

COMMITTEE REPORT

Committee: East Area
Date: 29 May 2008

Ward: Wheldrake
Parish: Wheldrake Parish Council

Reference: 08/00383/FUL
Application at: Wheldrake C Of E Primary School North Lane Wheldrake York YO19 6BB
For: Renewal of temporary consent for a prefabricated building
By: The Board Of Governors
Application Type: Full Application
Target Date: 2 May 2008

1.0 PROPOSAL

1.1 The application seeks planning permission for the temporary retention of a pre-fabricated building within the grounds of Wheldrake C of E Primary School. The building is located on a grassed area of land on the corner of North Lane and Broad Highway. The building has been in situ since 1995 and has been used up until recently as a temporary classroom. Planning permission for a classroom extension to the school was granted in 2006 as a permanent replacement to this temporary classroom. This temporary building is now intended to be used as a community facility including playgroups, breakfast and after school clubs and York Portage Service.

1.2 The applicants have stated that the temporary building will be required up until the Youth Annex has been extended which is subject to Government Funding under the Extended Schools Capital Funding Programme. They anticipate that a permanent building will be completed within 30 months.

1.3 The application is being considered at Planning Committee following a request from Councillor Vassie, the reasons for which are set out below at 3.1.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

Schools Wheldrake CE Primary 0237

2.2 Policies:

CYGP1
Design

CYGP23
Temporary planning permission

CYHE2

Development in historic locations

3.0 CONSULTATIONS

3.1 Cllr Vassie has requested that the application be considered at Planning Committee for the following reasons; The recent building work at Wheldrake School was approved on the basis that the new building would replace the old unsightly and inefficient pre-fabs; the reason for extending the school was because the pre-fabs were inefficient and did not comply with legislation on accessibility; the Youth Club has never used the pre-fabs; there is a question over whether the building is fit for the purpose for which planning permission is sought; the roof leaks and there is only one toilet within the building which is inadequate for a class of 6/7 year olds; the rules relating to pre-school children will limit the number of children; will pre-school children realistically make use of this building; the building would be too small for brownies and cubs; the Education Department should demonstrate that there is a need to retain this structure.

3.2 A letter of objection has been received from Wheldrake Parish Council on the following grounds; the application for extending the school was only supported with the agreement that this prefabricated classroom would be removed on completion. The classroom is no longer in a fit state for purpose and has now served the purpose of its original planning agreement.

4.0 APPRAISAL

4.1 Key Issues

Principle of retaining a temporary building

Visual Amenity / Impact on adjacent Conservation Area

4.2 Policy Context

Relevant policies are contained at section 2.2.

4.3 Principle of Retaining a the Temporary Building

Policy GP23 of the City of York Draft Local Plan specifically relates to temporary planning permission, it states that planning permission will only be granted for a temporary building for a limited period provided; there is no loss of amenity; there is no viable permanent solution; there are plans for a permanent solution; the period for which consent is sought is the minimum required to allow the permanent development to be implemented; or a trial period is necessary.

In support of the application the School have submitted a statement to justify the retention of the temporary building, it states as follows;

1. There is a demand for a small, relatively inexpensive facility for use by community groups. The school has been approached by the allotment association for a venue for their meetings. They have used a classroom in the school for a few meetings but these are expensive, current rates for hiring a classroom in school are £46 as it involves high costs for energy, caretaking and cleaning and there are implications for

the security of the school building. The temporary unit would be a lot less expensive as it is entirely independent in terms of heating, and access could be arranged without having to disable the school alarm system.

2. Although the village does have a number of other venues these are not always sufficient to meet the need. Even without any advertising the school has received expressions of interest in using the temporary unit.

3. Different community groups are competing for space and time in the venues in the village. This proposal would enable an expansion of current provision for the community.

4. With regard to the condition of the temporary unit, the school would undertake whatever repairs and maintenance necessary to ensure the unit is well maintained and fit for purpose (some repairs are needed to the roof but have been delayed pending the outcome of the planning decision).

5. Retaining the unit is seen as a temporary solution to the lack of facilities. The school will continue to bid for funding to replace the unit with a permanent solution. A proposal to extend the youth annex at the school to provide a room suitable for use by Early Years providers is currently being considered by CYC under the Extended Schools capital programme.

In terms of the requirements set out in Policy GP23;

Loss of Amenity

In terms of residential amenity the temporary building is located 26 metres from the closest dwelling located opposite Broad Highway. Given this distance and the single storey nature of the building it is not considered that the retention of the temporary building would be detrimental to residential amenity.

In terms of visual amenity the building is located close to the junction of North Lane and Broad Highway and whilst it is partially screened along the western boundary by an existing hedge and tree, it will be visible from the wider area. The building is viewed against the backdrop of the school building and is currently painted green although this has faded over time. Subject to the building being repainted, it is not considered that it would detract significantly from the visual amenities of the area.

The site is located close to Wheldrake Conservation Area, the boundary of which runs along the centre of North Lane. The temporary building will be visible from the Conservation Area, but given its small scale and its location within the school grounds it is not considered that it would detract from the character or appearance of the Conservation Area.

No Permanent Solution

The School has submitted a supporting statement outlining the need to retain the temporary building for a number of community uses, which for various reasons cannot take place within the main school, or the other community buildings within the village.

Plans for Permanent Solution

The school has indicated that they intend to apply for funding under the Extended Schools capital programme to provide a permanent solution by extending the youth

annex at the school. The school envisage that a permanent solution could be completed within 30 months.

Period of Consent

A condition will be attached to any approval requiring the temporary building to be permanently removed from site by November 2010, which coincides with the timescales for achieving a permanent solution.

5.0 CONCLUSION

5.1 The application is recommended for approval, subject to conditions requiring the building to be repainted and a date for its permanent removal.

6.0 RECOMMENDATION: Approve

1 The building hereby approved shall be permanently removed from the site by 01.11.2010.

Reason: The temporary nature of the building is such that it is considered inappropriate on a permanent basis.

2 Within three months of the date of this permission the temporary building shall be painted in a colour which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area.

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity and the character and appearance of the Conservation Area. As such the proposal complies with Policies GP1, GP23 and HE2 of the City of York Draft Local Plan.

Contact details:

Author: Kirsty Catlow Development Control Officer
Tel No: 01904 551359 (Tues - Fri)