

Application Number

P/2012/0580

Site AddressTorre Primary School
Barton Road
Torquay
Devon
TQ1 4DN**Case Officer**

Miss Alix Cathcart

Ward

Tormohun

Description

Installation of single mobile classroom

Executive Summary/Key Outcomes

The siting of a mobile classroom within the school grounds between the main building and the southern corner, on the Barton Road frontage. The application is supported by justification and meets Government criteria for the siting of temporary buildings.

Recommendation

Approval.

Site Details

The proposed site is a vegetated bank at the southern corner of the school premises, set back from Barton Road by approximately 6.5m-7m. The application site lies within Area Tree Preservation Order 1973/10-A1.

Detailed Proposals

The mobile classroom proposed is a standard, flat-roofed modular building, to be accessed on foot from the north east side. The structure would be supported on piers, with facing fence panels around the void.

The application contains supporting details, explaining that the intake of pupils at the school will be increased from September 2012. Plans are in hand to construct a permanent extension to the school buildings, targeted to be in place by September 2014, although these have not advanced yet to planning application stage. The mobile classroom is required for the two-year period up to that time. It is also explained that there are limited options for the siting of the mobile classroom, taking into account also the need not to compromise any location in around the school which could be required for the future extension or for access to the extension.

The application has been revised since its original submission, to clarify the

appearance of the proposal, viewed from Barton Road. The siting constraints have also been confirmed in a letter from the agent, dated 17 July 2012, reproduced on Page [].

Summary Of Consultation Responses

Natural Environment. Comments to be reported at the meeting.

Summary Of Representations

One letter of objection has been received from the occupier of 5 Valley View Close, which is the house nearest to the proposed development to the south east. Points raised include: the proximity of the proposal immediately adjacent to their property; overlooking; reduction in light; noise and activity resulting in disturbance and distress to owners and pets. This is re-produced at Page T.203.

Relevant Planning History

None found.

Key Issues/Material Considerations

The stated need for the mobile classroom is accepted; also the requirement to site the structure in the location proposed.

The proposal meets criteria set out in Circular 11/95, The Use Of Conditions In Planning Permissions, in that it is explained in the application submission how circumstances are expected to have changed at the end of the period, such that the building will no longer be required.

The other main considerations in this case are (1) the relationship with nearby residential properties and (2) the resulting appearance of the school premises in the public view.

(1) With regard to the siting of the proposal relative to houses in Valley View Close, the proposal would be set in from the school boundary by approximately 5 metres. While the structure would be sited on an area currently occupied by landscaping, it would be close to a hard-surfaced area used by the school, including use as a playground, and it is not considered that noise arising would be materially different, such as would warrant refusal of permission for the temporary period proposed. The relationship between the structure and the nearest house, 5 Valley View Close, is considered to be acceptable for the temporary period proposed, not resulting in an overbearing impact or material loss of light or privacy.

(2) The proposal would be prominent in the public view from Barton Road and of a design that would not be considered appropriate for a permanent structure. On the basis of a temporary proposal only, the proposal is regarded as being acceptable in this respect.

Sustainability - Environment Agency Flood Risk Map Status: Flood Zone 1. Standard advice applies.

S106/CIL - Not applicable.

Conclusions

The proposal is supported as meeting the identified needs of the school for the coming academic year, as meeting Local Plan policy criteria, and as meeting the criteria of Circular 11/95 in respect of temporary planning permissions.

Condition(s)/Reason(s)

01. Unless otherwise approved by the Local Planning Authority in writing, the building hereby approved shall be removed and the land restored to its former condition on or before 31 August 2014.

Reason: To maintain control over a temporary form of development and in accordance with the objectives of Policy CF1 of the Saved Adopted Torbay Local Plan 1995-2011.

Informative(s)

01. A photograph is enclosed showing the condition of the site at the time of the determination of this application.

02. Summary of reasons for the grant of permission: This proposed development meets Local Plan policy criteria because of its size, siting and design and because it meets Government guidance in respect of the siting of temporary structures. In the particular circumstances of this case, the scheme is appropriate in respect of its appearance and its impact on nearby residential occupiers.

Relevant Policies

CF1 Provision of new and improved community