

REGULATORY COMMITTEE
18th DECEMBER 2002

**COLLINGBOURNE DUCIS: PROPOSED RETENTION OF ONE SINGLE
MOBILE CLASSROOM WITHOUT TOILETS AND ONE DOUBLE MOBILE
CLASSROOM WITH TOILETS AT COLLINGBOURNE CE
CONTROLLED PRIMARY SCHOOL, COLLINGBOURNE DUCIS**
(Application No. K.44152.CP)

Purpose of Report

1. To consider the above application and to recommend that planning 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. Planning permission is sought for the retention of one single mobile classroom without toilets and one double mobile classroom with toilets at Collingbourne CE Primary School for three years. The site is within the Collingbourne Ducis designated Conservation Area.
3. A site plan is attached at **Appendix 1**.

Background

4. Planning permission was granted on 30th September 1998 for the retention of the two mobile classrooms for approximately four years, expiring on the 31st August 2002. The land on which the mobiles are located is leased from Collingbourne Ducis Parish Council.
5. The Chief Education Officer has submitted the following statement in support of the application:

“Accommodation currently available at Collingbourne Church of England Primary School includes one permanent and three temporary classrooms. Single building WCC386(73) and double building WCC317(74) now require renewal of planning permission.

Forecast pupil numbers are:

April	2002	2003	2004	2005	2006
Number on Roll	96	97	99	98	98

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

Only three-year planning permission is requested for temporary buildings numbers 317 and 386 at Collingbourne Church of England Primary School, to allow a permanent replacement school to be built”.

Consultations

6. **Kennet District Council** – no objections to the retention of one single mobile classroom without toilets and one double mobile classroom with toilets.
7. **Collingbourne Ducis Parish Council** – objects to the planning application on the basis that it requires an extension to the adjacent graveyard to provide adequate burial facilities for the local area.
8. **Local Member Mr. M. Connolly** – objects to the three year term on the basis that the lease from the Parish Council will expire in June 2004. He requests that the application be amended to two years, ie until 31st August 2004.
9. **Highways** – No comments.

Publicity

10. The application has been advertised in the local press and on site. No representations have been received.

Relevant Planning Policies

11. Policies BE2 and L2 of the adopted Kennet District Local Plan 1997 address the quality of development in Conservation Areas and proposals in Special Landscape Areas respectively. The context of the policies is retained in the Kennet District Local Plan Second Deposit (March 2001) within Policies HH5 and NR8. In addition Policy HC42 addresses land allocation for proposed new schools.
12. All the policies considered relevant to this proposal are set out in **Appendix 2**.

Planning Considerations

13. The mobile classrooms are functionally well located in close proximity to the main school. Situated to the north of the main school building, they are not visible from the A338, Church Street. There is mature vegetation on the north and east boundaries of the school site, screening views of the mobiles from these aspects. The mobile classrooms do not affect the setting of the adjacent Church, which is Grade II listed. The structures also have a minimal effect on the character of the Conservation Area.

14. A significant factor in the determination of this application is the proposed new Primary School for Collingbourne Ducis. The Education Department has confirmed that a replacement school for Collingbourne is a high priority project within the capital programme and that, subject to Cabinet approval, it is anticipated that work will start early in the financial year 2003-04. However, the Education Department advises that because of external factors, such as negotiations with the landowner, it is unable to guarantee completion before September 2004.
15. Notwithstanding the uncertainty over the programme for the replacement Primary School, the Education Department has, in light of the objections made by the Parish Council and Mr. Connolly, amended the period of time sought for the retention of the mobiles from three to two years (ie 31st August 2005 to 31st August 2004). Despite this amendment, the Parish Council maintains its objection to the retention of the mobiles beyond 30th June 2004.
16. The grounds for objection by the Parish Council are that it needs the land to provide adequate burial facilities for the local area. This is a matter for the landowner and the Education Department to resolve and is not considered to be a material planning consideration.
17. There is an evident educational need for the mobile classrooms to remain on site for a further two years pending the likely completion of the proposed new Primary School on the site adjacent to the village hall (illustrated on the plan attached at **Appendix 3**).
18. In view of the above, it is considered that the proposal is fully compatible with Development Plan Policy and there are no other overriding planning considerations to warrant the refusal of planning permission.

Conclusions: Options Considered

19. The mobile classrooms are already on site and provide essential accommodation for educational purposes. They are located to the rear of the main school in the least conspicuous location, allowing the school to successfully carry out its educational function.
20. The issue of the lease of the land on which the mobiles are sited is a matter for negotiation between the Education Department and the Parish Council.

Recommendation

21. That planning permission be granted subject to the following conditions:-
 1. The buildings hereby permitted shall be removed and the land restored to its former condition on or before the 31st August 2004, or the construction and occupation of a replacement Primary School, whichever is the sooner in accordance with a scheme of work to be submitted to the County Planning Authority for approval by 30th June 2004. Such scheme shall provide for the land upon which the buildings are sited to be restored to its former grassed condition within the first available planting season following the removal of the buildings. Restoration works shall be carried out in accordance with the approved scheme.

2. The development hereby permitted shall be carried out in accordance with Drawing 1300/10B.

Reason for Recommendation

22. The accommodation needs of the school can only be met by the continued use of the mobile classrooms until such time as the proposed new school is constructed and ready for occupation.

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:

As set out in the Report.

