

Application No: 12/2169N

Location: PEBBLE BROOK PRIMARY SCHOOL, BALMORAL AVENUE, CREWE, CW2 6PL

Proposal: 1 No. Modular Classroom Unit With Associated Storer Room & WC's & Cloaks to Provide Additional Teaching Accommodation

Applicant: Cheshire East Council

Expiry Date: 06-Aug-2012

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

Principle

Playing Field

Design

Amenity

REASON FOR REFERRAL

The application has been referred to the Southern Planning Committee as the school is owned by Cheshire East Council which also the determining Authority.

DESCRIPTION OF SITE AND CONTEXT

The application relates to Pebble Brook Primary School which is situated within a predominantly residential area within the Crewe Settlement Boundary, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011.

DETAILS OF PROPOSAL

The application seeks planning permission for a temporary mobile classroom. This would be sited to the rear of the site on part of the existing playing field and adjacent to the hard-standing playground.

POLICIES

Regional Spatial Strategy (NW)

Policy DP7 Promote Environmental Quality

Policy L1 Health, Sport, Recreation, Cultural and Educational Services Provision

Borough of Crewe and Nantwich Replacement Local Plan 2011

BE1 (Amenity)

BE2 (Design)

RT1 (Protection of Open Spaces with Recreational or Amenity Value)

Other Material Considerations

National Planning Policy Framework

Sport England's Playing Field Policy

CONSULTATIONS

Environmental Health:

No objection.

Sport England:

No objection subject to a condition requiring the playing field to be reinstated.

OTHER REPRESENTATIONS

No representations received at time of report preparation.

OFFICER APPRAISAL

Principle of Development

The application proposes to locate a mobile class room on the periphery of the existing school playing field which is protected under Local Plan policy RT1 (Protection of Open Spaces with Recreational or Amenity Value). Policy RT1 seeks to protect open spaces which have recreational or amenity value from development. An exception to this is where the proposed development affects only land incapable of forming part of a playing pitch and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area or any playing pitch, or the loss of any other sporting /ancillary facility on the site.

Paragraph 74 of the NPPF advises against the development of playing fields; however paragraph 72 also states that Local Planning Authority's should give great weight to the need to create, expand, or alter schools.

The proposed mobile unit would be sited to the periphery of the playing field and there would be no impact on existing playing pitches. Furthermore the proposal is temporary. In this regard it is considered that the principle of the development is accepted, subject to consideration of Local Plan policies BE1 (Amenity) and BE2 (Design); and Sport England's Playing Field Policy.

Sport England

Sport England seeks to protect all parts of playing fields from development and not just those which, for the time being, are laid out as pitches. There are however, a number of exceptions to this policy and subject to the playing field being restored after the proposed use ceases, Sport England have raised no objection. A condition would be attached to any permission to secure the reinstatement of the playing field.

Design

The application seeks temporary planning permission for a mobile classroom to the rear of the site. This would measure 12.2m by 6.8m, with a height of 3.5m. The mobile would be a typical portakabin style building of a relatively standardised design, however such features have become commonplace within school sites. The mobile would be sited to the rear of the school, and any views of the proposal would be seen in the context of the school site.

A temporary permission of 2 years would be acceptable, having regard to the temporary nature of mobile units and the need for the Local Planning Authority to retain control over such forms of development in the interest of the character and appearance of the locality. The proposal would comply with Local Plan policy BE2 (Design).

Amenity

The nearest residential properties to the proposal are over 87 metres in distance to the rear of the site. Given the existing use of the site and the small-scale nature of the development which is temporary, it is not considered that there would be any impacts over and above the existing site arrangements. Furthermore Environmental Health has no objection to the proposal.

CONCLUSIONS AND REASON(S) FOR THE DECISION

The application proposes an acceptable form of development in design terms and there would be no adverse impacts on neighbouring residential amenity over and above the existing site arrangements. Although the proposal would occupy the periphery of the Playing field, this would be for a temporary period and its restoration would be secured by condition. The proposal would comply with the relevant policies of the Development Plan and is therefore recommended for approval accordingly.

RECOMMENDATION: Approve subject to following conditions

1. Development in accord with approved plans
2. Materials as application
3. Temporary Period of 2 years
4. Colour of Mobile to be agreed
5. Restoration of Playing Field

6. A01AP - Development in accord with approved plans
7. A06EX - Materials as application
8. Temporary Period of 2 years
9. Colour of Mobile to be agreed
10. Restoration of Playing Field



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