

DELEGATED REPORT

Application Number: 220666/FUL

Address: 81 Crescent Road (Maiden Erlegh Free School)

Proposal: Retention of temporary classroom for a further 5 years

Target Date: 12/07/22

Case Officer: Connie Davis

Site Description and Surrounding Area:

The site is to the north-western corner of the playing fields, within the school's ownership, which forms part of the overall open space behind MEFS, UTC and Alfred Sutton Primary School.

Proposal:

The classroom was permitted in 2019 for a temporary period of 3 years. The development is a modular building, pre-fabricated off-site, to accommodate two classrooms with a footprint of 131.6sqm with the approach and perimeter pathway amounting to 150sqm. The building is orientated with the entrance facing the rear of the existing school. It has level access and the perimeter fencing would be moved back to include the proposed temporary building for safeguarding and security reasons.

The school currently has 900 pupils. The applicant states that "school continues to be full with a waiting list and we do not therefore envisage that the number of students will decrease in the near future. We continue to need the additional classrooms to be able to deliver our curriculum model."

Planning permission is sought to keep the classroom for a further 5 years in the same location. No works are proposed.

Plans considered:

L190003-101 Rev C - Temporary Double Classroom

Planning Statement

L190003-109A Rev B - Temporary Double Classroom

Specification and Fittings Schedule

Received 17th May 2022

Application Form

CIL Form

Proposed Block Plan

Location Plan

Received 6th May 2022

Relevant Planning and other History:

- **91/00889/REG3** (Civica Ref: 910320) - One double temporary building to provide a common room and one temporary classroom unit. Regulation 4 - Observations sent 15/11/91
- **06/01241/FUL** (Civica Ref: 060025) - Temporary classrooms, staff room and learning centre - Refused 2/1/07
- **09/01955/PREAPP** (Civica Ref: 091794) - Pre-application advice for two temporary buildings - Observations sent 5/1/10

- **12/00767/PREAPP** (Civica Ref: 121228) - Pre-application advice for part demolition, refurbishment and new build as part of the new Reading Academy project - Observations sent 6/8/12
- **12/01391/FUL** (Civica Ref: 120686) - Refurbishment and remodelling of the existing building including part demolition, infill extensions and single storey front extension, alterations to roof, landscaping and new service road - Approved 14/11/12
- **150326/SCR** - Screening Opinion for Proposal for new build, Maiden Erlegh School of 900 pupils - Opinion sent 26/4/15
- **150327** - Pre application enquiry for proposal for new build, Maiden Erlegh School for 900 pupils - observations sent 27/2/15
- **150381** - Erection of temporary classrooms, car parking and associated works - Approved 8/5/15.
- **150594** - Erection of 3 storey educational building (Use Class D1), car parking, landscaping and associated works - Approved 27/8/15
- **152227/APPCON** - Application for approval of details reserved by condition 3. (150594) - Discharged 12/1/16
- **160667/APPCON** - Application to discharge conditions 23 of permitted application 150594 - Discharged 21/6/16
- **160996** - Provision of an additional temporary classroom and toilet for a temporary period until 31 December 2016 and permanent footpath link between Alfred Sutton Primary School and Maiden Erlegh Free School - Approved 19/8/16
- **161243/APPCON** - Discharge of planning condition 8 of planning permission 150381 - Discharged 14/10/16
- **161459/APPCON** - Discharge of conditions 12, 13, 19 & 24 of planning permission 150594 - Discharged 21/4/17
- **190329/FUL** - Additional temporary classrooms required in a modular type building, to house and accommodate the pupils for teaching - Application Permitted 04/06/19

Consultation Responses:

External consultation:

No. 83 Bulmershe Road, Nos. 90, 90A, 90B, 92, 94, 96 and 98 Bulmershe Road, and Nos. 101, 103, 105, and 105A Hamilton Road were consulted and a site notice was displayed.

No comments were received from members of the public.

Internal Consultees:

RBC Education: No comments received

Sport England: It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 99) and against its own playing fields policy, which states:

'Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England's Playing Fields Policy and Guidance document can be viewed via the below link:

www.sportengland.org/playingfieldspolicy

Having assessed the application, Sport England is satisfied that the proposed development meets exception 3 of our playing fields policy, in that:

'The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch*
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);*
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;*
- result in the loss of other sporting provision or ancillary facilities on the site; or*
- prejudice the use of any remaining areas of playing field on the site.'*

This being the case, Sport England **does not wish to raise an objection** to this application.

RBC SUDS Manager: No comments received, however this is not a major application where the Local Lead Flood Authority is a statutory consultee

RBC Transport Strategy: There are no Transport objections to this application, it is the same as previously approved 190329.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance:

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 Planning Policy Framework

National Planning Guidance

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development

CC2: Sustainable Design and Construction

CC3: Adaption to Climate Change

CC5: Waste Minimisation and Storage

CC6: Accessibility and the Intensity of Development

CC7: Design and the Public Realm

CC8: Safeguarding Amenity

EN7: Local Green Space and Public Open Space

EN18: Flooding and Drainage
OU1: New and Existing Community Facilities

The main issues to consider are:

- a) Principle of use
- b) Loss of Open Space
- c) Design, Appearance and Effect on Conservation Area
- d) Residential Amenity
- e) Drainage

a) **Principle of use**

The retention of the portacabin would provide additional classrooms for a school, which would be in accordance with Policy OU1, which supports proposals for new, extended or improved community facilities. The principle of the proposed development would therefore be acceptable subject to meeting other policy requirements, as set out below.

b) **Loss of Open Space**

The site of the portacabin is at the very corner of the playing fields. Sport England has confirmed that it would “*affect only land incapable of forming part of a playing pitch*” and therefore they have no objection to the proposal. The proposal would be temporary only.

c) **Design, Appearance and Effect on the Conservation Area**

Under the original application, Officers concluded that proposed design of the building would be suitable on a temporary basis. There are no further works proposed, and given the modest scale and positioning of the building, its continued presence on site is considered acceptable in relation to the surrounding area and the South Park Conservation Area (which is opposite the school).

The design is considered to be acceptable and accords with policy CC7 of the Reading Borough Local Plan (2019).

d) **Residential Amenity**

It is considered there would be a limited effect on neighbouring amenity, as concluded under the original application. The proposal seeks no further external works.

On this basis it is considered that the proposals would be acceptable in respect of the amenity of surrounding uses, in accordance policy CC8 of the Reading Borough Local Plan (2019).

e) **Drainage**

Under the original scheme, the drainage strategy included storm pipes and a soakaway. No changes are proposed to this method of drainage and so the proposal is considered acceptable in this respect in accordance with Policy EN18 of the Reading Borough Local Plan (2019).

RECOMMENDATION: GRANT planning permission:

Conditions:

- 1) TL1 - Temporary period of 5 years and reinstatement

- 2) AP1 - Approved plans

Informatives:

- 1) Terms and Conditions
- 2) Positive and Proactive