

COMMITTEE REPORT

Date: 19 August 2010 **Ward:** Micklegate
Team: West/Centre Area **Parish:** Micklegate Planning Panel

Reference: 10/01174/FUL
Application at: Knavesmire Primary School Trafalgar Street York YO23 1HY
For: Siting of mobile classroom unit
By: Mr Colin Macdonald
Application Type: Full Application
Target Date: 29 July 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The application relates to the Knavesmire Primary School, which is located to the north of Campleshon Road, between Trafalgar Street to the east and Lorne Street to the west.

1.2 Due to demand for places in the school, temporary planning permission is sought for a single storey building which would accommodate two classrooms. This building would be located in the southeast corner of the site. It would be 3m high, timber clad and 9m by 15m in area. This is proposed as a short-term measure, as it is intended to construct a permanent extension to the school.

1.3 The application is brought to committee at the request of Councillor B Watson, as such applications are usually either only given temporary planning permission, or are refused as temporary classrooms are not seen as the preferable solution.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: Central Area 0002
Schools GMS Constraints: Knavesmire Primary 0206

2.2 Policies:

CYGP23 Temporary planning permission
CYED1 Primary and Secondary Education

3.0 CONSULTATIONS

Landscape Architect

3.1 The landscaped play area (of which part would be removed to accommodate the classroom) is an attractive feature of the playground and it is a shame to lose any of it

as a natural play facility and because of the view of the attractive group of young Scots Pine trees that can currently be appreciated from Trafalgar Street will be lost. It appears the trees should not have to be removed to enable the development, therefore they should be adequately protected with fencing during the development operations.

3.2 The canopy of the trees on the corner of Trafalgar Street and Campelshon Road overhang the proposed unit by a considerable distance. Therefore the trees would need crown lifting and reducing before the unit could be installed. Such tree works would not be objected to. Details of how the unit will be installed, since craning it directly in may not be feasible because of the existing mature and young trees, are required.

Highway Network Management

3.3 No objection.

Micklegate Planning Panel

3.4 Ask for how long temporary permission is required, and what plans are in place, if necessary, for a permanent solution.

Publicity

3.5 No written representations have been made.

4.0 APPRAISAL

Key issues

4.1 The key issues are whether there is a need for the proposed facility and secondly whether it has an appropriate visual impact on its setting and amenity.

Policies of the Draft Local Plan (DLP)

4.2 Policy GP23 relates to temporary planning permission and states such permission shall only be granted provided: there would be no loss of amenity; there is no viable permanent alternative immediately available; where appropriate plans are brought forward for permanent development; and if temporary permission is required as a trial period to allow an assessment of the development.

4.3 ED1: Primary and Secondary Education states planning applications for new/extended education facilities will be granted permission, provided that they would a) meet a recognised need, b) are of an appropriate scale and design, c) sufficient open space and playing fields are provided, d) where facilities could also be capable of use by the community, this is incorporated into the design.

Need for the proposed facility

4.4 Officers are advised that demand for places at the school exceeds capacity. In the longer term it is intended to add a permanent extension to the school. However the short-term solution is the temporary classroom block proposed. In accordance with GP23, there is justification for the proposal and a long-term solution is proposed.

Impact

4.5 The proposed classroom would be to the southeast of the main building. Part of the grassed play area would need to be removed to accommodate the classroom although officers have been advised the classroom can be accommodated without affecting any trees. The proposed building would very much be cramped into this area of the site, and as such it would detract from the setting. Predominantly the visual impact would be restricted to within the school grounds due to the trees along the south boundary, and the impact from the public realm would be limited to views from Trafalgar Street.

4.6 Officers preference would be to place the building to the west side of the site, possibly where the boundary wall would screen it from Lourné Street. However the school are of the opinion this may lead to conflict with neighbouring residents, and this option is not preferable on operational grounds (for example for supervision of pupils).

4.7 Officers accept that overall the visual impact is acceptable on the grounds that the building is only required for a temporary period, as no damage to trees would occur and as from the public realm there would not be an undue impact on the appearance of the area. As only two classrooms are proposed, there would not be a material impact on residential amenity due to noise and due to the position and height of the building, it would not be overbearing or overdominant.

5.0 CONCLUSION

5.1 The proposed classroom is deemed to be acceptable for a temporary period only, until a permanent alternative is delivered - 5 years is suggested, as there would be no undue harm to visual and residential amenity. The lifespan of the permission, and the protection of trees onsite (as they make a positive impact on the visual amenity of the setting) will be required through conditions.

6.0 RECOMMENDATION: Approve

1 PLANS1 Approved plans - 0008.002 and 004

2 TEMP1 Temporary consent for building - 01.09.2015

3 Before the commencement of development including demolition, site clearance, building operations, or the importing of materials and any excavations, a method statement regarding protection measures for the existing trees shown to be

retained shall be submitted to and approved in writing by the Local Planning Authority. This statement shall include details and locations of protective fencing to the trees on-site to be shown on a plan, and to ensure that the trees as existing would not be damaged/affected during works, a method of installation of the building hereby approved, including how it would be moved into position/erected onsite, site access, type of construction machinery/vehicles to be used (including delivery and collection lorries), arrangements for loading/off-loading, parking arrangements for site vehicles, locations for storage of materials, location of site cabin and marketing cabin as appropriate.

The protective fencing line shall be adhered to at all times during development operations to create exclusion zones. None of the following activities shall take place within the exclusion zones: excavation, raising of levels, storage of any materials or top soil, lighting of fires, mechanical cultivation, parking or manoeuvring of vehicles. Within the exclusion zone there shall be no site huts, no mixing of cement, no disposing of washings, no stored fuel, no new trenches or services or drains. The fencing shall remain secured in position throughout the development process including the implementation of landscaping works. A notice stating 'tree protection zone - do not remove' shall be attached to each section of fencing.

Reason: To ensure protection of existing trees before, during and after development which make a significant contribution to the amenity of the area.

4 Should any works to trees, as a consequence of the development hereby approved, be required, details of such shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and the works shall be carried out in accordance with the approved details.

Reason: To ensure protection and maintenance of existing trees which make a significant contribution to the amenity 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 and residential amenity. As such the proposal complies with Policies GP23 and ED1 of the City of York Development Control Local Plan.

Contact details:

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