

REGULATORY COMMITTEE

11th SEPTEMBER 2002

**GRAFTON: RETENTION OF A TEMPORARY
OFFICE BUILDING AT GRAFTON CE PRIMARY SCHOOL,
EAST GRAFTON, MARLBOROUGH
(Application K.43673.CP)**

Purpose of Report

1. To comment on the application and to recommend that permission be granted subject to conditions.

The Application

2. The application is submitted by the County Council under Regulation 3 of the Town and Country Planning General Regulations 1992 and seeks planning permission for the retention of a temporary office building (WCC 465(88)) at Grafton Church of England Primary School, East Grafton, Marlborough. The site is situated within the East Grafton designated Conservation Area.
3. A site plan is attached at **Appendix 1**.

Background

4. The Chief Education Officer has submitted the following statement in support of the application:-

"Accommodation currently available at Grafton Church of England Primary School includes two permanent classrooms and a temporary office. Office building WCC 465 now requires renewal planning permission.

Forecast pupil numbers are:-

April	2002	2003	2004	2005	2006
Number on Roll	21	24	29	26	27

Predicted numbers indicate the School will need to maintain a two class structure for the foreseeable future and therefore needs to retain all the accommodation currently located on the school site.

Five-year planning permission is requested for temporary office building, number WCC 465, at Grafton Church of England Primary School."

Consultations

5. **Kennet District Council** - objects to the proposal as the temporary office building is an unattractive structure that is inappropriate to its location within the Conservation Area and adjacent to St. Nicholas's Church (a Grade II* listed building). Office accommodation should be provided within the permanent extension that the School Governors intend to erect.
6. **East Grafton Parish Council** - no objections.

Publicity

7. The application was advertised on site and in the local press. No objections have been received.

Relevant Planning Policies

8. The relevant planning policies of the adopted Kennet Local Plan 1997 are considered to be Conservation Area Policy BE2 and Listed Buildings Policy BE5. These policies are basically reiterated in the Replacement Kennet District Local Plan Second Deposit, March 2001 and are set out in the attached **Appendix 2**.

Planning Considerations

9. The office is a small single storey, flat felt roof building of some nine square metres floorspace sited close to the school's northern elevation. From the public domain of Batts Lane and the main road on the northern and western boundaries of the school respectively, tall mature hedges varying from 2.4 to 3.5 metres high effectively screen the structure. To the immediate south is the main school and to the east the school playing field. Given the scale of the hedges on both sides of Batts Lane between the office and the Church, it is considered unlikely that the office could visually affect either the Church or its setting.
10. The permanent extension referred to by Kennet District Council is purely a school initiative and is subject to receiving planning permission from the District Council. The County Council is not involved in this project and cannot exercise any control over its content or realisation. In addition, it appears that it is not possible for the school to find office space at the present time in the extension due to space and cost constraints. However, the school hopes to dispense with the office within the next few years.
11. Whilst the office itself may fall somewhat short of the design criteria of the relevant policies for the location, it is diminutive, very inconspicuously sited, is temporary and remains a requirement for the essential educational administrative needs for the foreseeable future.

Conclusion: Options Considered

12. Given the position set out above, it is considered that the educational need for this facility and its temporary nature make the application acceptable on a temporary basis for a five-year period.

Recommendation

13. That planning permission be granted subject to the following conditions:-
 1. Unless otherwise agreed in writing by the County Planning Authority or required by conditions attached to this permission, the development hereby permitted shall be carried out in accordance with the submitted planning application K.43673.CP and Drawing Number 1133/11.
 2. The development hereby granted is for a limited period of five years from the date of this permission.

Reason for Recommendation

14. To continue to provide accommodation for the essential educational administrative functions of the school.

RICHARD J. LANDER

Director of Environmental Services

The following unpublished documents have been relied on in the preparation of this Report:

Consultation replies and correspondence

Environmental impact of the Recommendation contained in this Report:

See paragraphs 9 and 11 of the Report