

Reference: 16/00497/TBC	Site: Stifford Clays Primary School Whitmore Avenue Stifford Clays Grays Essex RM16 2JA
Ward: Stifford Clays	Proposal: Retention of a single storey demountable classroom (originally approved under 13/00282/TBC for 3 years) for a further 1 year period.

Plan Number(s):		
Reference	Name	Received
(No Nos.)	Location Plan	8th April 2016
E131409.02 A	Proposed Floor Plans	8th April 2016

<p>The application is also accompanied by:</p> <ul style="list-style-type: none"> - S&R - Design Access Statement 	
Applicant: Stifford Clays Primary School c/o Thurrock Council	Validated: 8 April 2016 Date of expiry: 7 th July 2016
Recommendation: Deemed to be granted.	

This application is scheduled for determination by the Council's Planning Committee item because the application has been submitted by the Council's Education Team (in accordance with Part 3b Section 2 2.1b of the Constitution).

1.0 DESCRIPTION OF PROPOSAL

1.1 This application seeks planning permission to retain an existing classroom, previously granted temporary permission for 3 years, for one additional year.

2.0 SITE DESCRIPTION

2.1 The application site consists of a variety of school buildings on a site located on the eastern side of Whitmore Avenue. There is a church located adjacent to the southern boundary of the site. The wider area is characterised by residential properties.

- 2.2 The applicant advises that the facilities are required for the continued provision of education whilst future plans are developed to respond to the growing demands upon the school.

3.0 RELEVANT HISTORY

Reference	Description	Decision
13/00282/TBC	Provision of a single storey demountable classroom (Infants)	Approved (Temporary 3 year permission expiring on 6th June 2016)

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/16/00173/TBC

PUBLICITY:

- 4.2 This application has been advertised by the display of a public site notice and individual neighbour letters. No responses have been received. Members will be updated should any letters of representation be received.

5.0 POLICY CONTEXT

National Planning Policy Framework

- 5.1 The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 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 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals.
1. Promoting Healthy Communities
 4. Promoting sustainable transport
 7. Requiring good design Planning Practice Guidance (PPG)
- 5.3 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 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design; and
- The use of planning conditions.

Local Planning Policy

Thurrock Local Development Framework

- 5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

Thematic Policies:

- CSTP12 – (Education and Learning)
- CSTP22 – (Thurrock Design)¹

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)¹
- PMD2 (Design and Layout)¹
- PMD8 Parking Standards
- PMD9 Road Network Hierarchy

¹: Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy.

- 5.5 The Core Strategy has been subject to a focused review for consistency with the (NPPF). The focused review document was submitted to the Secretary of State for independent examination on 1 August 2013, and examination hearings took place on 8 April 2014. The Inspector's report was received in October 2014 and was approved by Council on 28th January 2015. Minor changes have been made to some policies within the Core Strategy; the policies affected by the changes are indicated above.

6.0 ASSESSMENT

- 6.1 The principle issues for consideration of this application are:

- i. Development plan designation and principle of development
- ii. Design and relationship of development with surroundings
- iii. Residential impacts
- iv. Access and parking

I. DEVELOPMENT PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT

- 6.2 The land to which the application relates has no designation within the Core Strategy Interim Proposals Map and in such cases it is expected that the land will continue within the existing use(s). The proposal involves the provision of additional pupil accommodation associated with the existing use of the site as a school and as such there are no land use objections to the proposal.
- 6.3 The proposal would result in the retention of facilities required for the continued provision of education whilst future plans are developed to respond to the growing demands upon the school. In this regard the development would accord with the aims of Policy CSTP12 which aims to enhance educational achievement and skills in the Borough and ensure that facilities meet the current and future needs.

II. DESIGN AND RELATIONSHIP OF DEVELOPMENT WITH SURROUNDINGS

- 6.4 The existing 86 sqm temporary classroom is of a simple modular form measuring 7.3m by 9.3m and with a maximum height of 3.5m. There are no proposed changes to the existing temporary classroom structure on the site. The classroom is situated behind the main school building and adjacent to a playground.
- 6.5 Policy PMD2 of the Core Strategy encourages high quality design and the design and appearance of this temporary building would not comply with Council policy if it was to be retained on a permanent basis. However, given the classroom is intended to remain on site for a temporary period of one year whilst proposals for permanent extensions are progressed, it is considered that this structure would be acceptable.

III. RESIDENTIAL IMPACTS

- 6.6 The temporary classroom is located 27m from the rear boundaries of the nearest Houses on Whitmore Avenue to the North. The temporary classroom has limited impact upon the privacy or outlook of adjacent occupiers. The proposal would comply with Policy PMD2 with respect to the impact upon neighbour amenity.

IV. ACCESS AND PARKING

- 6.7 The current application would not result in any increase in existing pupil or staffing numbers. There have been no changes to access or parking on the site since the temporary classroom was originally approved. The Council's Highway Officer previously raised no objections and the application continues to accord with Policy PMD8.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The facility is required to provide educational benefit to pupils attending the school. The retention of the building for a further one year period would not cause significant harm to the character of the surrounding area or the amenity of surrounding occupiers in accordance with the policies identified above.

8.0 RECOMMENDATION

- 8.1 It is recommended expressly for the purpose of Regulation 3 of the Town and Country Planning General Regulations 1992, permission be deemed to be granted for the above development, subject to compliance with the following:

Condition(s):

TEMPORARY TIME LIMIT

- 1 The use of the development hereby permitted shall cease by 30th June 2017 and the temporary accommodation, together with all associated works hereby approved, shall be removed from the site and the land restored to its previous condition.

Reason: The design of this temporary building is such that it is considered to be unacceptable for permanent retention on this site. Planning permission is granted on a temporary basis to enable the construction of permanent accommodation in accordance with Policy PMD2 of the Core Strategy.

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



