

Agenda Item 28.

Development Management Ref No 161091	Parish Shinfield	Ward Shinfield South	Listed By Council's own development
Applicant Location Proposal	Wokingham Borough Council "Former Ryeish Green School", Hyde End Lane, Ryeish Green Full application for the proposed installation of two modular classrooms and associated play areas on existing car park; Formation of new car park access; Refurbishment of form 6th form building to provide staff accommodation.		
Type	Full application		
PS Category	1		
Officer	Sophie Morris		
FOR CONSIDERATION BY	Planning Committee on 20/07/16		
REPORT PREPARED BY	Delivery Programme Director		

SUMMARY

The application is for the erection of two single storey modular buildings and associated works to layout an area located within the curtilage of the former Ryeish Comprehensive school site in connection with its use as a temporary primary school for a temporary two academic year period.

The need for a primary school in this area was identified within the Primary School Planning Strategy 2016-2018, approved by the Executive at the end of January 2016. It identified 3 hotspot areas in Wokingham which require additional primary school places for September 2016. The area analysis in the Strategy concluded that there are 3 areas which should be classed as priority areas, for which new places are needed for September 2016, these being Earley, Woodley and South West. The application site falls within the identified South West area and whilst two new primary schools are planned within this area, they will not be available until 2018 at the earliest, therefore a temporary solution is required.

The site is situated within the curtilage of the former Ryeish Green Comprehensive School which is accessed off Hyde End Lane, Shinfield. A large part of the site is now occupied by the existing Oakbank Free School. The site is located within the South of the M4 Strategic Development Location (SDL).

The site was previously occupied by Ryeish Green School, a mixed 11-18 comprehensive. The school closed in 2010 and the current Oakbank School opened as a free school in September 2012. A number of buildings on the site are no longer in use, including the former 6th form building which is included within the current application site.

The proposal involves the use of the site for a temporary school for 2 academic years. After this period, it is anticipated that the permanent primary school within Shinfield will be completed in order to open in September 2018. The proposed temporary provision will include an intake of 30 children in September 2016, and a further 30 in September 2017, with a maximum of 8 staff for the 2016 intake, rising to a maximum of 11 for the September 2017 intake.

The majority of the works included within this development proposal are considered not to constitute development for which planning permission is required, or are permitted development by virtue of the General Permitted Development Order (2015). The two proposed modular buildings do require planning permission, however, their location and impact upon the

surrounding area, including their use in connection with the proposed temporary school use are considered acceptable and would not result in demonstrable harm to the existing surrounding area, including the adjacent school, the nearest residential properties or to the local highway network, given the scale of development and its temporary nature. As such, the proposal is recommended for approval.

PLANNING STATUS

- South of M4 Strategic Development Location (Core Strategy Policy CP19)
- Shinfield CP
- Borough boundary
- Nuclear Installation Consultation Zone
- Burghfield Zone C: 5km
- Nuclear Installation Consultation Zone Burghfield Zone B: 3km
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone
- Affordable Housing Thresholds

RECOMMENDATION

A. That planning permission is granted subject to the following conditions:

Plans

1. The development hereby permitted shall be carried out in accordance with the following approved plans, unless otherwise agreed in writing by the LPA or where those details are altered pursuant to the requirements of the conditions of this planning permission:

Location Plan: K2731 – 04A; Location Plan K2731 – 05A; Proposed Site Plan K2731 – 02 I; Elevations L07340/C; Module Elevations 020 Rev B; Proposed single classroom 01 Rev 01; Double Classroom Q21805 Rev 02

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. The two modular buildings hereby permitted shall be removed following cessation of the use or by September 2018 (whichever date occurs first) unless otherwise agreed in writing by the Council.

Reason: To ensure the temporary nature of the site for use as a school in the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

3. Prior to the commencement of the use of the site as a temporary primary school, the cycle, scooter, car parking and access measures shall be laid out as indicated on approved drawing 'Proposed Site Plan K2731 – 02 I' and shall be maintained thereafter for the duration of the use of the site as a temporary primary school.

Reason: In the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

4. Prior to commencement of the use of the site as a temporary primary school, the proposed school hours of use shall be agreed in writing in conjunction with the school operator. The school shall only operate within these hours unless on parents evenings or

at other times to be agreed in writing by the LPA.

Reason: In the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Informatives

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework (NPPF)

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13, CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Local Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

North Wokingham Strategic Development Location SPD adopted October 2011; Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011; Sustainable Design and Construction SPD adopted 2010

2. Mud on Road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

3. Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

4. Thames Water

In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

5. Environmental Permits

Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>

6. Local Labour

The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

7. Construction Noise

The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

8. Travel Plan

The applicant is advised that in the interests of encouraging sustainable travel patterns to and from the temporary school, a travel plan is produced within the first academic term of the school opening, which should identify measures which will encourage sustainable methods of travel to and from the school.

RELEVANT PLANNING HISTORY

There is a concurrent application within which part of the application site falls (application ref: 161250) That application is for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements.

SUMMARY INFORMATION

Site area:	Approx 1ha
Previous Land Use(s):	Car park and sixth form building in connection with former school
Proposed floorspace of each use(s):	Total floorspace of modular buildings: 207sq.m
Existing parking spaces:	The parking area is currently fenced off
Proposed parking spaces:	16 spaces (including 2 disabled)

CONSULTATION RESPONSES

Wokingham Borough Council Consultees

WBC Highways:	Parking/Cycle and provision acceptable; safe walking route from Hyde End Road important; staggered start times with existing school would help mitigate potential parking issues
WBC Building Control:	No comments
WBC Environmental Health:	No comments
WBC Waste Services:	No comments
WBC Drainage:	No comments

External Consultees

Sport England:	No comments
Parish/Town Council:	Supports the application; consideration needed for how the site could be expanded if additional classrooms are required for the 2017 intake.

Oakbank Free School: Object to the removal of 6 parking spaces in order to accommodate the access to the school car park

Local Residents: No comments received

Local Members: No comments received

PLANNING POLICY

National Planning Policy Framework (NPPF)

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13, CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Local Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

North Wokingham Strategic Development Location SPD adopted October 2011.

Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.

PLANNING ISSUES

1. Development Proposal:

- 1.1 The application site is situated within the grounds of the former Ryeish Green Comprehensive School. The school closed in 2010 and in 2012, Oakbank Free School opened on the site, although a number of the former school buildings on the site are not currently in use by the existing school.
- 1.2 Part of the school site has been identified by WBC Education Department as an appropriate location for a temporary primary school to accommodate 30 children (September 2016 intake) and a further 30 in September 2017, as a result of an identified priority need in the area for such provision until such time that the new Spencers Wood primary school is completed and ready for its first year intake which is currently scheduled for September 2018. The area identified for the temporary use is redundant and not currently used by the Oakbank school.
- 1.3 The proposal involves the installation of two single storey modular buildings with access ramps, associated play area, together with the refurbishment of an existing 2 storey building on site for staff; the formation of a new car park access in connection with the use as a temporary school for two academic years commencing in September 2016.
- 1.4 Access to the site would be via the access to the existing school site located on Hyde End Road.
- 1.5 Part of the application site falls within the red line boundary of the application which is under consideration for "Full application for the proposed construction of a new full sized fenced and floodlit artificial grass pitch and associated access and car parking improvements" (ref: 161250). Although it is anticipated that (subject to planning permission being granted), works to implement that scheme are likely to commence in the autumn 2016, the temporary school layout and use will not impede this proposal coming forward, and a dual use of the car park in association with both uses is considered acceptable.

2. Principle of Development:

- 2.1 The temporary primary school will be located within part of the curtilage of the former Ryeish Green Comprehensive school which is not used by the existing Oakbank School. The lawful use is considered to fall within class D1 (non-residential institutions) of The Use Classes Order 1987 (as amended) which (amongst other uses) includes schools, day nurseries, and creches etc. As both primary and secondary schools fall within Class D1 of the Use Classes Order, the proposed use of the application site as a primary school is not considered to require planning permission as it will not result in a change of the lawful use of the site.
- 2.2 The elements of the application which therefore fall to be considered are those relating to the installation of the modular buildings, together with the laying out of the car park and play area, and the refurbishment of the former 6th form block.
- 2.3 Whilst the two modular buildings require planning permission, the works to mark out parking bays within the existing car park; the laying out of the play area and the refurbishment of the former 6th form block are not works which would constitute development for which planning permission is required. Given the former lawful use of the 6th form building for educational purposes, the proposed use for staff facilities would also not require planning permission.
- 2.4 The Town and Country Planning (General Permitted Development) Order 2015 also permits a number of the proposed works to be carried out as permitted development, such as creating the access point in to the car park, and the installation of the perimeter fence, which is proposed to be 1.8m high.
- 2.5 The proposed modular buildings are single storey, and the larger of the two (measuring 22.2m x 6m) will provide 2 rooms as well as associated facilities to accommodate teaching requirements i.e. wc's, store room, medical room etc. The smaller modular building (measuring 12.5m x 6m) will provide a separate breakout space where pupils can go to eat lunch or where other indoor activities can take place.
- 2.6 The scale and appearance of the two buildings, and associated covered bicycle store are considered appropriate for their intended use and will not appear at odds with the existing scale and appearance of other buildings within the wider school site.
- 2.7 Since the application was originally submitted, the proposed layout has been amended and now provides a better configuration of the modular buildings and pedestrian access to them. The car park area will be separated from the school area by a fence, which is an improvement on the original design.

3. Highways and Transport:

- 3.1 Although the use of the site as a temporary school is not considered to be development requiring planning permission, consideration needs to be given to associated highways and transport issues.
- 3.2 The existing Oakbank School on the adjacent site does not permit parents to drive into the school to drop their children off and access is managed by the caretaker. Therefore, parents that drive either park on Hyde End Road or use a 'park and stride' facility that is provided by the Six Bells pub on Church Lane. This and other measures help to encourage the reduction in volumes of drop-off/pick up activities on Hyde End Lane. However, this facility is located around 1 mile away which is considered too far for the school children who would be attending the primary school to be expected to walk. This is particularly so given the younger age than those attending the Oakbank Secondary

school.

- 3.3 Given the age of the primary school children, parents will need to park up and walk their children in and out of the school, rather than just drop them to walk in alone. The primary school use will therefore undoubtedly result in a number of additional vehicle trips to drop off and collect children from the school. However, due to the low numbers of pupils and staggered timings the vehicle movements associated with the primary school are not expected to have a serious impact upon the existing situation on the highway network.
- 3.4 There is some availability for on-street parking along Hyde End Lane and there is also a SANG car park located near the northern end of Hyde End Road which is approximately 400 yards from the school. Both of these areas can be used by parents wishing to park and walk their children in to school. However, it is acknowledged that this could potentially clash with parents arriving to drop off or pick up children attending Oakbank school, or indeed a parent with pupils in both.
- 3.5 At present, the Oakbank School is open to pupils from 0745 with registration commencing at 0825 and finishing at 1600. From September 2016, the school day will finish at 1500 on Monday and Friday and at 1600 on Tuesday to Thursday. Therefore, in order to minimise potential impacts upon the start and finish times of the existing school, the proposed temporary school start and finish times Monday to Friday have been suggested to the provider to be 8.55am to 3.30pm. This is half an hour clear both at the start and end of the day of the school hours of the Oakbank school and should help mitigate any impacts. A condition is proposed in order for the hours to be agreed in liaison with WBC, the provider and Oakbank School.
- 3.6 WBC Highways officer has confirmed that the scooter (12 spaces) cycle (12 spaces) and parking layouts (18 spaces including 2x disabled) are considered acceptable given the scale of the school.
- 3.7 A consultation response letter was received from Oakbank school objecting to the removal of 6 car parking spaces which would be necessary in order to accommodate the access point in to the primary school car park. However, although the area where the 6 spaces would be lost are marked out as car parking spaces, they are not located in an officially designated car park. The area serves as the access road through the site and on to the (now closed) leisure centre. It is therefore not considered that this would be a justified planning reason to withhold planning permission, particularly given that creating the access point into the car park are considered to be works which are permitted development. However, the spaces would become available again once the school use ceases.
- 3.8 The proposals include a footway between Hyde End Lane and the Primary School through the existing car park as shown on Drawing K2731-05A. There is also a separate pedestrian gate. These facilities will help to ensure a safe pedestrian route between the Primary School and Hyde End Lane.
- 3.9 Given the scale of the temporary school, and the proposed staggered start and finish times, the parking and highway layout and improved access proposals as discussed above, the application is considered to be satisfactory in terms of highways and transport.

4. Impact on the Character of the Area:

- 4.1 Given the existing educational use of the wider site, and the fact that the modular buildings will not be visible from public vantage points outside of the site, the proposal is considered to be in keeping with the character of the area.

5. Impact on Landscape:

4.1 It is considered that the proposed modular buildings will have a minimal visual impact when considered in the context of the wider school site, and surrounding area, and will therefore not be harmful to the surrounding landscape.

6. Impact on Neighbours:

5.1 It is not considered that the location, scale and appearance of the modular buildings on the school site, together with the use as a temporary primary school would result in harm to the existing residential amenities of surrounding residential occupiers given that the nearest residential properties are located some distance away on Hyde End Road. Although an increase in vehicles arriving and departing from Hyde End Road is likely to occur, for the reasons set out elsewhere in the report, this is not considered likely to be demonstrably harmful to the existing residential amenities of nearby residents.

CONCLUSION

It is considered that the proposed modular buildings and associated works in connection with the use of the site as a temporary primary school would provide an acceptable solution to an identified priority need for primary school places in the area. The use of the site would not result in harm to surrounding existing residential amenities or to the surrounding highway network. As such, the proposal is considered acceptable and is recommended for approval.

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported

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