of "Primary Education" and "Secondary Education") new build, refurbishment and expansion of existing mainstream primary and secondary schools. This development plan policy therefore identifies the general need for new build primary and secondary schools as items of key infrastructure.
- 6.26 Policy CSTP12 (Education and Learning) sets out a general approach for special needs education provision which includes:
- “(ii) Completion of the special education campus at Buxton Road, Grays by relocating Beacon Hill school there from South Ockendon.”
- 6.27 Therefore, in general terms the Core Strategy policies support the provision of education facilities, including SEN schools at this location.
- 6.28 Under the heading of 'Promoting healthy communities' paragraph NPPF para 94 of the NPPF states:

*“The government attaches great importance to ensuring 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*
- work with schools promoters to identify and resolve key planning issues before applications are submitted.”*

6.29 Although not a part of either the NPPF or PPG, the national policy paper “Planning for Schools Development” (2011) is relevant to this application. This paper sets out a commitment to support the development and delivery of state-funded schools through the planning system. Furthermore the policy paper refers to the Government’s belief that the planning system should operate in a *“positive manner”* when dealing with proposals for the creation, expansion and alteration of state-funded schools. Finally, the policy paper sets out the following principles:

- There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework;
- Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions;
- Local authorities should make full use of their planning powers to support state-funded schools applications;
- Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95;
- Local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible;
- A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority;
- Appeals against any refusals of planning permission for state-funded schools should be treated as a priority;
- Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.

6.30 The matter of providing high quality education facilities is a key Council objective. There are presently no schools in Borough that could provide the number of SEN pupil places that could be provide by this application and the

number of places. The funding is available for the provision and development could commence in earnest if permission were to be granted and the decision is not called in.

6.31 In conclusion under this heading, it is considered that this factor should be given very significant weight in the determination of the application as a very special circumstance.

Summary of Very Special Circumstances

6.32 The table below provides a summary of the Very Special Circumstances and the weight that is attributed to them in assessing the planning balance for the whether the principle of the development is acceptable:

<b>Summary of Green Belt Harm and Very Special Circumstances</b>			
<b>Harm</b>	<b>Weight</b>	<b>Factors Promoted as Very Special Circumstances</b>	<b>Weight</b>
Inappropriate Development	Substantial	Previous planning permission and urgent need for a SEN school within the Borough	Very significant Weight
		Lack of special educational needs education provision in Thurrock for September 2019	Very significant weight
Reduction in the openness of the Green Belt			

6.33 As ever, in reaching a conclusion on Green Belt issues, a judgement as to the balance between harm and whether the harm is clearly outweighed must be reached. In this case there is harm to the Green Belt with reference to inappropriate development and loss of openness. Several factors have been promoted by the applicant as ‘very special circumstances’ and it is for the Committee to judge:

- i. the weight to be attributed to these factors;

- ii. Whether the factors are genuinely 'very special' (i.e. site specific) or whether the accumulation of generic factors combine at this location to comprise 'very special circumstances'.

6.34 Taking into account all Green Belt considerations, Officers are of the opinion that the identified harm to the Green Belt is clearly outweighed by the accumulation of factors described above, so as to amount to the very special circumstances justifying inappropriate development.

## II. DESIGN, LAYOUT, AMENITY AND LANDSCAPE IMPACTS

6.35 The classroom would be situated on the edge of the hard surfaced play area and landscaped area at the eastern edge of the existing school site. The site has been carefully chosen by the school to ensure the least impact upon neighbour amenity and privacy. The site has also been selected to enable no adverse impact with regard to early site preparation works or progression with the proposed new Treetops SEN Free School should permission be granted.

6.36 The siting of the classroom would result in a very small area of hard surfaced play area being unavailable for a temporary period. However, the vast majority of the play area would remain available. On the basis that there would be no permanent loss of any formal playing field or play areas, there is no objection from Sport England in this regard.

6.37 The classroom is of a modular design and form. The building is not considered to be of the high standard of design required for permanent retention however it is recognised that the building is necessary in the short term to meet the needs of the school. On this basis, no objection is raised in terms of the design or form of the building.

6.38 On the basis of the above, it is considered that the temporary siting, design, landscape and amenity impacts of the proposal would be acceptable and accord with Core Strategy Policies CSTP22, PMD1 and PMD2.

## III. TRAFFIC IMPACT, ACCESS AND CAR PARKING

6.39 The Treetops School is currently accessed by vehicles via the end of Buxton Road and the existing school complex includes car parking and drop off facilities as most children are brought to school by bus or by private vehicle and there is a need for facilities to be provided within the school for access to the school. The development would allow the school to accept up to 12 additional SEN pupils. The applicant has stated that the likely additional vehicles are expected to access the school twice daily as a result of the proposed increase

in pupils. These vehicles would be in the form of one minibus and potentially 8 private taxis per drop off and pick up.

- 6.40 Given the existing schools in the immediate vicinity, there would be a concern if the impact of the vehicles accessing the school were to migrate on to the public highway. The applicant has assured the Council that it would provide additional measures within the school site to ensure that any increase in parking and drop off on site would be adequately managed and mitigated ensuring no additional vehicles would be parked on the highway or waiting to enter the site. This would be secured via the submission and agreement of a car park management plan which would address the access to and management of the dropping off/ picking up area and car parking areas within the school. If appropriately managed, the school could ensure that the additional 12 pupils would not lead to any migration of vehicles on to the highway. A suitable planning condition has been included securing this car park management plan.
- 6.41 In addition, it is noted that the proposal seeks only a one year temporary permission for a two classroom unit, whilst the planning application for the new Treetops SEN Free School is fully considered. Part of the consideration of this other planning application involves the detailed assessment of the additional traffic that would be likely to be generated by a new 140 place SEN school and its impact on the current highway network.
- 6.42 However, for the purposes of this current application and subject to the car park management plan condition, the Council is satisfied that the proposal for the temporary double classroom base would comply with all Core Strategy policies in relation to highway matters.

#### IV OTHER MATTERS

- 6.43 The comments from neighbours in relation to potential noise and disturbance and amenity are noted. The proposed classroom would be sited on part of the land which was previously occupied by buildings, is for a small number of children and would be located close to existing school buildings. Accordingly, it is not considered that the proposals would be harmful to the privacy or amenity of the neighbour occupiers located on Buxton Road. With regards to other residential properties, the proposed classroom is to be located close the eastern boundary of the site, which is in proximity to the A1089. Given the background surroundings it is not considered the proposal would lead to an appreciable increase in noise or loss of amenity for other properties in this area.

### 7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The application seeks temporary planning permission for a double classroom for a maximum of 12 months to allow the school to accommodate additional SEN pupils in the Borough. The site is located in the Metropolitan Green Belt and the proposal constitutes inappropriate development however, as a matter of judgement, Very Special Circumstances have been demonstrated which clearly outweigh the in principle harm and other harm which might occur. The proposal would result in no amenity, landscape or highway impacts which would prevent planning permission being granted for temporary permission.

## 8.0 RECOMMENDATION

- 8.1 Grant planning permission subject to:

**A:** Referral to the Secretary of State (Planning Casework Unit) under the terms of the Town and Country Planning (Consultation) (England) Direction 2009, and subject to the application not being 'called-in' for determination

and

**B:** The following conditions

### TEMPORARY PERMISSION

1. The planning permission hereby granted shall be for a temporary period only, expiring on 15 August 2020, on or before which date the double classroom bases hereby approved shall be removed from the site and the land reinstated to the written satisfaction of the Local Planning Authority.

Reason: To define the scope of the planning permission hereby granted which is on the basis of the urgent need for special educational needs provision, in the interests of the visual amenities of the locality and the site's location in the Green Belt, in accordance with Policies PMD1, PMD2 and PMD6 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

### ACCORDANCE WITH PLANS

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

<b>Plan Number(s):</b>
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Reference	Name	Received
Site Plan	Site Plan	17th July 2019
HD----/--	Proposed Plans and Elevations	17th July 2019
Location Plan	Location Plan	17th July 2019

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the details as approved with regard to policies PMD1 and PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

### **CAR PARK MANAGEMENT PLAN**

- 3 Before the use of the classroom base hereby approved commences, a car park management plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter retained for the lifetime of the use of the classroom base for SEN pupils. The car park management plan shall include, but not be limited to, the submission of detailed plan demonstrating how the existing drop off, pick up and car parking areas will operate and be managed by the staff at the school on a daily basis when the school is open to ensure that there will be no additional vehicles overspilling or waiting on the highway network.

Reason: In the interests of visual and neighbour amenity and highway and pedestrian safety in accordance with policies PMD1, PMD2 and PMD8 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

### **CONSTRUCTION TRAFFIC ROUTING**

4. All vehicles accessing the site in connection with the construction of the temporary classroom bases shall use the existing construction access via Stanford Road. No vehicles shall access via Buxton Road.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

### **HOURS OF CONSTRUCTION**

5. No demolition or construction works in connection with the development shall take place on the site at any time on any Sunday or Bank / Public Holiday, nor on any other day except between the following times:

Monday to Friday 0800 – 1800 hours  
Saturdays 0800 – 1300 hours

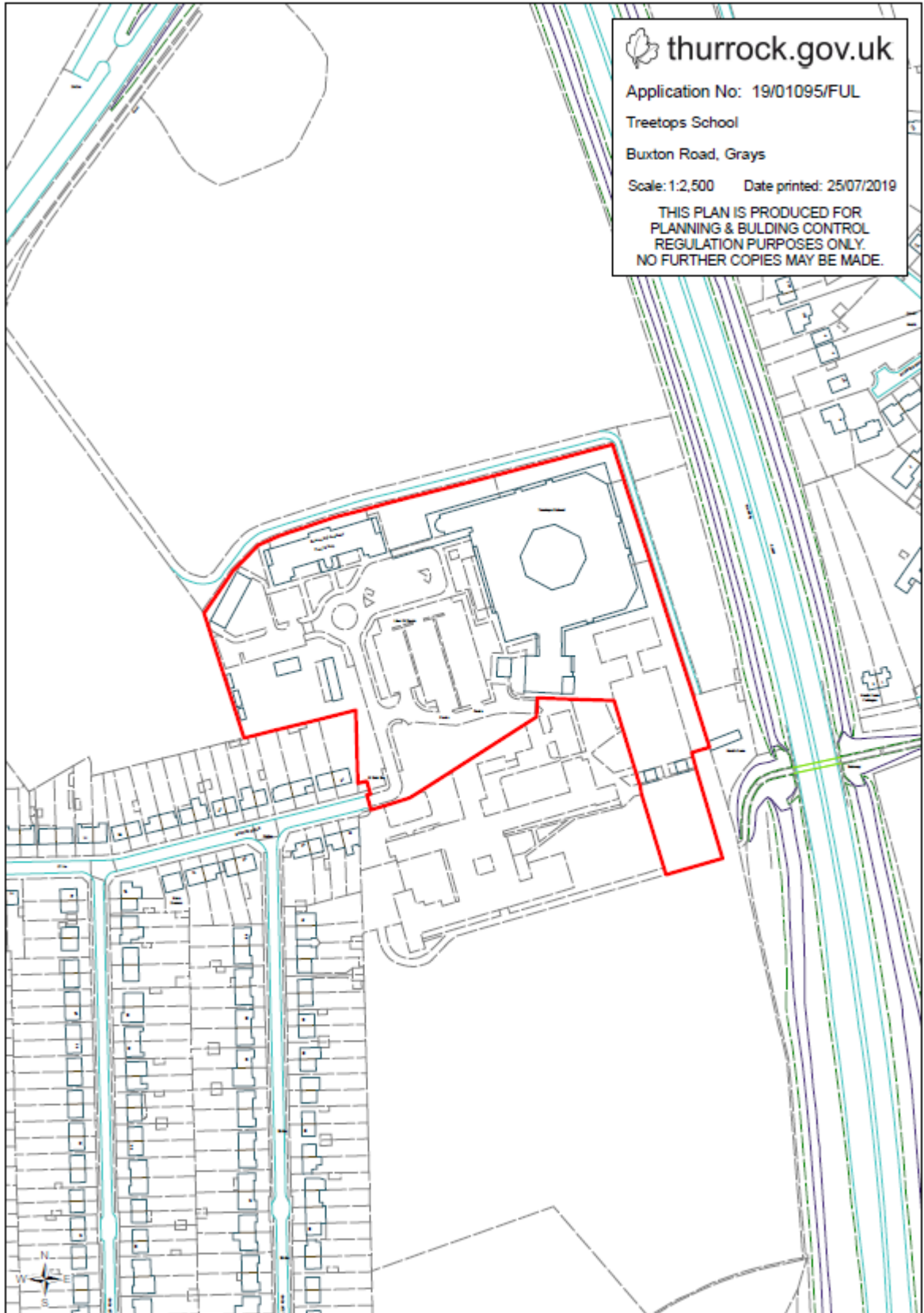
Unless in association with an emergency or the prior written approval of the local planning authority has been obtained.

Reason: In order to minimise any adverse impacts arising from the construction of the development in accordance with policy PMD1 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development (as amended 2015).

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

[www.thurrock.gov.uk/planning](http://www.thurrock.gov.uk/planning)



 **thurrock.gov.uk**  
Application No: 19/01095/FUL  
Treetops School  
Buxton Road, Grays  
Scale: 1:2,500    Date printed: 25/07/2019  
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