COMMITTEE REPORT

Committee: East Area Ward: Skelton, Rawcliffe, Clifton

Without

Date: 7 August 2008 Parish: Rawcliffe Parish Council

Reference: 08/01507/GRG3

Application at: Rawcliffe County Infant School Eastholme Drive York YO30 5TA Replacement of existing temporary structure with new temporary

modular unit including adjacent play area with canopy over

By: Ms Sarah Kingston

Application Type: General Regulations (Reg3)

Target Date: 11 August 2008

1.0 PROPOSAL

- 1.1 The application site is Rawcliffe County Infant School which is on Eastholme Drive. The site is not within a conservation area. To the rear of the main school building is a detached temporary school building which serves as a staff room. Planning permission for this unit was originally granted in October 1999, and is now the subject of a temporary planning permission granted in June 2006 (Ref. No. 06/00829/GRG3), which expires on 30th June 2009. This temporary unit is now a number of years old and is in a state of disrepair and is therefore no longer fit for purpose. The proposal under consideration is to remove the existing structure and replace this with a new unit. A paved area would be created to the side of the new modular unit with a canopy over in order to protect the play area from the elements. Plans are to be brought forward to demolish and rebuild Rawcliffe County Infant School in the coming years and the proposed modular unit is required to provide important school facilities until such a time as plans have been approved for a new build school.
- 1.2 The existing unit measures approximately $8.1 \times 8.1 \text{ m}$ and acts as a staff room. The new proposed unit would be $15.1 \times 9.6 \text{ m}$ and would be a library and resource centre for the school. A new staff room would be created internally within the building.
- 1.3 This application is being referred to Planning Committee as the applicant is the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Floodzone 2 Flood Zone 2 CONF

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Floodzone 3 Flood Zone 3

Schools Rawcliffe Infant 0217

2.2 Policies:

CYGP23
Temporary planning permission

3.0 CONSULTATIONS

External

- 3.1 Rawcliffe Parish Council No correspondence received.
- 3.2 Neighbours No correspondence received.

4.0 APPRAISAL

- 4.1 The key issues are considered to be the principle of a new enlarged temporary modular unit on the site and its visual impact.
- 4.2 Policy GP23 of the City of York Draft Local Plan highlights the criteria which a development must satisfy in order to be granted temporary planning consent. In summary these area: a) no loss of amenity for local residents; or b) there are no viable permanent alternatives immediately available; and c) plans will be brought forward for a permanent development; and d) the period of consent requested is the minimum required to bring forward a permanent development; or e) a trial period is necessary.
- 4.3 It is considered that parts a), c) and d) are the most relevant for this application. The proposed modular unit sits within the existing school grounds where, by its very nature, one would expect there to be a certain level of noise. The location of the unit is such that the nearest residential property is approximately 50 m away. A play area is located between the nearest dwellings and the proposed classrooms. The modular unit is relatively small in scale. For these reasons it is considered that the proposal conforms with part a) of Policy GP23.
- 4.4 A temporary planning permission is sought whilst plans come forward for a complete rebuild of the school. Due to the complexities in planning for a new build school on this site it is difficult to give a clear date for the completion of this process. However, the applicant states that this is likely to be within the next few years. It is considered that a period of three years would be a reasonable timescale in this case, after which the situation could be reviewed. Thus it is considered that there is a reasonable degree of compliance with parts c) and (d) of Policy GP23.
- 4.5 The siting of the proposed modular unit and small play area with canopy is such that it would not be visible from Eastholme Drive. The existing unit is in a state of disrepair and thus it is considered that replacing this with a new modular unit would

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improve the visual amenity of the school when viewed form the playing field to the north east and the surrounding dwellings. It is proposed that the temporary classroom unit be coloured 'Coral Red' (Ref No RAL 3016). The main school is of deep red brick build and therefore the proposed colour of the temporary modular building would complement the main school.

- 4.6 No additional students or members of staff would be accommodated at the school as a result of the new development. Therefore there are no highway issues.
- 4.7 Full detais of the canopy to cover the play area were not submitted with the application. The principle of installing the canopy is considered acceptable and therefore it is recommended that a condition is added to any approval to ensure the design of this structure is acceptable.
- 4.8 Whilst a full sustainability appraisal was not submitted with the application, the applicants have stated that the proposed temporary unit has good insulation values and adequate heating levels for the relatively short period of time the unit is likely to be in use.

5.0 CONCLUSION

5.1 It is considered that the proposed temporary modular unit complies with Draft Local Plan Policy GP23 and does not harm the amenities of the surrounding area. Therefore it is recommended that this application be approved for a three year period.

6.0 RECOMMENDATION: **Approve**

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

Drawing Numbers 08-130 and 0572/WD03 Revision A received by the CoYC on 13/06/08

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

The modular unit and canopy hereby approved shall be removed from the site 2 by 31 August 2011 unless prior to that date the consent of the Local Planning Authority has been obtained to extend the period of the permission.

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

The exterior finish of the temporary modular unit hereby approved shall be

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'Coral Red' (RAL 3016) and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve a visually acceptable form of development.

4 Prior to the installation of the canopy hereby approved, full details of its design, external appearance and materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The canopy shall be constructed in accordance with the approved plans and thereafter maintained.

Reason: To achieve a visually acceptable form of development.

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 the impact on the character and appearance of the area and the amenity and living conditions of neighbours. As such the proposal complies with Policy GP23 of the City of York Draft Local Plan.

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