



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 are: 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

improve the visual amenity of the school when viewed from 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 details 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**

1     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.

2     The modular unit and canopy hereby approved shall be removed from the site 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.

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

'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.

#### **Contact details:**

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