

TWC/2015/0274

Priorslee Primary Academy, Priorslee Avenue, Priorslee, Telford, Shropshire, TF2 9RS

Erection of 1no. demountable building

APPLICANT

Priorslee Primary Academy,

RECEIVED

31/03/2015

PARISH

St. Georges and Priorslee

WARD

Priorslee

OFFICER Diane Ferriday

OBJECTIONS RECEIVED: YES

1. PROPOSAL

- 1.1 The proposal seeks consent for the erection of 1no. Demountable building; this will be used for pre-school and after school clubs. The building is to be sited to the east of the Academy on embankment adjacent to the school running track. It has external materials of timber cladding, stained black timber fascias and soffits, single ply roofing membrane and softwood double glazed windows. It measures 16.45m x 9.15m accommodating two classrooms, storage area, wc's, kitchenette, baby change and lobby area. A new tarmac path will be constructed for access along with appropriate steps and fencing, the building will be constructed against an embankment with a paving slab retaining wall. To the east side will be a soft play area.
- 1.2 The use will have opening times in line with The Academy of 7:45 till 18:00 hours and although existing staff will be used it is envisaged that job opportunities will occur.

Background

- 1.3 It has always been the intention of Priorslee Academy to directly manage a pre-school facility. Previous planning consents for extensions have yet to be built and a temporary classroom arrangement is required for 2no. classrooms based on essential need to accommodate facilities for established pre and after school clubs. Demand for such places is regularly in excess of over 70. The facility would be utilised for wrap-around care for pupils accessing both the academy and daytime pre-school. Parents have expressed to The Academy that this will be more convenient being in one location rather than the present situation of different locations. The recent DfE announcement to double the funding pre-school provision to 30 hours will result in a demand for places overall.

2 SITE AND SURROUNDINGS

- 2.1 The primary school was given academy status in 2011 and provides education for pupils aged between four and 11. The Academy is a modern single storey building with the roof of the main hall the highest section; it is brick built with facing brickwork and roof tiles. Two classrooms are

accommodated in an existing dark brown painted demountable which overlooks the existing sports pitch.

- 2.2 The school shares the site with Priorslee Community Centre and is accessed off Priorslee Avenue with parking to the front of the building and playground and playing fields to the rear. The site sits lower than Priorslee Avenue and is screened by established hedging and trees along the boundary with the public highway. The site is secured by either walling or green painted vertical bar railings. The surrounding area comprises a large modern housing estate with local shops and amenities close by.

3. CONSULTATIONS

Standard consultation responses

- 3.1 St. Georges & Priorslee Parish Council: Support.
- 3.2 Sport England: Withdrew initial objection and support
- 3.3 Shropshire Fire Services: Informative required

Neighbour consultation responses

- 3.4 Following neighbour consultation 13 letters of support and 25 objecting have been received an summarised below;

Support

- For full time parents it is a godsend, dropping children off at same place
- Argument for increase in traffic is flawed
- Provide stability and positive value for early life of school
- Supports children in their education
- High number of children already attend school and ever increasing numbers wishing to attend; therefore extra space is needed
- Save having to drive to another location for after school provision
- Within walking distance is good daily exercise
- The pre-school in community centre do a great job but its separate from school
- Facilities better than any nearby nurseries

Object

- Object to further pre-school opening; Priorslee pre-school and Busy Bees are not full
- Head teacher is driving out other pre –school businesses
- Priorslee Pre-school will be lost to community; it is charity run and served community well for 16 years
- Application has been done underhand
- Increase in traffic congestion in Priorslee Avenue
- How are pedestrians to cross the traffic flow along Priorslee Avenue
- Takes up playing field

4. RELEVANT HISTORY

- 4.1 TWC/2012/0713 New classroom extension, demountable building, associated external and internal works FG 22/10/2012
- 4.2 TWC/2012/0247 Extensions and Alterations - FG
- 4.3 TWC/2011/0263 Erection of canopy to north west of existing building over external play area – FG

5. RELEVANT POLICIES

- 5.1 National Policy:
National Planning Policy Framework 2012 (NPPF)
- 5.2 Core Strategy:
CS10 Community Facilities
CS12 Natural Environment
CS15 Urban Design
- 5.3 Wrekin Local Plan:
UD2 Design Criteria
LR1 Provision of Community Facilities
OL3 Green Network
OL4 Development in Green Network

6. PLANNING CONSIDERATIONS

- 6.1 Having regard to the development plan policy and other material considerations including comments received during the consultation process, the planning application raises the following main issues:
 - Principle of Development
 - Highway safety
 - Need
 - Other Issues

Principle of development

- 6.2 The proposed site is within the grounds of the local school located in the local district of Priorslee; the site is easily accessible on a public transport route. The Academy has a waiting list for places that exceeds those places that will be offered and with new development occurring in and around Priorslee there is a need for pre-school and after club facilities within the community. It is argued that the proposal will benefit the local community providing pre-school and after school provision for working parents within an accessible location. The site is part of the school playing fields however the particular site is on embankment which is out of bounds for pupil and not deemed to be part of the playing fields. The proposal is therefore deemed as an exception within the Green Network in line with this policy.
- 6.3 National guidance contained in NPPF is in favour of sustainable development and seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It acknowledges that the planning system can play an important role in facilitating and creating healthy and inclusive communities, and should plan positively for the provision and use of shared space, community facilities to enhance the sustainability of

communities. This proposal is for a single demountable providing 2 classrooms for pre-school and after school facility and is a temporary arrangement due to lack of capacity in the main school building. The location of the building was considered in detail and chosen due to being out of bounds for pupils, against an embankment not affecting the school playing fields and within easy access of an existing footpath.

- 6.4 On consultation Sport England originally objected to the scheme due to the loss of the adjacent playing fields as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184). However, Sport England considered a plan from the agent showing the slope of the playing field where the classroom is proposed and concluded that on balance the works would not affect the school's ability to retain the rounder's pitches and running track or to lay out the playing field with alternative pitches and withdrew their objection as the application site is incapable of forming part of a playing pitch.

Highway Safety

- 6.5 There have been issues raised in relation to traffic and highway safety; however the LPA are of the mind that the use will not have a significant increase to traffic as parents will have children already attending the Academy and the after school club will have different finishing times to normal school days when the majority of pupils will be collected. This can be argued the same for early morning club where the use is open before normal school hours.

Need

- 6.6 Residents have raised concerns regarding the need for an extra facility and argue that the existing pre-school facilities are not full; these concerns mention how their children are happy where they are which is encouraging as this means that parents will have a choice to where they take their children rather than being limited to places. NPPF guidance suggests that the LPA should meet the development needs of business and support an economy fit for the 21st Century. The proposed use not only gives a choice but helps maintain jobs within the school and could lead to additional job opportunities. Telford is continually growing with an increase in housing numbers which will require a future need for these types of facilities within the Borough. Priorslee is a good location, close to the M54, employment estates and local transport which will be an advantage when considering education facilities.

- 6.7 Saying that the LPA is mindful of the issues raised; the Academy has to complete extension works within the site which when finished will provide permanent accommodation therefore it is considered appropriate to grant temporary permission for a period of 5 years to enable the LPA to judge future applications in relation to the concerns raised above and alleviate the need for temporary building's.

Other issues

- 6.8 The proposed demountable is considered to be acceptable in terms of location, scale and appearance with a safe access route and adjacent soft

play area. There will be no adverse impact on the character and appearance of the school site, its location within the site where it will be sufficiently screened by existing boundary treatment alleviates any impact from within the streets scene and therefore accords with policy CS15 of the Core Strategy and 'saved' policy UD2 of the WLP.

- 6.9 An existing hedgerow will be protected during construction however if any is removed this will be mitigated with an appropriate condition to replace to improve the biodiversity of the area. Adjacent trees will be pruned by the removal of lower branches if necessary which is deemed acceptable. Appropriate soft and hard landscaping elements have been introduced to the scheme. The proposal is therefore deemed to accord with policy CS12 of the Core Strategy that seeks to protect the natural environment.

7 CONCLUSIONS

- 7.1 It is considered that the proposed development is acceptable as it is compliant with both local and national guidance and is therefore recommended for temporary consent for a period of five years to enable the LPA to consider the impact of such a use on traffic, economy and location within the site.

8. RECOMMENDATION

- 8.1 Based on the conclusions above, it is recommended to **GRANT PLANNING PERMISSION** subject to the following conditions:

1. A06 Temporary Consent
2. C38 Development in accordance with plans
3. Ccust Hedgerow replaced